



**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and Redevelopment**  
**Commission**  
**Wednesday, October 1, 2014 – 6:00 pm**  
**801 12<sup>th</sup> Street Sacramento, CA**

**ROLL CALL**

**APPROVAL OF AGENDA**

1. APPROVAL OF MINUTES - September 17, 2014

**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.

**BUSINESS**

3. 700 Block of K Street Project –Tax Equity Fiscal Responsibility Act (TEFRA) Hearing and Approval of Funding
4. Public Housing Agency Five-Year Action Plan and 2015 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of PHA Five-Year and 2015 Annual Plan to the Department of Housing and Urban Development (HUD); Certificates of Compliance

**EXECUTIVE DIRECTOR REPORT**

**COMMISSION CHAIR REPORT**

**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.



## MINUTES

### **Sacramento Housing and Redevelopment Commission (SHRC)**

#### **Regular Meeting**

**September 17, 2014**

Meeting noticed on September 12, 2014

### ROLL CALL

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

**MEMBERS PRESENT:** Alcalay, Chan, Creswell, Griffin, Macedo, Morgan, Morton, Raab

**MEMBERS ABSENT:** Stivers (one vacancy)

**STAFF PRESENT:** Vickie Smith, La Shelle Dozier, Don Cavier, David Levin, Christine Weichert, Tyrone Williams, MaryLiz Paulson, Jim Shields, Sarah Thomas, Monique Pierre

**APPROVAL OF AGENDA** The Agenda was approved as submitted.

### **APPROVAL OF MINUTES**

1. September 3, 2014 minutes were approved unanimously as amended.

### **CITIZENS COMMENTS**

Christine Weichert introduced Susan Perry, Anne Nicholls, Butch Treadwell, and Lynn Taron-Ingram of the Portfolio management department. Commissioners thanked them for their services.

### **PUBLIC HEARINGS**

3. Approval of 2014 One Year Action Plan Amendments for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative Acquisition, Predevelopment and Planning activities – City report

Tyrone Williams presented the item.

The Commission recommended approval for the item listed above. The votes were as follows

**AYES:** Alcalay, Chan, Creswell, Griffin, Johnson, Macedo, Morgan, Morton, Raab

**NOES:** none

**ABSENT:** Stivers

4. Amendment to the Section 32 Homeownership plan to use proceeds from the City Public Housing Homeownership Program for the Preservation, Rehabilitation and Sale of Vacant Section 32 Single Family Homes to SHRA as the Purchase and Resale Entity (PRE) approved by HUD, and authorization to execute a seller Carry Back Loan - City report
5. Designation Of The Sacramento Housing And Redevelopment Agency (SHRA) As A Purchase And Resale Entity (PRE) For The Preservation, Rehabilitation And Sale Of Vacant Section 32 Homeownership Single Family Homes – County report

Tyrone Williams presented the items.

The Commission recommended approval for the items listed above. The votes were as follows

AYES: Alcalay, Chan, Creswell, Griffin, Johnson, Macedo, Morgan, Morton, Raab

NOES: none

ABSENT: Stivers

## BUSINESS

6. Discussion and possible action regarding proposed amendment to SHRA Commission Bylaws to establish a standing Committee to advocate for SHRA programs and projects

Chair Alcalay made a motion to amend Article IV section 4.1 of the SHRA Commission bylaws to create a standing committee which will be known as the "engagement" committee. The Engagement Committee shall consist of up to five (5) members of the Commission. The Committee members shall be appointed from time to time by the Chairperson of the Commission. The Chairperson of the Committee shall be designated by the Chairperson of the Commission. The Committee shall meet at such time and such intervals and shall have such duties as the Commission shall from time to time establish. Commissioner Creswell was appointed as Chair of the Engagement Committee. Other members include Commissioner Macedo, Commissioner Raab, and Commissioner Alcalay. Commissioner Creswell seconded the motion. The votes were as follows

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

NOES: Chan

ABSENT: Stivers

### WORKSHOP/INFORMATIONAL ITEMS

7. SHRA Budget Workshop – Public Housing and Housing Choice Voucher

Mary Liz Paulson and Sarah Thomas presented the item.

### EXECUTIVE DIRECTOR REPORT

LaShelle Dozier reviewed the following:

- Next meeting will be October 1st
- Bing Kong Tong Building event on 9-16
- Pest issue follow up from Sacramento Bee Article
- Upcoming events – Femoyer Street improvements, and Del Paso Nuevo Phase V restart event.

### COMMISSION CHAIR REPORT

Chair Alcalay recommended that customer service surveys be conducted. He also asked that as awards come in such as the high performer award that the Commission be informed.

### ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Creswell requested a report back about media plan.

### ADJOURNMENT

As there was no further business to be conducted, Chair Alcalay adjourned the meeting at 7:30 p.m.

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AGENCY CLERK



September 26, 2014

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

SUBJECT:

700 Block of K Street Project – Tax Equity Fiscal Responsibility Act (TEFRA) Hearing  
and Approval of Funding

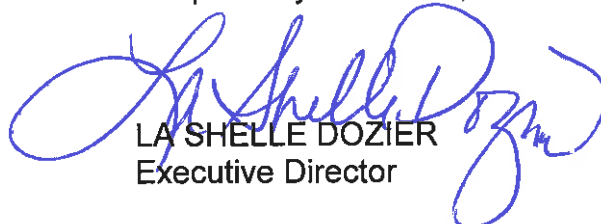
SUMMARY

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

RECOMMENDATION

Staff recommends approval of the recommendations outlined in this report.

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

**Public Hearing  
October 7, 2014**

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

**Title: 700 Block of K Street Project –Tax Equity Fiscal Responsibility Act (TEFRA)  
Hearing and Approval of Funding**

**Location/Council District: 700-730 K Street, Council District 4**

**Issue:** This report will serve as the required public TEFRA hearing for the 700 Block of K (Project) bond issuance, will affirm the Sacramento Housing and Redevelopment Agency's (Agency) \$10.1 million commitment to the project, and will amend the Agency budget to update funding sources for the project.

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a **Housing Authority Resolution** a) affirming the continued commitment of \$10.1 million of previously committed Low-Moderate housing funds, as approved by the California Department of Finance on the Housing Asset List, to the Project; b) authorizing the Housing Authority to make a loan commitment of \$6,280,262 to the 700 Block Investors L.P. or related entity for the Project; c) authorizing the Housing Authority to make a grant commitment of \$3,819,738 to the Downtown Sacramento Revitalization Corporation (DSRC) which will be contributed to the Project; d) authorizing the Executive Director to execute the loan and grant commitment letters, respectively; 2) a **Housing Authority Resolution** a) approving an allocation of \$1,550,000, consisting of \$1,054,503 in Merged Downtown 2005 Taxable Low Moderate Funds and \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds; and b) defund \$2,340,000 in 2002 Merged Downtown Tax Exempt Low Mod Bond funds from the Project; 3) a **City Council Resolution** a) indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the Project; and b) approving the issuance of a tax exempt obligation; and 4) a **City Council Resolution** allocating \$790,000 of Housing Trust Funds to the Housing Authority for the Project.

**Contact:** Christine Weichert, Assistant Director, Development Finance, 440-1353;  
Tyrone Williams, Director of Development, 440-1316

**Presenters:** Tyrone Roderick Williams, Director of Development

**Department:** Sacramento Housing and Redevelopment Agency (Agency)

## 700 Block of K Street –TEFRA Hearing and Funding Approval

**Description/Analysis**

**Issue:** In July of 2010, the Redevelopment Agency of the City of Sacramento (Redevelopment Agency) selected 700 Block Investors, LP, a partnership between D&S Development and CFY Development (Developer), to redevelop the south side of the 700 Block of K Street as a mixed use project (see Attachment 1, Location Map) with Redevelopment Agency funds utilizing a New Market Tax Credit structure. On June 21, 2011, the Redevelopment Agency entered into 1) a Disposition and Development Agreement with the Developer to transfer the land, and 2) a commitment letter with the Downtown Sacramento Revitalization Corporation committing tax increment funds, including \$10.1 million of low-moderate housing tax exempt bond funds and \$3.6 million in non-housing tax exempt bond funds and tax increment funds, to the Project.

Following the dissolution of redevelopment by the State of California in 2012, the Housing Authority of the City of Sacramento (Housing Authority) assumed responsibility for the housing assets formerly administered by the Redevelopment Agency, while the City of Sacramento assumed the role of the Redevelopment Agency Successor Agency (RASA), which administers all of the non-housing assets of the Redevelopment Agency. Concurrent with the split of responsibility between the Housing Authority and RASA, the financing for the Project has been split into a residential portion and a commercial portion. This staff report addresses the residential portion of the Project. A concurrent City staff report will address the land disposition and commercial portion of the Project.

In March of 2013, approval was obtained to alter the structure of the Project to be financed with Low-Income Housing Tax Credits (LIHTCs), tax-exempt mortgage revenue bonds issued by the Housing Authority, the \$10.1 million originally committed to the Project, developer equity, and deferred developer fee. At that time there were no changes to the commercial portion of the Project so additional approvals on the commercial development were not necessary.

Unfortunately, in July of 2013 the Department of Finance (DOF) made the determination that the Redevelopment Agency agreements for the 700 block of K Street were not enforceable commitments due to the project delays and \$2.6 million in non-housing funding was reallocated to pay agency debts by the State. In response, in September of 2013 the Oversight Board and the RASA filed a writ of mandate against the State of California (*Successor Agency to the Redevelopment Agency of the City of Sacramento, et al. v. Matosantos, et al.*, Sacramento Superior Court Case No. 34-2013-80001637) challenging the DOF determination. The RASA argued the project's delays were directly a result of the dissolution of redevelopment, the agreements were enforceable. The litigation was subsequently settled in July of 2014. The agreements, land, and approximately \$1 million of the non-housing funding are to be transferred by RASA to the City. The settlement has enabled the project to proceed.

## 700 Block of K Street –TEFRA Hearing and Funding Approval

This current funding scenario assumes the same LIHTC tax-exempt mortgage revenue bond structure proposed in 2013. To maintain consistency with the rules and regulations governing the bond proceeds used to fund the Project, Sacramento Housing and Redevelopment Agency (Agency) funding of the project will be in the form of a loan and grants totaling \$10.1 million. Staff is requesting authority to execute the loan and grant commitments and will return to obtain approval to execute loan and grant documents, prior to the close of the transaction. Additionally, in order to maximize leverage of conventional project financing, this report recommends defunding \$2.34 million previously approved former redevelopment 2002 bond funds and replacing it with City Housing Trust Funds (HTF) and 2005 bond funds. The allocation of the new housing bond funding source requires approval of the Oversight Board, which occurred on September 15, 2014, and that action is subject to review by the State Department of Finance (DOF). The loan cannot close until we receive DOF approval. Fees paid to the HTF by the Arena development will be more than sufficient to replenish the HFT investment in this project. Over the past three years, construction costs have increased while affordable rents have decreased. As a result, to ensure project feasibility, the City of Sacramento and DSRC will provide an additional \$2 million in funding to the Project.

Regardless of changes to the funding structure, the scope of the Project remains the same as previously approved by the City Council and the Redevelopment Agency. The development plan proposes to transform a blighted half block of K Street into a mixed-use development providing both commercial and residential uses. The Developer intends to restore the historic storefronts along K Street, rehabilitate the commercial spaces, and attract new retail tenants (see Attachment 2, Development Proposal). Demolition of the southern 60 feet (back portion) of some of the structures will provide for the construction of a new 6-story residential building over 2 levels of parking. Parking spaces will be available to residential tenants. A total of approximately 63,000 sq. ft of commercial space will be provided.

To address the goal of additional housing units on K Street, the project includes 137 residential units: 15 over the commercial uses along K Street and 122 units in the new structure along the alley. The project is designed to attract a variety of tenants. Units will range in size from studios to two-bedrooms. A total of 72 of the units will be restricted at 60% of area median income (AMI), 11 of the units restricted at 50% of AMI, and the remaining 54 will be unrestricted market rate units.

The Project has progressed through final design and permit approval, and the Developer plans to begin construction by early 2015. Construction will span an 18-24 month period and should be complete by the end of 2016.

Staff recommends Housing Authority action to reaffirm its prior commitment of \$10.1 million to the Project and recommends exchanging funds already allocated to the Project with Housing Trust Funds and former housing redevelopment funds.



## 700 Block of K Street –TEFRA Hearing and Funding Approval

Further background on the Project, Developer and the property is included as Attachment 3. A project summary, including proposed sources and uses of funds, is included as Attachment 4. A project cash flow pro-forma and a schedule of maximum rents are included as Attachments 5 and 6.

**Policy Considerations:** The Project is consistent with long-standing City Council, Redevelopment Agency, and community direction. It is in keeping with the 2030 General Plan, the Central City Community Plan, and the JKL Community Workshop objectives for the 7<sup>th</sup> and K Street site. Among the Project's benefits are the elimination of blight through the reuse of deteriorated buildings, developing a range of housing options within the downtown area, serving as a catalyst project to attract additional development to the area and K Street, and attracting private sector funding by providing public sector funding. Developer will be required to encourage the use of the First Source Program.

The recommended actions are generally consistent with the approved Multifamily Lending and Mortgage Revenue Bond Policies. The Agency loan will be repaid on the residual basis consistent with the superior DSCR loan, its term will be 55 years and only 11 of the 83 affordable units will be restricted to 50% AMI. Due to pending changes in State Law, this project will not be subject to the Supplemental Assessment Fee. Regulatory restrictions on the property will be specified in bond and loan regulatory agreements with the Housing Authority. Compliance with the regulatory agreements will be monitored on a regular basis for 55 years.

Orrick, Herrington & Sutcliffe LLP, bond council for all former redevelopment bond issuances in the City of Sacramento, has opined on the financial structure of this transaction. They have affirmed that, subject to DOF approval of the \$1,550,000 exchange of bond funds, the structure of the transaction does not jeopardize the tax-exempt nature of the bonds utilized in its financing.

**Economic Impacts:** This residential new construction and rehabilitation project is expected to create 330.6 total jobs (185.6 direct jobs and 145 jobs through indirect and induced activities) and create \$45,834,065 in total economic output (\$28,167,692 of direct output and another \$17,666,373 of output through indirect and induced activities).

*The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.*

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The City Planning Commission approved certain permits for the Project and certified the Environmental Impact Report on May 12, 2011. After the City Preservation Commission approved the Project on May 19, 2011, the City filed and posted a Notice of Determination on May 27, 2011. The actions pertaining to the agreements, loans and budget amendments in this report are in furtherance of the previously approved project and do not constitute a new project or substantive changes or modifications to the approved project. As required by CEQA Guidelines § 15096(f), the Housing Authority has considered the environmental effects of the proposed project as shown in the EIR. Because there is neither any new information of substantial importance nor any substantial changes which would change the scope or operation of the approved project, the recommended actions do not require further environmental review per State CEQA Guidelines §§ 15162 or 15163.

**Sustainability Considerations:** The Project is considered to be an infill development, which provides multiple benefits including providing mixed income housing options close to jobs, reducing the need to build new development on the urban fringe, increasing the viability of and dependency on alternative modes of transportation, preserving natural resources, and providing for efficient use of land, services and infrastructure. Sustainable measures that have been incorporated through conditions of approval for the Project include: 1) Construction of at least one green roof to the satisfaction of the Planning Director; 2) High HTC-rated and energy efficient windows shall be installed in the residential and commercial areas and storefronts, and 3) All toilets shall be low-flow. For the four structures that are listed as historic per CEQA, the original windows will be repaired or replaced in accordance with the Secretary of the Interior's Rehabilitation Standards.

**Commission Action:** It is anticipated that, at its meeting October 1, 2014, the Sacramento Housing and Redevelopment Commission will approve staff recommendation for this item. Staff will notify Council in the event this does not occur.

**Rationale for Recommendation:** The actions recommended in this report enable SHRA to continue to fulfill its mission to provide a range of affordable housing opportunities in the City. In addition, they further the longstanding City goal of revitalizing K Street. Project benefits will include removal of blight, preservation of the historic character of existing buildings, and creation of a unique mixed-use transit-oriented development with 137 new residential units in the heart of downtown.

**Financial Considerations:** The proposed bond issuance will not be an obligation of the City, the Housing Authority, or the Sacramento Housing and Redevelopment Agency.

## 700 Block of K Street –TEFRA Hearing and Funding Approval

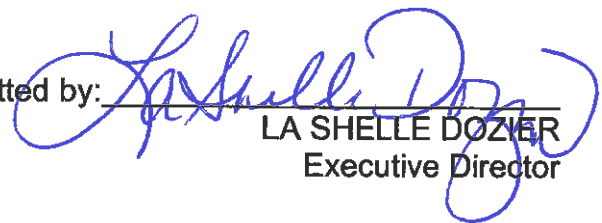
The bonds will be an obligation solely of the project and the owner who will bear all costs associated with issuing the bonds. SHRA will receive a one-time issuance fee of 0.25 percent of the bond issuance amount, which is payable at bond closing. SHRA will also collect an annual fee of 0.15 percent of the total bond issuance amount. The law firm of Orrick, Herrington & Sutcliffe LLP, is acting as bond counsel for the Housing Authority.

Only a portion of the previously committed \$10.1 million of low-moderate tax increment funds can be repaid to the Housing Authority due to the tax-exempt nature of the Project funds. In total \$6,280,262 of the \$10.1 million committed to the Project can be repaid. This portion will be loaned to the Developer and repaid on the residual basis consistent with the superior DSCR loan. The remaining \$3,819,738 of funding must be granted and will be allocated to the Downtown Sacramento Revitalization Corporation (DSRC). DSCR will be required to contribute the grant proceeds to the Project pursuant to the commitment letter attached to this staff report.

In order to maximize conventional leverage to the Project, the Housing Authority is recommending replacing \$2,340,000 of 2002 Tax Exempt funding previously committed to the Project with \$790,000 of Housing Trust Funds, \$1,054,503 in former Merged Downtown 2005 Taxable Low Moderate Funds and \$495,497 former Merged Downtown 2005 Tax Exempt Low Moderate Fund. The Oversight Board has approved the Merged Downtown bond funding action and is awaiting approval from the DOF. The allocation of new bond funds is subject to DOF approval.

**M/WBE and Section 3 Requirements:** The activities recommended in this staff report do not involve federal funding therefore; there are no M/WBE or Section 3 requirements.

Respectfully Submitted by:



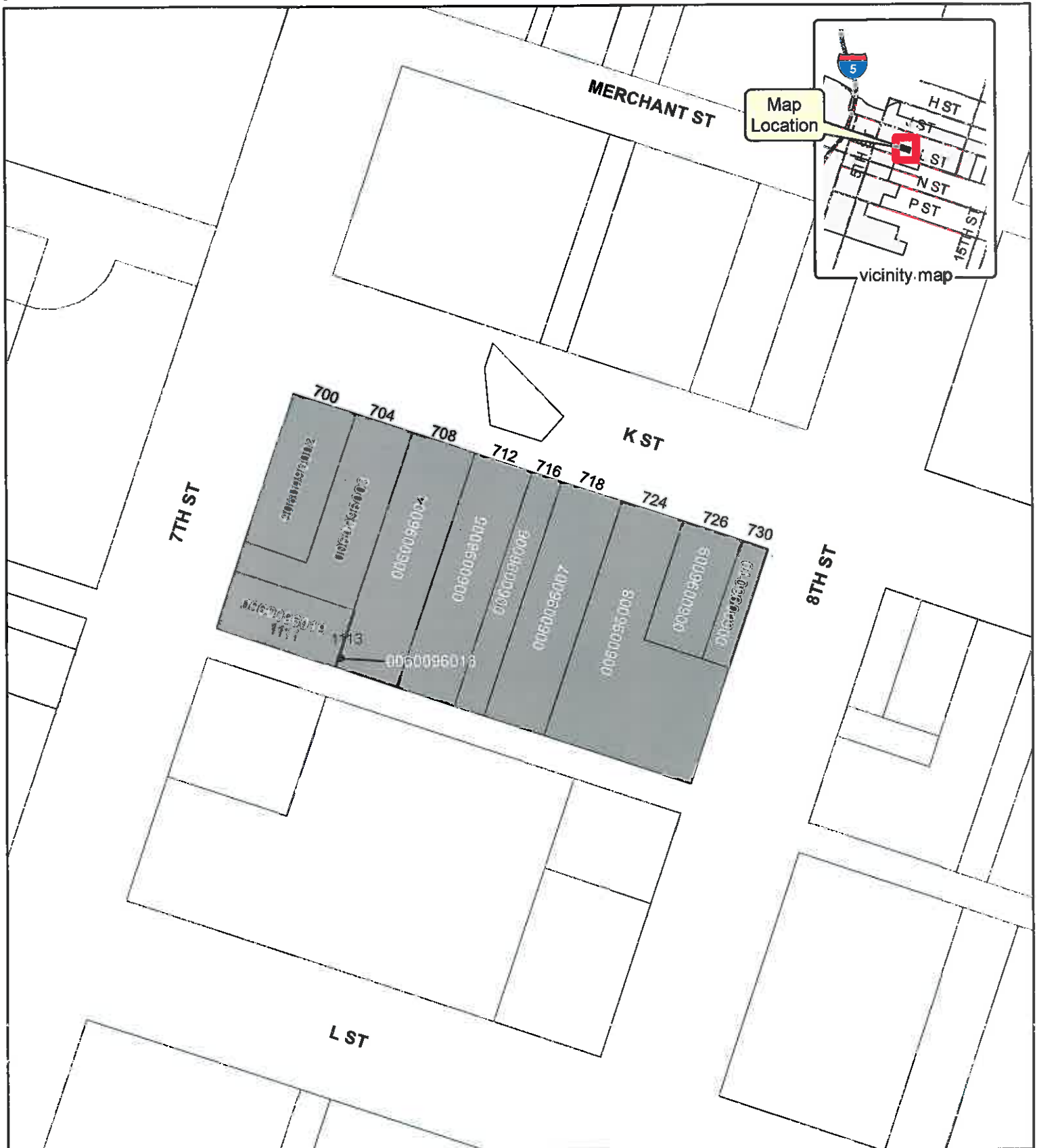
LA SHELLE DOZIER  
Executive Director

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## 700 Block of K Street



700 Block of K Street

0 100 200 Feet



SHRA GIS  
September 22, 2014



NORTH ELEVATION AT ROOF GARDEN



NORTH / K STREET ELEVATION

<p><b>700 BLOCK</b> INVESTORS LP</p>	<p><b>700 BLOCK</b> 700 N. STREET SACRAMENTO, CA</p>	<p><b>NORTH ELEVATIONS</b></p>	<p><b>A3.2</b> Kuchman</p>
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WEST / 7TH STREET ELEVATION

EAST / 8TH STREET ELEVATION



SOUTH / ALLEY ELEVATION

<p><b>700 BLOCK</b> INVESTORS LP</p>	<p><b>700 BLOCK</b> 700 N. STREET SACRAMENTO, CA</p>	<p><b>SOUTH, EAST &amp; WEST ELEVATIONS</b></p>	<p><b>A3.1</b> Kuchman</p>
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### **700 Block of K Street Background Information**

The Developer, a joint venture of CFY Development, Inc. and D&S Development Inc., proposes to create a mixed-use development on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets, by restoring the historic storefronts along K Street, rehabilitating the commercial spaces, and constructing a new 6-story residential building over two levels of parking. A total of 63,000 sq. ft of commercial space will be provided. Parking spaces will be available to residential tenants.

The present staff report addresses only the actions needed by the Housing Authority and the City Council to approve the Agency funding and bond financing for the residential portion of the project. Therefore, the following background information focuses on the residential portion of the project.

Residential Project Description: To address the goal for additional housing units on K Street, the project includes 137 residential units: 15 over the commercial uses along K Street and 122 units in the new structure along the alley. Units will range in size from studios to two-bedrooms. 72 of the units will be restricted at 60% of area median income (AMI), with 11 units at 50% of AMI and the rest will be unrestricted and rented at market rate. Resident amenities will include a community room, fitness room, and laundry room, as well as a private rooftop garden and onsite parking.

Developer: The Developer, 700 Block LLC, is led by CFY Development, Inc. and D&S Development Inc. CFY has more than 20 years experience in affordable housing and D&S Development, Inc. has been developing and providing management services to commercial and office properties in the Sacramento area for many years. The Sacramento Housing and Redevelopment Agency ("Agency") has previously participated in the financing of five affordable housing projects initiated by CFY Development in the greater Sacramento area. The 184 unit Cordova Meadows project involved the rehabilitation of 32 boarded and vacant buildings for affordable family housing in Rancho Cordova, two projects were renovated in the Auburn Boulevard Redevelopment Area, County Square Senior Apartments (78 units) and Ladan Senior Apartments (147 units), the 134 unit historic renovation of the Globe Mills, and most recently the renovation of the Ridgeway Studios (22 units). In addition, the Agency has been engaged with D&S Development Inc. on the renovation of the Maydestone.

Managing General Partner: The managing General Partner for the Project will be Community Revitalization & Development Corporation (CRDC). CRDC has served as the managing general partner for multifamily projects totaling over

4,000 units throughout California, including Northpointe Park Apartments in Sacramento and Waterman Square Apartments in Elk Grove.

Property Management: Property management will be provided by CFY Development Inc. The property manager has submitted a property management plan to the Agency, and the Agency has approved the final version of this plan prior to disbursement of project financing.

Resident Services: The Developer will be required to provide a minimum of 15 hours per week of resident services, including services such as computer training, employment workshops, and conflict management. Resident services are to be provided by LifeSTEPS, a division of Riverside Charitable Corporation. LifeSTEPS' mission is to strengthen families and communities through programs with a focus on life skills training, education and supportive services for children, families and seniors. LifeSTEPS is an experienced social service provider and is already working at several affordable projects in Sacramento. LifeSTEPS has submitted a complete resident services plan for Agency approval detailing the scope and schedule of services to be provided.

Security: Developer will be required to provide a security camera system and lighting adequate to properly illuminate all common spaces. In addition, Developer has included funding for security patrol.

Project Financing: The residential portion of the project is proposed to be funded with Low-Income Housing Tax Credit (LIHTC) equity from Four-percent Federal tax credits, tax-exempt mortgage revenue bonds of up to \$20 million, the \$10.1 million in previously committed by the Redevelopment Agency, \$2 million of additional City Funds, a developer loan, and a deferred developer fee.

The \$10.1 million of previous low-moderate funds will be contributed to the project in the form of a loan and grant. Due to the tax exempt nature off the project funding \$6,280,262 can be repaid to the Agency. This portion will be loaned to the project. The remaining \$3,819,738 of funding must be granted to the Downtown Sacramento Revitalization Corporation (DSRC). DSCR will be required to contribute the grant proceeds to the project pursuant to the commitment letter attached to this staff report.

Redevelopment – Housing Successor Agency: As of February 1, 2012, all Redevelopment Agencies were dissolved and their assets, properties, contracts, leases, and ongoing functions were transferred to successor agencies. The City designated the Housing Authority of the City of Sacramento as the local authority to retain the housing assets and functions previously performed by the Redevelopment Agency of the City of Sacramento.

Bond Financing: As a public entity, the Housing Authority can issue tax-exempt bonds, the proceeds of which can provide acquisition, construction, and

permanent financing for multi-family housing projects. Interest paid on the bonds is exempt from federal and state income tax, so bondholders will accept a below-market yield from the bonds. These savings are, in turn, passed on to the project owner in the form of a below-market rate loan, with interest rates approximately one to two percent below prevailing market rates.

The bonds for the project are intended to be privately-placed. The Agency will report back to the Housing Authority with the request for final approval of the bond documents. The law firm of Orrick, Herrington and Sutcliffe LLP, will serve as bond counsel to the Housing Authority.

State and Local Approval Process: The Housing Authority must apply for (and receive) authorization from the California Debt Limit Allocation Committee (CDLAC) prior to issuing tax-exempt mortgage revenue bonds. The “volume cap” is limited and is allocated by CDLAC through a state-wide process.

Project Inducement: CDLAC requires that an “inducement” resolution be adopted by the entity proposing to issue the bonds. The Inducement for this project was completed in 2013 and will allow the developer to be reimbursed from bond issue proceeds for expenses that have already been incurred and will be incurred in the future.

Low-Income Set-Aside Requirements: As a condition of receiving tax credits and the benefits of tax-exempt bond financing, federal law requires the units be set-aside for targeted income groups. Further restrictions on incomes and rents are imposed as a result of the \$10.1 million from the Housing Authority. Regulatory restrictions on the units will last for 55 years. The following chart summarizes the combined proposed affordability restrictions:

<b>Funding</b>	<b>% of Units</b>	<b>Affordability Restrictions</b>	<b>No. Units</b>	<b>Regulatory Requirements</b>
Tax-Exempt Bonds	8%	Very Low Income (50% AMI)	11	55 years
Tax Credits (LIHTC)				
Agency Loan	52%	Low Income (60% AMI)	72	55 years
Unrestricted	40%	Unrestricted	54	None.
<b>Total</b>	<b>100%</b>		<b>137</b>	

Maximum rent and income limits for the mortgage revenue bond program can be found in Attachment 6. The project’s affordability restrictions will be specified in regulatory agreements with the Developer.



**700 Block of K Street  
Residential Project Summary**

<b><u>Address</u></b> <b><u>Number of Units</u></b> <b><u>Year Built</u></b> <b><u>Acreage</u></b>	700, 704, 708, 712, 716, 718, 724, 726, and 730 K Street, 1111 and 1113 7th Street, and 1114 8th Street 137 Various, partially new construction 1.175 acres		
<b><u>Affordability</u></b>	11 units (8%) at or below 50% of Area Median Income (AMI) 72 units (53%) at or below 60% of Area Median Income (AMI) 54 units (39%) unregulated market rate		
<b><u>Unit Mix and Rents</u></b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Market Rate</b>
Studio	4	21	17
1 BR / 1 BA	6	47	30
2 BR / 1 BA	1	4	7
Total	11	72	54
<b><u>Square Footage</u></b>	<b><u>Per Unit</u></b>	<b><u>Total</u></b>	
Studio	533	22,386	square feet
1 BR / 1 BA	685	56,865	square feet
2 BR / 1 BA	1,175	14,096	square feet
<b>Total Residential</b>		93,347	square feet
<b>Total Parking</b>		28,834	square feet
<b>Total Other (common spaces, etc.)</b>		51,239	square feet
<b>TOTAL SQUARE FOOTAGE</b>		173,420	square feet
<b><u>Resident Facilities</u></b>	The project will include onsite parking, a community area with kitchen, computer center, and activity area; a laundry room; a fitness room; and a private rooftop garden.		
<b><u>Permanent Sources</u></b>	<b><u>Total</u></b>	<b><u>Per Unit</u></b>	<b><u>Per Square Foot</u></b>
Mortgage Revenue Bond	\$ 12,726,317	\$ 92,893	\$ 73.38
Tax Credit Equity	\$ 8,799,498	\$ 64,230	\$ 50.74
SHRA Loan	\$ 6,280,262	\$ 45,841	\$ 36.21
SHRA Grant to DSRC	\$ 3,819,738	\$ 27,881	\$ 22.03
City Loan to DSRC	\$ 1,600,000	\$ 11,679	\$ 9.23
City Grant to DSRC	\$ 240,000	\$ 1,752	\$ 1.38
DSRC Loan	\$ 160,000	\$ 1,168	\$ 0.92
Deferred Developer Fee	\$ 1,250,000	\$ 9,124	\$ 7.21
Developer Loan	\$ 1,500,000	\$ 10,949	\$ 8.65
<b>TOTAL SOURCES</b>	<b>\$ 36,375,815</b>	<b>\$ 265,517</b>	<b>\$ 209.76</b>
<b><u>Permanent Uses</u></b>			
Acquisition Costs	\$ -	\$ -	\$ -
Construction Costs	\$ 26,967,448	\$ 196,843	\$ 155.50
Contingency	\$ 1,078,689	\$ 7,874	\$ 6.22
Financing Costs	\$ 1,566,332	\$ 11,433	\$ 9.03
Reserves	\$ 519,609	\$ 3,793	\$ 3.00
Legal Fees	\$ 360,000	\$ 2,628	\$ 2.08
Permits	\$ 1,900,000	\$ 13,869	\$ 10.96
Architecture and Engineering	\$ 956,542	\$ 6,982	\$ 5.52
Developer Fee	\$ 2,500,000	\$ 18,248	\$ 14.42
Other	\$ 527,195	\$ 3,848	\$ 3.04
<b>TOTAL USES</b>	<b>\$ 36,375,815</b>	<b>\$ 265,517</b>	<b>\$ 209.76</b>
<b><u>Management / Operations</u></b>			
Proposed Developer:	CFY Development, Inc. and D&S Development, Inc.		
Property Management Company:	CFY Development, Inc.		
Operations Budget:	\$524,560	\$3,829	
Resident Services:	\$29,500	\$215	
Replacement Reserves:	\$34,250	\$250	

## Cash Flow Proforma

## 700 Block of K Street

Unit Type	Number	Square Feet	Total Sq Feet	Gross Rent	Net Rent	Utility Allowance	Net Rent	Rent per Sq Foot	Total Mo. Rent	Annual Rent	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	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**MAXIMUM RENT AND INCOME LEVELS 2014**  
*(Rents @ 50% and 60% of AMI where applicable)*

Maximum Income Limits:		
Family Size	Max Income 50% AMI	Max Income 60% AMI
1 person	\$26,650	\$31,980
2 person	\$30,450	\$36,540
3 person	\$34,250	\$41,100
Maximum Rent Limits: LIHTC, Mortgage Revenue Bonds, Tax Increment Funds		
Unit Size	Gross Rent 50% AMI	Gross Rent 60% AMI
Studio	\$601	\$721
1 Bedroom	\$644	\$773
2 Bedroom	\$773	\$928

## **RESOLUTION NO. 2014 - \_\_**

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

### **700 BLOCK OF K: AFFIRMATION OF PRIOR COMMITMENT OF FUNDS TO THE 700 BLOCK OF K STREET, APPROVAL OF \$6,280,262 LOAN COMMITMENT WITH 700 BLOCK INVESTORS, L.P., APPROVAL OF \$3,819,738 GRANT COMMITMENT WITH THE DOWNTOWN REVITALIZATION CORPORATION, AUTHORIZATION TO EXECUTE LOAN AND GRANT COMMITMENTS**

#### **BACKGROUND**

- A. On June 21, 2011, the Redevelopment Agency of the City of Sacramento ("Redevelopment Agency" or RDA) authorized a commitment of \$10.1 million of Downtown low-moderate tax-exempt bond funds to the Downtown Sacramento Revitalization Corporation to finance the rehabilitation and new construction of a 137-unit multifamily housing facility located at 700-730 K Street, Sacramento, California and commonly known as the 700 Block of K Street Project (the "Project").
- B. In 2011 the California Legislature enacted AB 1X 26, which law, coupled with a subsequent decision of the State Supreme Court, resulted in the dissolution of redevelopment agencies as of February 1, 2012, and the transfer of all assets, properties, contracts and leases of the former redevelopment agencies to successor agencies, and requiring successor agencies to carry out the winding down of the redevelopment agencies.
- C. The City of Sacramento previously established the Redevelopment Agency in order to carry out plans for the improvement, rehabilitation, and redevelopment of blighted areas within the City.
- D. On January 31, 2012, the City designated the Housing Authority of the City of Sacramento (PHA) as the local authority to retain the housing assets and functions previously performed by the RDA.
- E. On January 31, 2012 the PHA affirmatively elected pursuant to Health and Safety Code Section 34176 that it will serve as the "Successor Housing Agency" to the former Redevelopment Agency and authorized the Executive Director to take actions necessary to comply with the designation in a manner that is consistent with federal and state law.
- F. This transfer, including the \$10.1 million of project funding, was ratified by the Oversight Board for the Redevelopment Successor Agency by its Resolution No. 2012-006 adopted on May 21, 2012.
- G. On April 1, 2013, the State Department of Finance completed review and issued a determination which approved the Housing Authority's Housing Asset Transfer Form and Project funding.

- H. One August 14, 2013 the State Department of Finance completed its Low and Moderate Income Housing Fund Due Diligence Review and issued a determination which approved Project funding.
- I. There are no outstanding issues related to the dissolution process and the Project at this time and accordingly the \$10.1 million of project funding has become an asset of the Housing Authority.
- J. Due to changes in the project structuring, \$6,280,263 of the \$10.1 million will be structured as a loan to the 700 Block Investment Partners, L.P. and \$3,819,737 will be structured as a grant to the Downtown Sacramento Revitalization Corporation.
- K. An Environmental Impact Report was completed and certified by the City Planning Commission May 12, 2011.

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

- Section 1. The Housing Authority has reviewed the Environmental Impact Report, which was certified by the City of Sacramento Planning Commission on May 12, 2011, and has considered the environmental effects of the proposed project in accordance with California Environmental Quality Act (CEQA) Guidelines §15096(f). The actions do not require further environmental review per CEQA Guidelines §§ 15162 or 15163. The Housing Authority hereby adopts the Findings of Fact and Statement of Overriding Considerations prepared in accordance with CEQA Guidelines §§ 15091 and 15093, and on file with the Sacramento Housing and Redevelopment Agency (Agency) Authority Clerk.
- Section 2. The Housing Authority of the City of Sacramento affirms that the previous commitment of \$10.1 million of Housing Authority funds to the project for the purpose of funding the residential portion of the 700 Block of K Street Project is valid and remains in full force and the Executive Director is authorized take actions she deems necessary to complete the financing of the Project.
- Section 3. The Executive Director is authorized to execute the Loan Commitment, attached as Exhibit A, for financing the Project with \$6,280,262 in Housing Authority funds and transmit the Loan Commitment to the Developer.
- Section 4. The Executive Director is authorized to execute the Grant Commitment, attached as Exhibit B, for financing the Project with \$3,819,738 in Housing Authority funds and transmit the Loan Commitment to the Developer and Downtown Sacramento Revitalization Corporation.

**Section 5.** The Executive Director is authorized to enter into and execute other documents, as approved to form by Agency Counsel, and perform other actions necessary to fulfill the intent of the Loan and Grant Commitments that accompany this resolution, in accordance with its terms, and to ensure proper repayment of the Agency funds including without limitation, subordination, extensions, and restructuring of such a loan consistent with Agency adopted policy and with this resolution.

**Table of Contents:**

Exhibit A: Loan Commitment

Exhibit B: Grant Commitment

October 1, 2014

Ali Youssefi  
700 Block Investors, L.P.  
1006 Forth Street Suite 701  
Sacramento, Ca 95814

RE: Conditional Funding Commitment, 700 Block of K Project

Dear Mr. Youssefi,

On behalf of the Housing Authority of the City of Sacramento ("Agency"), we are pleased to advise you of its commitment of construction and permanent loan funds ("Loan") of \$6,280,262 in former Downtown Low/Moderate Housing Bond funds currently controlled by the Housing Authority for the purpose of financing the development of that certain real property located north half of the block bounded by 7<sup>th</sup>, 8<sup>th</sup>, K, and L streets, in Sacramento, California ("Property"). The Agency's decision is based on your application, and all representations and information supplied by you to it. If these representations and information change in a material manner without written approval of Agency, this commitment is void. Agency's obligation to make the Loan is subject to satisfaction of all the following terms and conditions and Borrower's execution of documentation that is in a form and in substance satisfactory to the Agency.

The Loan shall be made on standard Agency loan documents. No material loan terms not in this funding commitment shall be included in the final loan documents without additional environmental review and governing board approval with the exception of changes the Agency is authorized to make in accordance with the City Council resolution approved on October 7, 2014. In the event of any discrepancies between terms stated in this commitment and the loan documents, the terms stated in the loan documents shall be deemed to be terms of this commitment.

Unless otherwise agreed in writing by the Agency in exercise of its absolute discretion, the following shall be considered conditions to Agency approval of a financing commitment. The Agency may, in exercise of its absolute discretion, modify its requirements upon written notice to Borrower given at least sixty days prior to close of escrow for the Property.

This commitment will expire on April 1, 2015, unless extended by SHRA in its sole discretion.

1. **PROJECT DESCRIPTION:** The Project is the rehabilitation of the existing commercial properties on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets in Downtown Sacramento and the creation of 137 mixed-income rental units, including 15 units in the rehabilitated buildings and 122 units in a newly constructed mid-rise building to the south of, and attached to, the commercial properties.
2. **BORROWER:** The name of the Borrower for the Loan is 700 Block Investors, L.P., or other related entity controlled by the principals, as of the date of this commitment letter, of a) D & S Development, Inc., and b) CFY Development, Inc.
3. **PURPOSE OF LOAN:** The Loan is to be used by Borrower solely to pay the costs of construction and permanent financing, or for such other purposes as Agency expressly agrees to in the loan agreement for the Loan, and such other agreements as may be generally required by the Agency for the use of the funding source for the Loan.
4. **PRINCIPAL AMOUNT:** The combined principal amount of the Loan will be the lesser of (a) Six Million Two Hundred Eighty Thousand Two Hundred Sixty Two Dollars (\$6,280,262), or (b) an amount to be determined by the Agency prior to close of the Loan based on a project budget approved by Agency. However, the combined indebtedness of the Property must not exceed ninety percent of the appraised value.
5. **TERM OF LOAN TERM:** The Loan shall mature 55 years, (or 684 months), from the effective date of the loan.
6. **INTEREST RATE:** The Loan shall bear simple interest at Four Percent (4%) per annum. Interest shall be calculated on the basis of a 365-day year and actual days elapsed.
7. **LOAN REPAYMENT:** Monthly principal and interest payments shall be deferred from the Loan's Effective Date through the completed payment of the deferred developer fee and Developer's Project Loan or 228 months from the effective date of the loan agreement. Starting in month 229 and continuing until month 252, structured monthly installments shall be made according to the payment schedule contained in the final Loan Agreement, calculated to achieve an annual 1.2 debt coverage ratio including all debt in superior position. Monthly payments shall be applied first to outstanding interest accrued and unpaid and then to principal. After month 230, payments will be made on a residual receipt basis. All outstanding principal and interest is due and payable on the maturity date.



SOURCE OF LOAN FUNDS: Agency is making the Loan of \$6,280,262 and the Loan is subject to all requirements related to the use of such, whether Agency requirements or otherwise.

**Borrower acknowledges that, as a condition of the Agency's making of the Loan, the Property will be subject to restrictions on future sales and rentals which may result in less income to Borrower than could otherwise be realized, and that such restrictions run with the land, and during their operational term, will bind all successors in interest.**

\_\_\_\_\_  
(Borrower Initial)

8. ACCELERATION: Agency shall have the right to accelerate repayment of the Loan in the event of a default under any Loan Document or upon sale, transfer or alienation of the Property except as specifically provided for in the Loan documents.
9. SECURITY: The Loan shall be evidenced by promissory note(s) secured by a deed of trust with assignment of rents against the fee and/or leasehold interest in the Property and Improvements, which shall be a forth lien upon the Property and Improvements subject only to other items as the Agency may approve in writing. The Loan shall also be secured by security agreements. The Agency will subordinate said deeds of trust in order to accommodate completion of construction of the Property.
10. LEASE AND RENTAL SCHEDULE: Upon request, Agency shall have the right to review all leases of the Property and Improvements prior to execution. Borrower shall not deviate from the rental schedule presented in the staff report accompanying approval of this Loan Commitment Letter for the Loan without Agency's prior written approval; provided, however, that such approval shall not be required for annual adjustments to rental rates as permitted by the California Tax Credit Allocation Committee.
11. PROOF OF EQUITY: Borrower shall provide proof of equity for the Property and Improvements in the amount of no less than \$8,700,000 in Low Income Housing Tax Credit Equity and no less than \$2,750,000 in combined deferred developer fee and developer loan or such other amount as shall be reasonably approved by the Agency and Grantee.
12. OTHER FINANCING: Borrower, as a requirement of the Loan, shall procure and deliver to Agency evidence satisfactory to Agency that Borrower has obtained the following described financing which may be secured by a lien upon the Property and Improvements superior or subordinate to Agency's liens, and which shall be otherwise on terms and conditions acceptable to Agency:

- (a) As a condition precedent to disbursement of the remainder of the Agency loan, construction financing from a private lender(s) in an amount(s) sufficient to complete construction of the Property according to a scope of work as approved by Agency and made for a term not less than that specified in the Schedule of Performances for completion of construction, and in any event not less than the time necessary to fulfill all conditions precedent to funding of the permanent financing.
  - (b) Commitments for permanent financing sufficient to "take out" all liens senior to the Agency's lien.
  - (c) Such commitments for financing shall not require modification of Agency loan documents.
  - (d) Such commitments shall not be based upon sources and uses of Project funds that are different from those approved by Agency for the project or be subject to conditions which require amendment of the DDA, OPA or other agreements.
13. EVIDENCE OF FUNDS: Prior to the first disbursement of the Loan, Borrower must demonstrate evidence of adequate and assured funding to complete the development of the Project in accordance with the Agency's requirements. Borrower's evidence of available funds must include only one or more of the following: a) Borrower equity; b) firm and binding commitments for the Project from financial institution(s) or from other lender(s) investors approved by Agency in its reasonable discretion; and c) Agency's contribution, provided, however, that Agency is not obligated by this letter to make any contribution not stated in the terms of the letter.
  14. LOAN IN BALANCE: Borrower will be required to maintain the Loan "in balance". The Loan is "in balance" whenever the amount of the undisbursed Loan funds, the remaining sums to be provided by the Borrower and the loan funds from other project lenders are sufficient, in the sole judgment of the Agency, to pay for the remainder of the work to be done on the project as required by written agreement with the Agency. Should the Agency determine that the Loan is not "in balance", the Agency may declare the Loan to be in default.
  16. PLANS AND SPECIFICATIONS: Final plans and specifications for the project must be in accord with the proposal approved as part of the Loan application. Final plans and specifications will be subject to Agency's final approval prior to the disbursal of Agency Loan funds. Borrower must obtain Agency's prior written consent to any change in the approved plans and specifications or any material deviation in construction of the project.
  17. ARCHITECTURAL AGREEMENT: The architectural agreement ("Agreement") for the preparation of the plans and specifications and other services shall be

subject to Agency's approval. Agency may require an assignment of Borrower's interest in and to the Agreement as security for the Loan.

18. CONSTRUCTION CONTRACT: The construction contract ("Contract"), and any change orders issued thereunder, and the contractor ("Contractor") to be retained by Borrower to construct the Improvements shall be subject to Agency's approval. Agency may require an assignment of Borrower's interest in and to the Contract as security for the Loan.
19. RETENTION AMOUNT: The Agency shall retain ten percent (10%) as retention from each disbursement for construction related expenses, not to exceed a total of ten percent (10%) of the total amount of the Loan.
20. COST BREAKDOWN: Borrower shall deliver to Agency for Agency's approval prior to commencement of work a detailed cost breakdown of the cost of constructing, financing and other costs of developing the Improvements, which breakdown conforms to the project plans and specification and the budget approved with this commitment. Borrower shall also deliver a list of all contractors and subcontractors to be employed in connection with the construction of the Improvements. If required by the Agency Borrower shall also submit copies of all bids received for each item of work to be performed as well as copies of executed contracts and subcontracts with acceptable bidders.

All contracts, subcontracts, contractors, and subcontractors shall be subject to Agency's approval prior to close of the Loan. Agency also reserves the right to require performance and material payment bonds on any or all contractors, or in lieu of bond a letter of credit acceptable to Agency.

Agency shall make disbursements of the Loan based on a cost breakdown that lists line items in cost categories. Agency shall require that Borrower provide documentation supporting all requests for disbursement of Loan funds, including proof of work done and actual expenditure. Agency shall conduct inspections of the Property to assure that the work was done before making a disbursement.

21. COST SAVINGS: At completion of construction, borrower shall submit to Agency a cost certification prepared by a qualified, independent auditor acceptable to Agency, which cost certification, shall indicate the amounts actually spent for each item in the cost breakdown and shall indicate the projected final sources of funding. If there is an aggregate savings, net of any increases or decreases in sources of funding, in the total of all such cost breakdown items from the cost breakdown items in the original budget approved by the Agency, the Agency shall withhold for itself as loan repayment, one-half of such savings from the amount of retention then held by the Agency, and the Loan balance shall be reduced by the amount so withheld. The Agency, in its sole discretion, shall determine any reduction and/or repayment of the Agency loan based upon this

cost certification, the projected final sources of funding, and the original approved budget for the project.

22. START OF CONSTRUCTION: Borrower shall commence construction at the earliest possible date subject to the conditions of this Agency and other involved lenders, but no later than 60 days following the close of construction financing.
23. COMPLETION OF CONSTRUCTION: Borrower shall complete the construction of the Improvements no later than December 31, 2016..
24. HAZARD INSURANCE: Borrower shall procure and maintain fire and extended coverage insurance or in lieu such insurance, Builder's Risk completed value insurance in a form and substance approved by Agency. Coverage shall be for protection against loss of, or damage to the Improvements or materials for their construction to their full insurable value. Borrower shall also procure and maintain insurance against specific hazards affecting Agency's security for the Loan as may be required by Agency, governmental regulations, or any permanent lender. All such policies shall contain a standard mortgagee loss payable clause in favor of Agency. The insurance required shall be written with a deductible of not more than TEN THOUSAND DOLLARS (\$10,000.00).
25. PUBLIC LIABILITY AND OTHER INSURANCE: Borrower must procure and maintain commercial general and property damage insurance (with Agency named as additional insured) in a form approved by Agency. Coverage must be approved by Agency and must be in at least the following limits of liability: (1) Commercial General Liability insurance in Insurance Services Office ("ISO") policy form CG 00 01 Commercial General Liability (Occurrence) or better with limits of liability, which are not less than \$1,000,000, per occurrence limit; \$5,000,000 general aggregate limit, and \$5,000,000 products and completed operations aggregate limit, all per location of the Project; (2) Property damage liability of \$1,000,000 each occurrence, \$1,000,000 single limit and \$1,000,000 aggregate; (3) Contractual liability for Bodily Injury of \$1,000,000 each occurrence, for Property Damage of \$1,000,000 each occurrence and \$1,000,000 aggregate, and Personal Injury with Employment Exclusion Deleted of \$1,000,000 aggregate; and (4) Comprehensive Automobile Liability for any vehicle used for or in connection with the Work of \$1,000,000. The insurance required shall be written with a deductible of not more than TEN THOUSAND DOLLARS (\$10,000). Borrower must also procure and maintain workers' compensation and all other insurance required under applicable law, as required by law and as approved by Agency.
26. TITLE INSURANCE: Borrower must procure and deliver to Agency a 2006 ALTA LP-10 Lender's Policy of Title Insurance, together with such endorsements as Agency may require, including but not limited to CLTA endorsement nos. 100, 116, and 102.5/102.7 insuring Agency in an amount equal to the principal amount of the Loan, that Agency's Deed of Trust constitutes a third lien or charge upon

the Property and Improvements subject only to such items as shall have been approved by Agency. There must be no exceptions permitted for mechanics liens. Title insurance for the Loan must be issued by a title insurer approved by Agency.

27. ORGANIZATIONAL AGREEMENTS: Borrower must submit to Agency certified copies of all of Borrower's organizational documents, including all amendments, modifications or terminations: if a corporation, Borrower's Articles of Incorporation and By-Laws; if a partnership, its Partnership Agreement and, as applicable, Certificate of Limited Partnership or Statement of Partnership; if a Limited Liability Company, its Articles of Organization and its Operating Agreement; and in all cases with all exhibits and amendments to such documents, fictitious business name statements, other related filings or recorded documents and such related documents as Agency may request. If it is a corporation, Borrower must submit a corporate borrowing resolution referencing this Loan. If Borrower is other than a corporation, Borrower must submit such proof of authority to enter this Loan as may be required under the organizational documents.
28. ACQUISITION OF PROPERTY: Borrower shall provide Agency with copies of all documents relating to Borrower's acquisition of the Property.
29. FINANCIAL INFORMATION: During the term of the Loan, Borrower shall deliver to Agency within 120 days of the end of each fiscal year an audited income and expense statement, a balance sheet, and a statement of all changes in financial position signed by authorized officers of Borrower. Prior to close of the Loan and during its term, Borrower must deliver to Agency such additional financial information as may be requested by Agency. Agency reserves the right to review and approve financial statements and other credit information and references prior to closing. During the term of the Loan, Borrower must deliver to Agency a monthly rent-roll including household composition information, and operating statements with respect to the Property and Improvements, as Agency may request.
30. MANAGEMENT AGREEMENT: Prior to execution, Borrower must submit to Agency any agreement providing for the management or operation of the Property or Improvements by a third party which agreement is subject to Agency Approval.
31. LOW INCOME HOUSING TAX CREDITS("LIHTC"): Borrower represents that as a condition of closing this Loan it is applying for an allocation of LIHTCs and agrees to perform all actions and to meet all requirements to maintain the LIHTC allocation if granted.
32. SECURITY AND LIGHTING: Project shall include a security camera system approved by the Agency and lighting adequate to properly illuminate the parking area and all common spaces. In addition, project will include security patrol if necessary.

33. RESIDENT SERVICES PLAN: Borrower shall submit for approval a detailed resident services plan including but not limited to, the following information: 1) identification of all entities responsible for providing social services to Project tenants and each entity's role in the provision of those services; 2) the services will be provided for a minimum of 15 hours per week; 3) confirmation services will be provided according to the Agency's minimum requirements as specified in the Multifamily Lending and Mortgage Revenue Bond Policies; 4) a description of the programs to be offered, and; 5) a Proforma social services budget.
34. SMOKE-FREE ENVIRONMENT: At least 50% of the buildings but no less than 50% of the units must be smoke free. All indoor common areas must be smoke-free.
35. DOCUMENTATION: This letter is not intended to describe all of the requirements, terms, conditions and documents for the Loan, which shall also include customary provisions and documents for an Agency transaction of this type. All documents to be delivered to or approved by Agency must be satisfactory to Agency in all respects. Borrower must promptly deliver to Agency any further documentation that may be required by Agency.
36. CONSISTENCY OF DOCUMENTS: As a material obligation under this commitment letter, Borrower shall assure that the loan documents for the Project are consistent with lender's commitment approved by the Agency and comply, in all respects, with this commitment letter.
37. EXTENSION OF COMMITMENT TERM: In the event the Project is not successful in securing the funding described in Sections 13 and 14 by April 1, 2015, the Agency in its sole discretion, which discretion shall not be unreasonably withheld, may extend the expiration date of this commitment letter to a date no later December 31, 2015 (the "New Expiration Date"). If the Developer is unsuccessful in securing funding by December 2015 and desires to extend the term of this commitment, the Developer must provide documentation to Agency that demonstrates a good faith effort to secure the prerequisite funding by no later than April 2015. In the event Agency extends the expiration date as described here, Developer has until the New Expiration Date to secure and close on the Project financing, until one month after the New Expiration Date to begin construction, and until 24 months after the New Expiration Date to complete construction. Under no circumstances shall project construction begin later than December 31, 2015 or end later than December 31, 2017.
37. CHANGES OR AMENDMENTS: No documents or contracts which are to be delivered to Agency or are subject to Agency's review or approval shall be modified or terminated without the prior written approval of Agency.
38. ACCEPTANCE OF THIS COMMITMENT: Borrower's acceptance of this Commitment shall be evidenced by signing and delivering to Agency the enclosed

copy of this letter. Until receipt of such acceptance by Agency, Agency shall have no obligation under this letter. Agency may withdraw this commitment at any time prior to Borrower's acceptance.

Yours truly,

Housing Authority of the City of Sacramento

\_\_\_\_\_  
LaShelle Dozier, Executive Director

Dated: \_\_\_\_\_

The undersigned acknowledges and accepts the foregoing Commitment and its terms and conditions.

**BORROWER:**

**700 Block Investors, L.P.**  
**a California limited partnership**

By: 700 Block, LLC, a California limited liability company  
its sole member

By: \_\_\_\_\_  
Cyrus Youssefi, Member

By: \_\_\_\_\_  
Ali Youssefi, Member and Manager

By: \_\_\_\_\_  
David Miryabianeh, Member

By: \_\_\_\_\_  
Behroze Miryabianeh, Member and Manager

By: \_\_\_\_\_  
Steve Lebastchi, Member

Dated: \_\_\_\_\_



October 1, 2014

Downtown Sacramento Revitalization Corporation  
915 I Street, NCH – 4<sup>th</sup> Floor  
Sacramento, CA 95814

RE: Conditional funding commitment, 700 Block of K Street

Dear Grantee:

On behalf of the Housing Authority of the City of Sacramento ("Agency"), we are pleased to advise you of its commitment to provide a grant \$3,819,738 of former Downtown Low/Moderate Housing Tax-Exempt Bond funds currently controlled by the Housing Authority ("Grant") for the purpose of financing the development of that certain real property located in the north half of the block bounded by 7<sup>th</sup>, 8<sup>th</sup>, K, and L streets, in Sacramento, California ("Property"). Agency's decision is based on all representations and information supplied by you to it. If these representations and information change in a material manner without written approval of Agency, this commitment is void. Agency's obligation to make the Grant and Loan is subject to satisfaction of all the following terms and conditions and Grantee's execution of documentation that is in a form and in substance satisfactory to the Agency.

The funds subject to this commitment are payable only from the sources identified, above, and are limited by their availability and are not a general obligation of the Housing Authority, the City or any other public or private person or entity.

The Grant shall be made on standard Agency documents. No material terms not in this funding commitment shall be included in the final documents without additional environmental review if there are changes to the physical project, and governing board approval if there are material changes to the terms, herein. In the event of any discrepancies between terms stated in this commitment and the documents, the terms stated in the loan documents shall prevail.

Unless otherwise agreed in writing by the Agency in exercise of its absolute discretion, the following shall be considered conditions to Agency approval of a financing commitment. The Agency may, in exercise of its absolute discretion, modify its requirements upon written notice to Grantee given at least sixty days prior to close of escrow for the Project financing.

This letter constitutes a binding commitment to fund the Project. Except as provided in Section 19, Extension of Commitment Term, this commitment will expire on April 1, 2015.

1. **PROJECT DESCRIPTION:** The “Project” is the rehabilitation of the existing commercial properties on the south side of K Street between 7<sup>th</sup> and 8<sup>th</sup> Streets in Downtown Sacramento and the creation of 137 mixed-income rental units, including 15 units in the rehabilitated buildings and 122 units in a newly constructed mid-rise building to the south of, and attached to, the commercial properties.
2. **GRANTEE:** The name of the/Grantee for the Loan and the Grant is the Downtown Sacramento Revitalization Corporation (hereafter simply “Grantee”).
3. **DEVELOPER:** The Developer is 700 Block Investors, L.P., or other related entity controlled by the principals, as of the date of this commitment letter, of a) D & S Development, Inc., and b) CFY Development, Inc. Developer’s legal entity will be established for the purpose of this Project and must be eligible to receive Low Income Housing Tax Credits (LIHTC).
4. **PRINCIPAL AMOUNT:**  
The total amount of the Grant will be the lesser of (i) Three Million Eight Hundred Nineteen Thousand Seven Hundred Thirty-Eight Dollars (\$3,819,738).
5. **PURPOSE OF GRANT:** The Grant is to be used by Grantee solely to pay the costs of rehabilitation and new construction of the Project, for such other purposes as Agency expressly agrees to in the Owners Participation Agreement (OPA) by and between Agency and Developer (or other related entity controlled by the principals of D & S Development, Inc. and CFY Development, Inc.) and in the grant agreements, and such other agreements between Agency and Grantee as may be generally required by the Agency for the use of the funding sources for Grant.

In order to accomplish the purposes stated in this paragraph, Grantee shall, prior to expiration of this commitment, or, if the commitment term is extended as provided in Section 26, by the New Expiration Date defined in that section, take the following actions:

- a. Make a loan (the “Developer Loan”) of \$3,159,738 to the 700 Block Investors, L.P. or related entity.

- b. Make a grant (the “Developer Grant”) of \$660,000 to the 700 Block Investors, L.P.
6. REPAYMENT OF DEVELOPER LOAN: Agency, Grantee and other lender staff have worked with the Developer to underwrite the Project and perform the associated due diligence. The Developer Loan shall be made, based on the following terms:
- a. Term of Developer Loan: The Developer Loan shall mature in Month 684 following the date of the disbursement of Developer Loan.
  - b. Interest Rate: The Developer Loan will bear interest at one percent (1%) interest
  - c. Amortization and Monthly Payments: Repayments of the Developer Loan to Grantee shall be made according to the following schedule:  
payment shall be due in Months 1 through 540 following the effective date of the Developer Loan. Starting in month 541, monthly installments shall be made based on residual receipts, calculated to achieve an annual 1.2 debt coverage ratio. Monthly payments shall be applied first to outstanding interest accrued and unpaid and then to principal. All outstanding principal and interest is due and payable on the maturity date. This schedule is predicated on the repayment of the Developer’s loan obligation to the Agency. If that loan is retired before its scheduled maturity date, the Developer Loan (i.e., loan between DSRC and Developer) payments would be due according to the 1.2 debt coverage ratio outlined above.
  - d. Loan Prepayment: Developer may repay loan to Grantee at any time during the term of the loan without penalty.
7. SOURCE OF LOAN FUNDS: Agency is making the Grant from the following sources of funds, and the Grant is subject to all requirements related to the use of such, whether Agency requirements or otherwise:

Grant: Former Merged Downtown Redevelopment Area Low/Moderate Tax Increment Housing Set-Aside Tax Exempt Bond Funds currently funds held by the Housing Authority

The Grant is conditioned upon Grantee’s acceptance of Agency’s requirements and conditions related to such programs and funding sources, including among others, the required forms of agreements for the Grant; the side funding agreements, the requirements for covenants, conditions and restrictions upon the Property; and insurance and indemnity requirements.

8. **Grantee acknowledges that, as a condition of the Agency’s providing financial assistance to the project , the Property will be subject to restrictions**

**on future sales and rentals which may result in less income to Grantee than could otherwise be realized, and that such restrictions run with the land, and during their operational term, will bind all successors in interest.**

\_\_\_\_\_ (Grantee Initial)

9. **LEASE AND RENTAL SCHEDULE:** Subject to the terms of the OPA by and between Agency and 700 Block Investors L.P. or other related entity, and pursuant to a forthcoming Regulatory Agreement between Agency and Developer, all residential non market rate leases of the Property and Improvements shall be subject to Agency's approval prior to execution. Grantee understands that Developer shall not deviate from the rental schedule presented in Developer's application for the Loan without Agency's prior written approval.
10. **PROOF OF EQUITY:** As a condition of disbursement of Loan and Grant proceeds, Grantee shall require Developer provide proof of equity for the Property and Improvements in the amount of Eight Million Seven Hundred Thousand Dollars (\$8,700,000) in Low Income Housing Tax Credit equity, or such amount as may be awarded.
11. **OTHER FINANCING:** As a condition precedent to the disbursement of Grant proceeds, Grantee must require Developer procure and deliver to Agency evidence of adequate and assured funding to complete the development of the Project in accordance with the Agency's requirements. Project funding shall include all of the following described financing which may be secured by a lien upon the Property and Improvements, and which shall be otherwise on terms and conditions acceptable to Agency and Grantee.
  - a. **Private Financing:** Permanent financing from a private lender(s) of no less than Twelve Million Eight Hundred Thousand Dollars (\$12,800,000) or such other amount as shall be reasonably approved by the Agency Director and Grantee. Grantee must require Developer provide evidence of firm and binding commitments for the Project from financial institution(s) or from other lender(s) approved by Agency and Grantee.
  - b. **Developer Financing:** A commitment of no less than Two Million Seven Hundred and Fifty Thousand Dollars (\$2,750,000) in combined deferred developer fee and developer loan from the Developer or such other amount as shall be reasonably approved by the Agency Director and Grantee.
  - c. **Agency Funding:** The Agency funding provided through this commitment letter, provided, however that Agency is not obligated by this letter to make any contribution not stated in this letter.

Such commitments for financing shall not require modification of Agency grant documents.

Such commitments shall not be based upon sources and uses of Project funds that are different from those approved by Agency and Grantee for the Project or be subject to conditions which require amendment of the OPA, or other agreements.

12. ADDITIONAL DOCUMENTATION FROM DEVELOPER: Grantee acknowledges and understands that, prior to disbursement of Grant proceeds, Developer must deliver to Agency and Agency must approve all of the following documentation, as defined in and required by the OPA by and between Agency and 700 Block Investor, L.P. (or other related entity controlled by the principals of D & S Development, Inc. and CFY Development, Inc.):
  - a. Architectural Agreement
  - b. Construction Contract
  - c. Cost Breakdown
  - d. Hazard Insurance
  - e. Public Liability and Other Insurance
  - f. Title Insurance
  
13. ADDITIONAL PROVISIONS IN DISBURSEMENT AGREEMENT: Prior to disbursement of Grant proceeds, Agency and Grantee, as well as the other parties to the transaction, including but not limited to the Developer, will enter into a Disbursement Agreement that will contain provisions in addition to those described in this commitment letter. These additional provisions will include, but not be limited to: retention from disbursements prior to project completion, distribution of cost savings at the completion of construction, and a “loan in balance” provision. The provisions in the Disbursement Agreement shall be consistent with these general provisions:
  - a. Retention from Disbursements: The Developer shall withhold ten percent (10%) retention from each disbursement of Loan or Grant funds to the Developer, not to exceed a total of ten percent (10%) of the total amount of the Loan and Grant.
  - b. Cost Savings: At completion of construction, Developer shall submit to Agency a cost certification prepared by a qualified independent auditor acceptable to Agency, which cost certification shall indicate the amounts actually expended on each item in the Project budget. If there is an aggregate savings, net of any increases or decreases in sources of funding, in the total of all such cost breakdown items from the cost breakdown items in the original budget approved by the Agency, the Agency shall withhold for itself as grant repayment, one-half of such savings from the amount of retention then held by the Agency, and the Loan balance shall be reduced by the amount so withheld. The Agency, in its sole discretion, shall determine any reduction and/or repayment of the Agency grant based upon this cost certification, the projected final sources of funding, and the original approved budget for the project.

14. START OF CONSTRUCTION: Project construction shall commence at the earliest possible date subject to the conditions of this Agency and other involved lenders, but no later than April 1, 2015, except as provided in Section 20.
15. COMPLETION OF CONSTRUCTION: Construction of the Improvements shall be completed no later than December 31, 2016, except as provided in Section 20.
16. ORGANIZATIONAL AGREEMENTS: Grantee must ensure that the Developer submits to Agency certified copies of all of the organizational documents necessary for this Project. Grantee shall also ensure that such submittal also includes the certified copies of all of the Developer's organizational documents, including all amendments, modifications or terminations: if a corporation, Developer's Articles of Incorporation and By-Laws; if a partnership, its Partnership Agreement and, as applicable, Certificate of Limited Partnership or Statement of Partnership; if a Limited Liability Company, its Articles of Organization and its Operating Agreement; and in all cases with all exhibits and amendments to such documents, fictitious business name statements, other related filings or recorded documents and such related documents as Agency may request. If it is a corporation, Developer must submit a corporate borrowing resolution referencing this Loan. If Developer is other than a corporation, it must submit such proof of authority to enter this Loan as may be required under the organizational documents.
17. FINANCIAL INFORMATION: During the term of the Loan, Borrower shall deliver to Agency within 120 days of the end of each fiscal year an audited income and expense statement, a balance sheet, and a statement of all changes in financial position signed by authorized officers of Borrower. Prior to close of the Loan and during its term, Borrower must deliver to Agency such additional financial information as may be requested by Agency. During the term of the Loan, Developer shall deliver to Grantee within 120 days of the end of each fiscal year an audited income and expense statement, a balance sheet, and a statement of all changes in financial position signed by authorized officers of Borrower. Prior to close of the Grant and during its term, Grantee must deliver to Agency such additional financial information as may be requested by Agency. Similarly, prior to close of the Developer loan and during its term, Developer must deliver to Grantee such additional financial information as may be requested by Grantee. Agency reserves the right to review and approve financial statements and other credit information and references of both Grantee and Developer prior to closing. During the term of the Developer Loan, Grantee must cause Developer to deliver to Agency a monthly rent-roll including household composition information and operating statements with respect to the Property and Improvements, as Agency may request.
18. DOCUMENTATION: This letter is not intended to describe all of the requirements, terms, conditions and documents for the Grant, which shall also

include customary provisions and documents for an Agency transaction of this type. All documents to be delivered to or approved by Agency must be satisfactory to Agency in all respects. Grantee must promptly deliver to Agency any further documentation that may be required by Agency.

19. EXTENSION OF COMMITMENT TERM: In the event the Project is not successful in securing the funding described in Sections 11 and 12 by April 1, 2015, the Agency in its sole discretion, which discretion shall not be unreasonably withheld, may extend the expiration date of this commitment letter to a date no later December 31, 2015 (the "New Expiration Date"). If the Developer is unsuccessful in securing funding by December 2015 and desires to extend the term of this commitment, the Developer must provide documentation to Agency that demonstrates a good faith effort to secure the prerequisite funding by no later than April 2015. In the event Agency extends the expiration date as described here, Developer has until the New Expiration Date to secure and close on the Project financing, until one month after the New Expiration Date to begin construction, and until months after the New Expiration Date to complete construction. Under no circumstances shall project construction begin later than December 31, 2015 or end later than December 31, 2017.
20. CONSISTENCY OF DOCUMENTS: As a material obligation under this commitment letter, Grantee shall assure that the documents for the Project are consistent with lender's commitment approved by the Agency and comply, in all respects, with this commitment letter.
21. CHANGES OR AMENDMENTS: No documents or contracts which are to be delivered to Agency or are subject to Agency's review or approval shall be modified or terminated without the prior written approval of Agency, which shall only require the approval of the Agency Counsel and Director and not the Agency Board of Directors to the extent permitted by applicable law.
22. ACCEPTANCE OF THIS COMMITMENT: Grantee's acceptance of this Commitment shall be evidenced by signing and delivering to Agency the enclosed copy of this letter. Until receipt of such acceptance by Agency, Agency shall have no obligation under this letter. Agency may withdraw this commitment at any time prior to Grantee's acceptance.

Sincerely,  
The Housing Authority of the City of Sacramento

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LaShelle Dozier, Executive Director

The undersigned acknowledges and accepts the foregoing Commitment and its terms and conditions.

Dated:

GRANTEE:

Downtown Sacramento Revitalization Corporation

By: \_\_\_\_\_  
Angelique Ashby, DSRC Board President



## **RESOLUTION NO. 2014 -**

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

on date of

**700 BLOCK OF K: APPROVAL FOR HOUSING AUTHORITY TO ACCEPT \$1,054,503 MERGED DOWNTOWN 2005 TAXABLE LOW MODERATE FUNDS AND \$495,497 MERGED DOWNTOWN 2005 TAX EXEMPT LOW MODERATE FUNDS FROM THE REDEVELOPMENT AGENCY SUCCESSOR AGENCY, USE THE PROCEEDS OF \$1,550,000 TO FUND THE 700 BLOCK OF K STREET PROJECT, DEFUND \$2,340,000 OF TAX EXEMPT FUNDING CURRENTLY ALLOCATED TO THE PROJECT; RELATED BUDGET AMENDMENT**

### **BACKGROUND**

- A. The 700 Block Investors, LP (Developer) applied to the Sacramento Housing and Redevelopment Agency for an allocation of Ten Million, One Hundred Thousand Dollars (\$10,100,000) to finance the rehabilitation and new construction of a 137-unit multifamily housing facility located at 700-730 K Street, Sacramento, California and commonly known as the 700 Block of K Street Project (the "Project").
- B. The funding for the Project was approved in June 21, 2011. Due to the dissolution of redevelopment, the Project has been delayed. Given the currently proposed Project structure, the Housing Authority desires to alter its funding for the Project subject to maximize the amount of conventional sources available to fund the Project.
- C. On September 15, 2014 the Redevelopment Agency Successor Agency (RASA) approved, subject to the approval of the State Department of Finance, replacing \$1,550,000 of former 2002 Tax Exempt project funding with \$1,054,503 in Merged Downtown 2005 Taxable Low Moderate Funds, and \$495,497 of former Merged Downtown 2005 Tax Exempt Low Moderate Funds,.
- D. Subject to approval of the State Department of Finance (DOF), the Housing Authority recommends defunding \$2,340,000 of 2002 Tax Exempt funding from the project and replacing it with \$1,054,503 in Merged Downtown 2005 Taxable Low Moderate Funds, \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds, and \$790,000 of Housing Trust Funds allocated to the Project.
- E. An Environmental Impact Report was completed and certified by the City Planning Commission May 12, 2011.

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

- Section 1. The Housing Authority has reviewed the Environmental Impact Report, which was certified by the City of Sacramento Planning Commission on May 12, 2011, and has considered the environmental effects of the proposed Project in accordance with California Environmental Quality Act (CEQA) Guidelines §15096(f). The actions do not require further environmental review per CEQA Guidelines §§ 15162 or 15163. The Housing Authority hereby adopts the Findings of Fact and Statement of Overriding Considerations prepared in accordance with CEQA Guidelines §§ 15091 and 15093, and on file with the Agency Clerk.
- Section 2. Subject to the State DOF approval of RASA's September 15, 2014 actions, the Sacramento Housing and Redevelopment Agency (Agency) is authorized to amend the budget to defund \$2,340,000 of 2002 Tax Exempt funding for the Project and accept \$1,045,503 in Merged Downtown 2005 Taxable Low Moderate Funds and \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds from the RASA and allocate the sum of \$1,550,000 to the Project.
- Section 3. The Housing Authority is authorized to accept \$790,000 of Housing Trust Funds and contribute it to the project.
- Section 4. The Housing Authority is authorized to incorporate the \$1,550,000 of RASA funding combined with \$790,000 of Housing Trust Funds to the \$6,280,262 loan to the 700 Block Investors, L.P. or related entity.
- Section 5. The Executive Director has authority to execute agreements between the RASA and the Housing Authority to transfer the \$1,550,000 of funding.
- Section 6. The Executive Director is authorized to take all actions she deems necessary to complete the financing of the project.

## **RESOLUTION NO. 2014 -**

**Adopted by the Sacramento City Council**

On date of

### **700 K STREET PROJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO APPROVING THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS AND DIRECTING CERTAIN ACTIONS**

#### **BACKGROUND**

- A. The Housing Authority of the City of Sacramento (the "Issuer") intends to issue tax-exempt obligations in an principal amount not to exceed \$20,000,000 (the "Obligations") for the purpose, among other things, of making a loan to 700 Block Investors, L.P., a California limited partnership ("Developer"), the proceeds of which shall be used by the Developer to finance the acquisition and construction/rehabilitation of a 137-unit multifamily housing facility located at 700-730 K Street, Sacramento, California (the "Project").
- B. The Issuer is authorized by Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California to issue and sell revenue bonds for the purpose of financing the acquisition, construction/rehabilitation and development of multifamily rental housing facilities to be occupied in part by low and/or very low income tenants.
- C. In order for the Obligations to be considered "qualified exempt facility bonds" under Section 142(a) of the Internal Revenue Code of 1986, as amended (the "Code"), Section 147(f) of the Code requires that the "applicable elected representatives" of the area in which the Project is to be located hold a public hearing on and approve the issuance of the Obligations.
- D. This City Council is the elected legislative body of the City.
- E. A notice of public hearing in a newspaper of general circulation in the City has been published, to the effect that a public hearing would be held by this City Council regarding the issuance of the Obligations by the Issuer and the nature and location of the Project.
- F. This City Council held said public hearing on the published date, at which time an opportunity was provided to present arguments both for and against the issuance of such Bonds and the nature and location of the Project.
- G. It is in the public interest and for the public benefit that the City approve the issuance and delivery of the Obligations for the purpose of financing the acquisition and construction/rehabilitation of the Project.

- H. The City shall not have any liability for the repayment of the Obligations or any responsibility for the Project.

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

- Section 1. The City hereby finds and determines that the foregoing recitals are true and correct.
- Section 2. Solely for the purpose of fulfilling the requirement of Section 147(f) of the Code, the City hereby approves the issuance and delivery of the Obligations.
- Section 3. This resolution shall take effect upon its adoption.

## **RESOLUTION NO. 2014 –**

**Adopted by the Sacramento City Council**

on the date of

### **700 BLOCK OF K PROJECT: APPROVAL TO TRANSFER \$790,000 OF HOUSING TRUST FUNDS (HTF) TO THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO FOR THE PROJECT**

#### **BACKGROUND**

- A. On June 21, 2011, the Redevelopment Agency of the City of Sacramento ("Redevelopment Agency" or RDA) authorized a commitment of \$10.1 million of Downtown low-moderate tax-exempt bond funds to the Downtown Sacramento Revitalization Corporation to finance the rehabilitation and new construction of a 137-unit multifamily housing facility located at 700-730 K Street, Sacramento, California and commonly known as the 700 Block of K Street Project (the "Project").
- B. On September 15, 2014 the Oversight Board approved replacing \$1,550,000 of 2002 Tax Exempt project funding with \$1,045,503 in Merged Downtown 2005 Taxable Low Moderate Funds, and \$495,497 in Merged Downtown 2005 Tax Exempt Low Moderate Funds. The action of the Oversight Board is subject to review by the State Department of Finance. The transaction cannot close until such approval is issued.
- C. City Housing Trust Funds in the amount of \$790,000 are proposed to be allocated by the Sacramento Housing and Redevelopment to the Housing Authority of the City of Sacramento ("Housing Authority") specifically for the Project, replacing \$790,000 of 2002 Tax Exempt bond funding.
- D. An Environmental Impact Report was completed and certified by the City Planning Commission May 12, 2011. There has been no change to the scope of the Project which would require additional environmental review.

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

Section 1. All of the evidence having been duly considered, the findings, including the environmental findings, as stated above, are approved.

Section 2. The Sacramento Housing and Redevelopment Agency is authorized to utilize \$790,000 of Housing Trust Funds as part of the Housing Authority's \$6,280,262 loan for the residential component of the Project.

## RESOLUTION NO. SHRC-\_\_\_\_\_

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

ON DATE OF

**October 1, 2014**

**700 BLOCK OF K STREET PROJECT (PROJECT): APPROVAL TO ALLOCATE \$790,000 OF CITY HOUSING TRUST FUNDING TO HOUSING AUTHORITY FOR PURPOSES OF FUNDING THE PROJECT; AND RELATED BUDGET AMENDMENT**

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

Section 1: The City Planning Commission approved certain permits for the Project and certified the Environmental Impact Report on May 12, 2011. Because there is neither any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require preparation of supplemental environmental documentation, the recommended actions do not require further environmental review per State CEQA Guidelines §§ 15162 or 15163.

Section 2: Funding for the Project was approved in June 21, 2011. Unfortunately, due to the dissolution of redevelopment, the project has been delayed. Given the currently proposed project structure, the Housing Authority desires to alter its funding for the Project subject to maximize the amount of conventional sources available to fund the project.

Section 3: On September 15, 2014 the Redevelopment Agency Successor Agency (RASA) approved subject to the approval of the Department of Finance replacing \$1,550,000 of 2002 Tax Exempt project funding and replace it with \$1,045,503 in Merged Downtown 2005 Taxable Low Moderate Funds, \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds.

Section 4: Subject to approval of the Department of Finance, the Housing Authority recommends defunding \$2,340,000 of 2002 Tax Exempt funding for the project and replace it with \$1,045,503 in Merged Downtown 2005 Taxable Low Moderate Funds, \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds, and \$790,000 of Housing Trust Funds allocated to the Housing Authority to be utilized for the Project.

Section 5: Subject to approval by the City Council, the Executive Director is authorized to transfer \$790,000 of City Housing Trust Funds to the Housing Authority which are to be allocated to the Project.

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CHAIR

ATTEST:

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CLERK

October 1, 2014



Sacramento Housing and Redevelopment Commission  
Sacramento, California

Honorable Members in Session:

**SUBJECT** Public Housing Agency 5-Year Action Plan and 2015 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of PHA 5-Year and 2015 Annual Plan to the Department of Housing and Urban Development (HUD); Certificates of Compliance

**RECOMMENDATION**

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to: 1) certify that the required public hearing has been held and comments received, 2) approve the *2015 Five-Year Plan and Public Housing Agency (PHA) Annual Plan*, 3) authorize submittal of the *2015 Five-Year and PHA Annual Plan* to the U.S. Department of Housing and Urban Development (HUD), 4) certify that the plan is consistent with the *Consolidated Plan* per Code of Federal Regulations (CFR) 903.15, and 5) execute all necessary documents for the submission and certification of compliance of the *2015 PHA Annual Plan* as required by HUD and to comply with the "Quality Housing and Work Responsibility Act of 1998."

**CONTACT PERSONS**

Monique L. Pierre, Management Analyst, Public Housing, 916-449-6212;  
MaryLiz Paulson, Assistant Director, Public Housing, 916-449-6329  
Sarah Thomas, Assistant Director, Housing Choice Voucher, 449-6346

**SUMMARY**

This report recommends the approval and implementation of the *2015 Five-Year and PHA Annual Plan (Plan)* and its attachments for the Housing Authorities of the City and County of Sacramento (collectively "Housing Authority") that are consistent with the *Five-Year Consolidated Plan (2010-2015)*. This Plan also includes the *Capital Fund Program Five-Year Action Plan (2015-2019)* which charts a strategic course over the next five years for investment in physical improvements at PHA properties.

The Plan consists of:

- the *City of Sacramento 5-Year and 2015 Annual PHA Plan* and attachments (Attachment 1);



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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- the *County of Sacramento 5-Year and 2015 Annual PHA Plan* and attachments (Attachment 2);
- the *Public Housing Admissions and Continued Occupancy Policy (ACOP)* (Attachment 3); and
- the *Administrative Plan for the Housing Choice Voucher program* (Administrative Plan) (Attachment 4).
- the *Capital Fund Program (CFP) 5-Year Action Plan for the City of Sacramento* (Attachment 5)
- the *Capital Fund Program (CFP) 5-Year Action Plan for the County of Sacramento* (Attachment 6)

Together, these documents provide a comprehensive guide to the Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals consistent with the Housing Authority's overall goal to improve operating efficiencies and service to residents.

### **BACKGROUND**

Applicable Federal Law and HUD regulations require each Housing Authority to develop and adopt a *Plan* and to update it on an annual basis. The *Plan* provides details about Housing Authority programs, services, and general operations. In addition, the *Plan* focuses on implementation strategies designed to address residents' needs, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs.

Staff spent time reviewing policies and procedures, in light of new funding (or lack thereof) and any new HUD policies and updates to their guiding documents. The Resident Advisory Board (RAB) held meetings at each site to obtain resident input about proposed changes they would like to have made at their sites. The RAB brought these requests to PHA management where each request was considered and then incorporated into the Capital Fund Plan. Additionally, staff met with the RAB and community stakeholders to present proposed changes to program policies and consider their feedback. Regular meetings were held with Legal Services of Northern California throughout the year at which time policies, generally or as relevant to specific families, were reviewed and future changes proposed. These documents were then posted on our website and notices announcing the beginning of the 45 day public comment period were published.

The *Plan* contains summaries of the PHA's policies. Additionally, the entire policy documents are revised and submitted to HUD:

- The Conventional Public Housing Program's policies are contained in a policy document called the *Admissions and Continued Occupancy Policy (ACOP)*.

## **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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- The Housing Choice Voucher Program's policies are contained in the *Administrative Plan*.

Both of these documents are updated annually and are available to the public, ensuring that the programs are administered consistently, without bias and with transparency.

The PHA annually reviews its properties and creates a multi-year plan to maintain and preserve its physical assets and projects the capital improvements necessary to keep the housing sustainable over time.

In 2010, 2015 and 2020, the PHA must provide HUD with a *Five Year Plan*, which is updated annually in the interim.

### **FINANCIAL CONSIDERATIONS**

The *Capital Fund Program (CFP) 5-Year Action Plan* identifies the anticipated annual allocations from HUD and the proposed uses for those funds. The recommended action before the Commission requires no additional funding consideration.

### **POLICY CONSIDERATIONS**

This Public Housing Authority complies with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

### **ENVIRONMENTAL REVIEW**

Activities authorized by the *Plan* and CFP have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The *Plan* and CFP also include projects such as modernization, rehabilitation, disposition, and demolition which are listed for budgeting and planning purposes only. To the extent that funding becomes available, making these projects possible, individual environmental review under CEQA and/or NEPA will be performed prior to any actual funding commitment or choice limiting action.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission

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### **M/WBE and SECTION 3 CONSIDERATIONS**

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

Respectfully submitted,



**LASHELLE DOZIER**  
Executive Director

### **Attachments:**

- 1 *City of Sacramento 5-Year and 2015 Annual PHA Plan and attachments*
- 2 *County of Sacramento 5-Year and 2015 Annual PHA Plan and attachments*
- 3 *Public Housing Admissions and Continued Occupancy Policy (ACOP) (on file)*
- 4 *Administrative Plan for the Housing Choice Voucher program (Administrative Plan) (on file)*
- 5 *Capital Fund Program (CFP) 5-Year Action Plan for the City of Sacramento*
- 6 *Capital Fund Program (CFP) 5-Year Action Plan for the County of Sacramento*
- 7 *Significant Changes Proposed to the draft Five Year and 2015 PHA Plan and 2015 Housing Choice Voucher Program Administrative Plan and Admissions and Continued Occupancy Policy*
- 8 *Environmental Determination*
- 9 *SHRC Resolution*
- 10 *SHRA response to Legal Services letter*

# PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Sacramento</u> PHA Code: <u>CA007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1014</u> Number of HCV units: <u>11,504</u>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.</b>				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the County of Sacramento's (PHA) mission is to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment A (5.2)				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment B (6.0.1) (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See Attachment B (6.0.2)				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment B (9.0)</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment B (9.1)</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment B (10.0.1)</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attachment B (10.0.2)</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

### **PHA Plan Elements. (24 CFR 903.7)**

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/nhb/programs/nhb/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/nhb/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/nhb/centers/sac/demo_dispo/index.cfm)  
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/nhb/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project housing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assigned, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

**11.0 Required Submissions for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) **Challenged Elements.** Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.



## Housing Authority of the County of Sacramento

## 2015 Annual Plan and 5 Year Plan

**5.2 Goals and Objectives.**

The Housing Authority of the County of Sacramento will pursue all available Federal, State, local, and private financing in order to preserve and maintain our public housing properties, housing choice vouchers and expand affordable housing.

Our objectives are to improve the specific factors listed below:

**Goal: Increase the availability of decent, safe, and affordable housing.****Expand supply of assisted housing**

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private and/or other public funds to create additional housing opportunities
- Acquire or build units or developments

**Improve the quality of assisted housing**

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

**Increase assisted housing choices**

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Convert public housing to vouchers

**Goal: Improve community quality of life and economic vitality****Provide an improved living environment**

- Implement public housing security improvements

**Goal: Promote self-sufficiency and asset development of families and individuals****Promote self-sufficiency and asset development of assisted households**

- Provide or attract supportive services to improve the employability of participants receiving assistance
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**Goal: Ensure Equal Opportunity in Housing for all Americans**

**Ensure equal opportunity and affirmatively further fair housing**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requires

**Goal: Realign Public Housing**

**Maximize funding in order to create sustainable affordable housing**

- Evaluate the housing inventory to determine eligibility for Rental Assistance Demonstration (RAD)
- Consider Project Based Vouchers (PBVs)
- Analyze site development/re-development opportunities for Low Income Housing Tax Credits (LIHTC)

**Goal: Increase Housing Opportunities**

**Target housing opportunities to high need or underserved populations**

- Seek funding opportunities to build housing for Veterans
- Seek opportunities to develop elderly housing
- Identify opportunities within existing housing inventory to rehabilitate units to make them ADA accessible
- Actively seek funding opportunities to build housing specific for youth aging out of foster care

**Progress Report on Prior Goals and Objectives**

The PHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the PHA as outlined in the 2014 PHA plan were successful and allowed the authority to meet our Mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Through the efforts of a dedicated staff organizational goals were met or exceeded. The PHA was able to help residents achieve greater economic self-sufficiency; improve homeownership opportunities, stabilize the housing stock and increasing access to services and independence for our elderly residents.

The first key success that quantifies our efforts is the approved application to HUD for the repositioning of 22 units of scattered site housing units to a Purchase Resale Entity. The PRE homes will be rehabilitated and sold to low-income

households at or below 80% area median income. This action was the realization of three of the previously stated goals; to provide homeownership opportunities, improve the quality of the housing stock available, and reposition the PHA to streamline our business model.

This past year the PHA hired Resident Services staff that provides resource referral and goal setting for residents seeking economic self-sufficiency. In the past year program participants experienced many successes such as obtaining a Bachelor's Degree, taking the State Exams for the DMV and the Sheriff's Department, and enrolling in college.

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## Housing Authority of the County of Sacramento

## 2015 Annual Plan and 5 Year Plan Update

**6.0 PHA PLAN UPDATE****1. Revised Plan Elements****a. Veterans Assistance Supportive Housing (VASH) Program Project-based Vouchers**

During the 2014 Fiscal Year the PHA applied for and was approved to convert 25 tenant-based VASH vouchers to 25 VASH Project-based Vouchers. *The Housing Authority of the County of Sacramento's Housing Choice Voucher Program will continue to evaluate the use of PBVs to meet the needs of veterans.*

**b. Twin Rivers Choice Neighborhood Planning Grant**

The River District/Railyards Transformation Plan was completed in January, 2014 and the planning grant is in process of being closed out. Efforts currently underway towards the implementation of the Plan include due diligence for property acquisition, environmental study and testing, design of the planned light rail station to be developed, and application planning for Phase I of the Plan. SHRA anticipates applying for a Choice Neighborhoods Implementation grant in FY2014 or FY2015 funding rounds, if available.

**c. Disposition of Public Housing**

i. The Housing Authority of the County of Sacramento received the approval to amend the Section 32 Homeownership Program on April 3, 2013. The Authority received approval to remove 26 units from the PHA single family inventory and convey them to a Purchase Resale Entity (PRE) for rehabilitation and resale to low-income households. In December 2013 the PHA submitted an amendment to reduce the number of units removed from the inventory from 26 to 22 single family vacant units. The amendment was approved July 17, 2014.

The properties approved for conveyance include:

<b>Development name:</b>		Rio Garden, Sun River, Gold Ridge
<b>Development (project) number:</b>		CA007000202, CA007000203, CA007000204
<b>Activity type:</b>		Disposition
<b>Application status:</b>		Approved
<b>Date application submitted:</b>		July 17, 2014
<b>Number of units affected:</b>		22
<b>Coverage of action:</b>		Part of the development
<b>Timeline for activity:</b>		Disposition in 2015
<b>Properties included:</b>		
3837 A ST	3917 HAYWOOD ST	3112 PORTSMOUTH DR
255 ARCANO WAY	6505 LA CIENEGA DR	9925 REDSTONE DR
6434 BOLIN WAY	6426 LARCHMONT DR	2336 ROSADO WAY
6428 CRAIGHURST DR	9960 LINCOLN VILLAGE DR	3125 SCOTLAND DR
3836, 3917 DRY CREEK	6461 LINN WAY	4255 SLOAN DR
2264 EL MANTO DR	6589 MELROSE DR	7672 THRIFTY WAY
3821 FLORAL DR	100 MONTICELLO AVE	7679 THRIFTY WAY

ii. Additional properties proposed for conveyance include:

<b>Development name:</b>	Sun River
<b>Development (project) number:</b>	CA007000204
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Planned Application
<b>Date application submitted:</b>	9/1/2014
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 days of receiving HUD approval
<b>Properties included in the disposition:</b>	3867 Bainbridge Dr., North Highlands, CA 95660

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development (project) number:</b>	CA007000202, CA007000203, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2014	
<b>Number of units affected:</b>	53	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of receiving HUD approval	
<b>Properties included:</b>		
5001 33 <sup>rd</sup> AVE	6641 DAWSON	5984 NORTH HAVEN
4410 40 <sup>th</sup> AVE	4116 DEXTER CIRCLE	3945 PALMETTO ST
3812, 3820, 3832 ALDER ST	3811, 3812 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3813, 3814 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3815, 3817 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3925 DRY CREEK RD	5721 SAN MARCO WY
6421 BOLIN WAY	2608-2610 EL PARQUE CR	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 SILVANO
3640 BRANCH ST	6529 JUNEAU WAY	5248-50 SOUTHWEST AV
3641 CENTINELLI A DR	6444 LA CIENEGA DR	6141, 6143 TERRELL DR
3833 CENTINELLA DR	6108 LAURINE	6145 TERRELL DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	

d. Project-based Vouchers (PBV)

The PHA will continue to use PBV to strategically meet the needs of specific target populations, including homeless, rent burdened, and disabled families; and will issue Requests for Proposals accordingly.

2. Copies of the Annual PHA Plan are available for review at:

- a. Main Administrative Office of PHA (801 12<sup>th</sup> Street, Sacramento, CA 95814)
- b. Housing Choice Voucher (HCV) and Housing Application Office (630 I Street, Sacramento, CA 95814)
- c. <http://www.shra.org>
- d. Legal Services of Northern California (515 - 12th Street, Sacramento, CA 95814)
- e. Resident Advisory Board (RAB) Office (1725 K Street, Sacramento CA 95814)

## **PHA PLAN ELEMENTS**

### **1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

#### **Conventional Public Housing Program (CNV) Eligibility**

The family's initial eligibility for Conventional Public Housing will be determined based on the policies described in the Admissions and Continued Occupancy Policy (ACOP).

The Intake Department verifies eligibility for admission by checking for the existence of criminal or drug related activity or bad debt owed to any public housing authority.

Public Housing uses site-based waitlists. There is also a general waitlist for the County.

#### **1) Twin Rivers Waitlist**

Interested persons may apply for admission to public housing using the internet<sup>1</sup>. This has resulted in fewer turn downs of unit offers although often some people apply to be on several waiting lists at once. Applicants are offered two units before their name is withdrawn from that one wait list, although they can remain on other wait lists.

#### **Housing Choice Voucher Program (HCV) Eligibility**

The Housing Choice Voucher Program has a single community-wide waitlist for tenant-based vouchers that is closed. The site-based wait lists for project-based voucher developments are open:

- 1) Phoenix Park
- 2) Saybrook/Serna
- 3) Downtown Central Elderly

Both programs prohibit the admission of convicted sexual predators that are named on the registry.

#### **CNV Selection and Admissions Policies**

It is Public Housing program's policy that each applicant shall be assigned an appropriate place on the waiting list for the developments in which the applicant wishes to reside based on date and time of their application. Public housing applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence. The Public Housing program utilizes no preferences.

#### **HCV Wait List Preferences**

In contrast, the HCV community-wide waitlist utilizes preferences to order a wait list by computerized random selection, in accordance with the following values:

Resident of Sacramento County	4 points
Elderly/Disabled	2 points
Homeless/Rent Burdened	1 point

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<sup>1</sup> For the public housing property that has a site-based waiting list, Twin Rivers, the applicant must first go to the on-site management office and obtain a code to access the online waitlist for that property. Reasonable accommodations are granted when medical necessity for exclusion is documented. In these cases, the number can be mailed to the applicant so they can apply online.

HCV Project-Based Voucher Site-Based Wait Lists are maintained on a sequential basis based on preferences and date/time of application. The preferences vary at each site varies, however, they are defined by the PHA is as follows:

1. *Residency* preference is given to applicants who live, work, or have been hired to work in Sacramento County, or any political subdivision thereof.
2. *Rent Burden* preference is given to applicants who pay more than 50% of their gross income for rent and utilities. The applicant family must provide copies of receipts, lease, their income and utility bills.
3. *Homeless* preference is to be given to applicants who meet HUD's definition of homeless per the Interim Final Rule for HEARTH Act 7/31/12 (pg 24):

The Housing Authority will allow up to one week for an applicant to provide a written statement that they are homeless, as a self-declaration.

4. *Disability* preference is given to applicants who have a disabled household member. A person with a disability is defined as "Any person who has a physical or mental impairment that limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment."

#### Management of the Waiting List

The PHA will administer its waiting lists as required by 24 CFR Part 5, Part 945 and 960 Subparts A, B, and 982.

All applicants must meet applicable income eligibility requirements as established by HUD for the particular program for which they are applying.

#### Site-Based Wait List Procedures

When the PHA establishes new site-based waiting lists, applicants already on the wait list for the program are invited to apply to the new list. When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on all other waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least three (3) months, based on anticipated turnover at the development.

The system of Public Housing and Housing Choice Voucher site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA's biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists. Each year the PHA will make this assessment based on PIH Information Center (PIC) data that has been confirmed to be complete and accurate by an independent public auditor.

## 2. Financial Resources

Financial Resources:		
Planned Sources and Uses		
1. Sources	Planned \$	Planned Uses
Public Housing Operating Fund	\$3,395,267.00	Operations
Public Housing Capital Fund	\$1,420,898.00	Various
2. Other Federal Grants (list below)		
Annual Contributions for Section 8 Tenant-Based Assistance	\$98,810,114.00	11,890 is the maximum number of low income families that can be served.
Family Self Sufficiency Grant (2012 and 2013)	\$53,989.39 (2012) \$69,000.00 (2013)	Public Housing Self Sufficiency
3. Prior Year Federal Grants (unobligated funds only) (list below)		
2011 County CFP	85,950.00	Public Housing Maintenance Operation
2012 County CFP	\$58,816.00	Public Housing Maintenance Operation
2013 County CFP	\$847,042.00	Public Housing Maintenance Operation
2014 County CFP	\$1,420,898.00	Public Housing Maintenance Operation
4. Public Housing Dwelling Rental Income	\$2,181,428.00	Public Housing Operating Expenses
5. Other Income (list below)		
Miscellaneous Income	\$27,886.00	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$58,931.00	Public Housing Operating Expenses
<b>Total resources</b>	<b>\$109,543,981.39</b>	

## 3. Rent Determination

### Conventional Public Housing Flat Rents

The County Public Housing program has established a flat rental amount for each dwelling unit in public housing that:

- Is reviewed annually based on the market rental value of the unit, as determined by the PHA,
- Is not less than 80% FMR, and
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts

The PHA shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be a utility deduction. Flat rent shall be increased or decreased only at the annual recertification.

Switching Rent Determination Methods Because of Hardship Circumstances:



In the case of a family that has elected to pay the PHA's flat rent, the PHA shall within thirty (30) days provide for the family to pay rent in the amount determined under income-based rent, upon a determination that the family is unable to pay the flat rent because of financial hardship, including:

- Situations in which the income of the family has decreased because of changed circumstances including loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;
- An increase in expenses, due to a change of circumstance in the family's expenses such as increased medical costs, childcare, transportation, education, or similar items; or
- Such other situations as may be determined by the PHA.

This rental policy developed by the PHA encourages and rewards employment and self-sufficiency.

#### CNV and HCV Income-Based Rents

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly-adjusted income;
- Ten percent (10%) of the family's gross monthly income; or
- The PHA's minimum rent of fifty dollars (\$50)

#### **4. Operation and Management**

PHA Management policies and procedures include:

- *Schedule of Fees and Charges*
- *Admissions and Continued Occupancy Policy (ACOP)*
- *HCV Administrative Plan*

#### CNV Pest Abatement

Annually, according to a pre-arranged schedule or as required, the pest control technician and a representative of PHA will enter each residence to complete fumigation for the control of vermin and/or roaches, etc. Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.

#### **5. Grievance Procedures**

Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals. For more information, see Chapter 13 of the *Admission and Continued Occupancy Policy* or Chapter 18 of the *Administrative Plan*.

#### **6. Designated Housing for Elderly and Disabled Families**

No additional designated Housing for Elderly and Disabled Families is contemplated for the Plan Year.

#### **7. Community Service and Self Sufficiency.**

The Housing Authority has always taken its Section 3 responsibilities seriously. In the coming 5 years the PHA will launch the **First Source** program which offers residents, including FSS/ROSS participants, the opportunity to enhance their economic and social self-sufficiency through training and employment. This system matches employers and job seekers.

In addition, community service requirements are enforced at the property-level by on-site management. Exemptions are allowed for residents enrolled in Welfare-to-Work activities and or educational activities.

Finally, the Housing Authority operates an FSS and ROSS program to help residents work toward self-sufficiency and/or independence. By making written plans with residents for education, training, and job opportunities, our staff has helped many families to build escrow accounts.

## **8. Safety and Crime Prevention**

The PHA's plan for safety and crime prevention helps ensure the safety of public housing residents. The crime prevention activities include:

- Crime prevention through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Installation of security cameras and controlled access devices.
- Targeting areas with reported problems.

## **9. Pets**

Any resident with a pet is subject to the **Lease and Pet Policy/Agreement**. Common household pets are allowed in Public Housing, whether it is classified as Elderly, Disabled, or Family. There are, however, restrictions placed on pet owners in order to protect the pet owner, other people, and the financial interest of the Housing Authority. Moreover, the pet owner or other authorized individual must be designated to be responsible for caring for the pet.

Residents must receive the Housing Authority's permission prior to bringing a pet onto the property and said permission must be renewed annually. Proof of license and inoculation must be submitted to receive approval. New pets are subject to a one-time \$250 pet deposit that is in addition to any previously paid tenant security deposit.

Residents with disabilities who have a documented need for an assistance or companion animal are not subject to a pet deposit.

## **10. Civil Rights Certification**

See Certification on HUD- 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations.

## **11. Fiscal Audit, 24 CFR Part 903.79 (p)**

The most recent fiscal year audit is located at:

## 12. Asset Management

The agency will continue to support the site based asset management model. With respect to the public housing inventory; the agency will continue to pursue long term planning to address maintenance, rehabilitation, redevelopment and capital management. The asset management activities the PHA will undertake include site-based accounting, inventory control and comprehensive stock assessment.

## 13. Violence Against Women Act (VAWA)

The PHA works in partnership with WEAVE and the *Domestic Violence Intervention Center (DVIC)* to providing services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of the partnerships are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence.

The PHA also has a Violence Against Women Act (VAWA) Policy to help protect victims of domestic violence, dating violence, and stalking and to prevent homelessness. The policy assists the PHA in proving rights under VAWA to its applicants, public housing residents, Housing Choice Voucher participants and other program participants. SHRA will provide all applicants and participants information about their rights under VAWA at the initial program briefing.

### **7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

#### 1. Disposition of Public Housing to Purchase Resale Entity (PRE)

a. The properties approved for conveyance include:

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development (project) number:</b>	CA007000202, CA007000203, CA007000204, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Approved	
<b>Date application submitted:</b>	July 17, 2014	
<b>Number of units affected:</b>	22	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of Approval from HUD	
<b>Properties included:</b>		
3837 A ST	3917 HAYWOOD ST	3112 PORTSMOUTH DR
255 ARCANO WAY	6505 LA CIENEGA DR	9925 REDSTONE DR
6434 BOLIN WAY	6426 LARCHMONT DR	2336 ROSADO WAY
6428 CRAIGHURST DR	9960 LINCOLN VILLAGE DR	3125 SCOTLAND DR
3836, 3917 DRY CREEK RD	6461 LINN WAY	4255 SLOAN DR
2264 EL MANTO DR	6589 MELROSE DR	7672 THRIFTY WAY
3821 FLORAL DR	100 MONTICELLO AVE	7679 THRIFTY WAY

#### 2. Additional properties proposed for conveyance through the HUD Special Applications Center include:

<b>Development name:</b>	Sun River
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<b>Development (project) number:</b>	CA007000203
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Request submitted to HUD
<b>Date application submitted:</b>	Planned Application
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 Days of receiving approval from HUD
<b>Properties included in the disposition:</b>	3867 Bainbridge Dr., North Highlands, CA 95660

3. Properties identified for future disposition include:

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development(project) number:</b>	CA007000202, CA007000203, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2015	
<b>Number of units affected:</b>	53	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of receiving approval from SAC	
<b>Properties included:</b>		
5001 33 <sup>rd</sup> AVE	6641 DAWSON	5984 NORTH HAVEN
4410 40 <sup>th</sup> AVE	4116 DEXTER CIRCLE	3945 PALMETTO ST
3812, 3820, 3832 ALDER ST	3811, 3812 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3813, 3814 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3815, 3817 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3925 DRY CREEK RD	5721 SAN MARCO WY
6421 BOLIN WAY	2608-2610 EL PARQUE CR	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 SILVANO
3640 BRANCH ST	6529 JUNEAU WAY	5248-50 SOUTHWEST AV
3641 CENTINELLA DR	6444 LA CIENEGA DR	6141, 6143 TERRELL DR
3833 CENTINELLA DR	6108 LAURINE	6145 TERRE;; DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	

4. Choice Neighborhoods Planning Grant – Twin Rivers

The River District/Railyards Transformation Plan was completed in January, 2014 and the planning grant is in process of being closed out. Efforts currently underway towards the implementation of the Plan include due diligence for property acquisition, environmental study and testing, design of the planned light rail station to be developed, and application planning for Phase I of the Plan. SHRA anticipates applying for a Choice Neighborhoods Implementation grant in FY2014 or FY2015 funding rounds, if available.

**Homeownership Program**

The Housing Authority of the County of Sacramento amended its Section 32 Homeownership Program in 2013. Sacramento Housing and Redevelopment Agency (SHRA) will purchase the remaining 54 units in the County as a Purchase and Resale Entity (PRE). SHRA as PRE will renovate and sell the units to low income families within five (5) years of the conveyance. The PHA anticipates selling the first group of renovated houses to low-income families in 2015.

## **8.0 CAPITAL IMPROVEMENTS**

### **8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report**

See Attachment D

### **8.2 Capital Fund Program Five-Year Action Plan**

See Attachment E

### **8.3 Capital Fund Financing Program (CFFP)**

The PHA does not propose to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

## **9.0 Housing Needs**

Housing needs within the jurisdiction are identified by housing cost burden, household size and availability of suitable housing. Based on this data the PHA determines the priority of development efforts, housing investment and overall housing needs. According to the HUD 2014 Income Limits, very low income households earn an income less than 50% of the area median income which is \$68,000.00 for a family of 4. The American Communities Survey, 2011 estimates indicate that approximately 156,520 families residing in the Sacramento Metropolitan Statistical Area earn less than the area median income. These families are residing in housing that is lacking complete plumbing facilities and kitchen facilities. The identified households also had more than 1.01 persons per room, and selected monthly rental costs greater than 30 percent of household income. This data also demonstrates the greatest housing needs currently unmet are amongst 1-person households earning less than \$14,999.00 annually. The second highest population with one or more critical housing needs is 2-person households. The population that demonstrates the third highest need is 5+ person households.

**Demonstrated Needs Table**

<b>Income Intervals With Conditions</b>	<b>TOTAL</b>	<b>1-person</b>	<b>2-persons</b>	<b>3-persons</b>	<b>4-persons</b>	<b>5+ persons</b>
<b>TOTAL</b>	167,855	56,375	39,590	24,815	20,300	26,775
<b>Less than \$9,999</b>	25,210	12,375	5,755	3,110	1,980	1,990
<b>\$10,000 - \$14,999</b>	23,205	13,410	4,040	2,305	1,780	1,670
<b>\$15,000 - \$19,999</b>	19,715	7,020	5,410	3,030	2,140	2,120
<b>\$20,000 - \$24,999</b>	19,660	6,760	5,550	2,435	2,285	2,630
<b>\$25,000 - \$29,999</b>	17,650	5,395	4,705	2,710	2,155	2,685
<b>\$30,000 - \$34,999</b>	15,405	3,645	3,970	3,400	1,795	2,595
<b>\$35,000 - \$39,999</b>	11,215	2,660	2,785	1,955	1,835	1,980
<b>\$40,000 - \$44,999</b>	8,685	2,150	2,090	1,580	1,065	1,795
<b>\$45,000 - \$49,999</b>	5,920	780	1,300	1,240	845	1,755
<b>\$50,000 - \$59,999</b>	9,855	1,255	2,005	1,805	2,100	2,690
<b>\$60,000 - \$74,999</b>	6,365	485	1,180	945	1,450	2,305
<b>\$75,000 - \$99,999</b>	3,270	335	655	230	545	1,505

<b>\$100,000 - \$124,999</b>	975	35	95	20	285	535
<b>\$125,000 - \$149,999</b>	430	35	40	30	15	310
<b>\$150,000 - \$199,999</b>	210	30	0	4	10	160
<b>\$200,000 or more</b>	95	15	4	10	15	50

\*Sacramento–Arden-Arcade–Roseville, CA Metro Area Renters, Householder Age: ALL AGES

\*\*Footnote: "With Conditions" is defined as a household having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2011), or gross rent as a percentage of household income (2011) of greater than 30 percent. Source: American Communities Survey (ACS) 2011 5-Year, Special Tabulations Data Retrieval System, HUD Economic and Market Analysis Division, huduser.org.

Families who pay 30% or more of their income for housing are considered to be cost burdened. The housing needs of families living in the County of Sacramento are gauged by the number of families experiencing a cost burden. According to HUD CHAS 2007-2011 data sets for the County of Sacramento, approximately \$223,000 families are paying over 30% of their income for housing. The needs of these families serve as a key factor as we consider the type and quantity of housing in our inventory and our strategy to meet the need.

<b>Housing Cost Burden Overview 3</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>Cost Burden &lt;=30%</b>	<b>184,310</b>	<b>98,985</b>	<b>283,295</b>
<b>Cost Burden &gt;30% to &lt;=50%</b>	<b>68,320</b>	<b>54,260</b>	<b>122,580</b>
<b>Cost Burden &gt;50%</b>	<b>45,510</b>	<b>55,050</b>	<b>100,560</b>
<b>Cost Burden not available</b>	<b>1,460</b>	<b>3,095</b>	<b>4,555</b>
<b>Total</b>	<b>299,605</b>	<b>211,375</b>	<b>510,975</b>

### **9.1 Housing Needs Strategy**

The available affordable housing stock is not able to fully support the population in need of adequate housing. The PHA works in cooperation with the Continuum of Care CoC, municipalities within the jurisdiction and community stakeholders to assess the housing needs and plan for development opportunities that will make adequate housing available.

The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming 5 years includes the follow:

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Apply for Project-Based Vouchers
- Maintain full utilization of available vouchers
- Apply for Tenant-Based Vouchers
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

**Strategy 2: Increase the number of affordable housing units by:**

- Leverage affordable housing resources in the community through the creation of mixed finance housing.

- Pursue housing resources other than public housing or HCV Section 8 tenant-based assistance.

**Strategy 3: Target available assistance to the elderly**

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

**Strategy 4: Target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Affirmatively market to local non-profit agencies that assist Families with Disabilities.
- Apply for special-purpose vouchers targeted to Families with Disabilities, should they become available.

**Strategy 5: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Utilize data as indicated by families on the Public Housing Waiting List to assess the needs and plan accordingly.

Housing Needs of Families on the Waiting List As of 6/11/2014			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	22,291		2,267
Extremely low income <=30% AMI	19,702	88.39	
Very low income (>30% but <=50% AMI)	2,075	9.31	
Low income (>50% but <80% AMI)	459	2.06	
Families with children	10,694	47.97	
Elderly families (Head of Household age 62 and older)	756	3.39	
Families with Disabilities (Includes all families where one or more members are disabled.)	7,355	33.00	
Race / American Indian or Alaska Native	1,642	7.37	
Race/Asian	1,404	6.30	
Race/Black or African American	12,924	57.98	
Pacific Islander	708	3.18	
Race/Native Hawaiian /other	Not tracked.	N/A	
Race / White	6,309	28.30	
Race / Unknown / no response	1,883	8.45	
Ethnic / Hispanic	3,741	16.78	
Ethnic/ Non- Hispanic	13,814	61.97	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List As of 6/11/2014			
1BR	10,670	47.87	
2 BR	8,417	37.76	
3 BR	2,492	11.18	
4 BR	607	2.72	
5 BR	81	.36	
5+ BR	24	.11	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## 10.0 ADDITIONAL INFORMATION

The PHA is in support and interested in Transforming Rental Assistance (TRA) and the Rental Assistance Demonstration (RAD). This PHA will seek funding under this proposed plan if financial feasibility is demonstrated through the HUD-provided proformas.

### 1. Progress in Meeting Mission and Goals

The PHA continues to seek to increase the availability of safe, decent, affordable and suitable housing free from discrimination.

*Goal: Increase the availability of decent, safe, and affordable housing*

Progress: The PHA always looks for additional vouchers, such as Rental Assistance to Non Elderly Disabled Families, Veterans Affairs Supportive Housing (VASH), and Family Unification vouchers. The PHA continues to apply for other funding to leverage the rehabilitation of our public housing; and has realized an increase in the number of VASH vouchers for the past three years.

*Goal: Improve the quality of assisted housing*

Progress:

- The PHA has achieved the designation of a High Performer.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.
- The PHA is prioritizing planning and training in the operations, maintenance and administration of assisted housing.

*Goal: Increase assisted housing choices*

Progress:

- The PHA continues to conduct outreach and build relationships with developers, owners and landlords to partner to increase the options for low-income residents.
- The PHA continues to research the feasibility of changes to vouchers, homeownership, and conversion to vouchers in an effort to maximize its public housing and increase quality of housing for low-income residents.
- The PHA continues to offer housing choices including SHARP properties, Conventional Public Housing, Project-based Vouchers, and Low-Income Housing Tax Credit Properties (LIHTC).

*Goal: Improve community quality of life and economic vitality*



**Progress:**

- The PHA provides outreach through its ROSS and FSS programs to increase financial security and economic independence for all residents.
- The PHA currently provides job training and other supportive services to assist in improving the income of residents.
- The PHA has approximately 30 Resident Trainees participating in the Resident Training Program.
- The PHA has a database that allows us to monitor the income levels for each public housing development.
- The PHA supports community involvement through its Resident Advisory Board.

*Goal: Promote self-sufficiency and asset development of families and individuals*

**Progress:**

- The PHA has hired Public Housing, and a Housing Choice Voucher Family Self Sufficiency Coordinators to provide residents with a variety of programs and support services to promote self-sufficiency.
- The PHA has fine-tuned its FSS and ROSS services to a resident-centric approach identifying the critical needs and coordinating them across the social supportive services spectrum of care.
- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.

*Goal: Ensure Equal Opportunity in Housing for all Americans*

**Progress:**

- The PHA continues to undertake affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- The PHA continues to promote Fair Housing training to ensure that fair housing efforts continue to be implemented.

**2. Significant Amendment and Substantial Deviation/Modification**

The PHA hereby defines "substantial deviation" and "significant amendment/modification" as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

If a significant amendment and/or substantial deviation/modification occurs the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

**3. PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance**

N/A

# PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Sacramento</u> PHA Code: <u>CA005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1706</u> Number of HCV units: _____				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the City of Sacramento's (PHA) mission is to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment A (5.2)				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment B (6.0.1) (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See Attachment B (6.0.2)				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment B (9.0.1)</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note:</b> Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment B (9.1.2)</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment B (10.0.1)</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attachment B (10.0.2)</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### **PHA Plan Elements. (24 CFR 903.7)**

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.sfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.sfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.sfm)

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), at the following times:

- 1. At the end of the program year, until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffo.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) **Challenged Elements.** Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

## Housing Authority of the City of Sacramento

## 2015 Annual Plan and 5 Year Plan Update

**5.2 GOALS AND OBJECTIVES**

The Housing Authority of the City of Sacramento will pursue all available Federal, State, local, and private financing in order preserve and maintain our public housing properties.

Our objectives are to improve the specific factors listed below:

**Goal: Increase the availability of decent, safe, and affordable housing.****Expand supply of assisted housing**

- Reduce public housing vacancies
- Leverage private and/or other public funds to create additional housing opportunities
- Acquire or build units or developments

**Improve the quality of assisted housing**

- Improve public housing management
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

**Increase assisted housing choices**

- Implement public housing or other homeownership programs
- Convert public housing to vouchers

**Goal: Improve community quality of life and economic vitality****Provide an improved living environment**

- Implement public housing security improvements
- Add services available at sites where possible

**Goal: Promote self-sufficiency and asset development of families and individuals****Promote self-sufficiency and asset development of assisted households**

- Provide or attract supportive services to improve the employability of participants receiving assistance
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**Goal: Ensure Equal Opportunity in Housing for all Americans****Ensure equal opportunity and affirmatively further fair housing**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requirements

### **Progress Report on Prior Goals and Objectives**

The PHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the PHA as outlined in the 2014 PHA plan were successful and allowed the authority to meet our Mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Through the efforts of a dedicated staff organizational goals were met or exceeded. The PHA was able to help residents achieve greater economic self-sufficiency; improve homeownership opportunities, stabilize the housing stock and increasing access to services and independence for our elderly residents.

The first key success that quantifies our efforts is the approved application to HUD for the repositioning of 54 units of scattered site housing units to a Purchase Resale Entity. The PRE homes will be rehabilitated and sold to low-income households at or below 80% area median income. This action was the realization of three of the previously stated goals; to provide homeownership opportunities, improve the quality of the housing stock available, and reposition the PHA to streamline our business model.

This past year the PHA hired Resident Services staff that provides resource referral and goal setting for residents seeking economic self-sufficiency. In the past year program participants experienced many successes including enrolling in college. One participant graduated from the program and purchased a home utilizing her escrow and while yet another program graduate plans to go to school to study real-estate.



## Housing Authority of the City of Sacramento

## 2015 Annual Plan and 5 Year Plan Update

**6.0 PHA PLAN UPDATE****1. Revised Plan Elements****a. Disposition of Public Housing**

The Housing Authority of the City of Sacramento (HACS) received the approval to amend the Section 32 Homeownership Program on April 3, 2013. The authority received approval to remove 50 single family homes from the inventory and convey them to a Purchase Resale Entity (PRE) for rehabilitation and resale to low-income households. In December 2013 HACS submitted an amendment to increase the number of units removed from the inventory to 54 single family vacant units. On July 17, 2014 the Special Applications center approved the amendment to the PRE.

**i. The properties included in the approved conveyance to PRE include:**

Development name:	Meadow Commons, Oak Park, The Mill	
Development (project) number:	CA005000104, CA005000105, CA005000107	
Activity type:	Disposition	
Application status:	Approved	
Date application submitted:	7/17/2014	
Number of units affected:	54	
Coverage of action:	Part of the development	
Timeline for activity:	Disposition in 2015	
Properties included in the disposition:		
7359 15 <sup>TH</sup> ST	142 ARCADE BLVD	65 OLMSTEAD DR
7650 17 <sup>TH</sup> AVE	212 ARCADE BLVD	1920 QUINCY AVE
7701-7705 18th ST	2252 ARLISS ST	71, 136 REDONDO AVE
7441 19 <sup>TH</sup> ST	2270 BABETTE WY	7509 SCHREINER ST
7807 19th ST	2274 BABETTE WY	1021 SOUTH AVE
7791 19 <sup>TH</sup> ST	2161 BERG AVE	1543 STERLING ST
7676 22 <sup>ND</sup> ST	2515 CADJEW AVE	1429 STODDARD ST
3917 36 <sup>TH</sup> ST	8000 CAPISTRONA WAY	7684 SWEETBRIER WAY
8004 38 <sup>TH</sup> AVE	8020 CAPISTRONA WAY	7470 SYLVIA WAY
7709, 7714, 7726 40 <sup>TH</sup> AV	3628 CLAY ST	7542 TWILIGHT DR
7730, 7732 40 <sup>TH</sup> AVE	1611 FLORIN RD	7616 VALLECITOS WAY
2145 63 <sup>RD</sup> AVE	2891 GROVE AVE	7717 VALLECITOS WAY
1436 68 <sup>TH</sup> AVE	2327 JOHN STILL DR	1444 WACKER WAY
1801-1803 71 <sup>ST</sup> AVE	7708, 7712, LYTTLE ST	1044 WESTWARD WY
7834 AMHERST ST	7750, 7759 LYTTLE ST	
7885 ANN ARBOR WY	7563 MEADOWAIR WY	

ii. Additional properties proposed for conveyance include:

<b>Development name:</b>	Meadow Commons
<b>Development (project) number:</b>	CA005000104
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	March 24, 2014
<b>Number of units affected:</b>	3
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Properties included:</b>	4052, 4225 Weymouth Lane, 7312 Franklin Blvd #1

<b>Development name:</b>	City of Sacramento
<b>Development (project) number:</b>	N/A (not in PIC)
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	October 22, 2013
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Total development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Property included:</b>	3671 5 <sup>th</sup> Avenue

Development name:	Meadow Commons, Oak Park, The Mill	
Development (project) number:	CA005000104, CA005000105, CA005000107	
Activity type:	Disposition	
Application status:	Planned Application	
Date application submitted:	2015	
Number of units affected:	120	
Coverage of action:	Part of the development	
Timeline for activity:	Within 120 days of receiving approval from HUD	
Properties included in the disposition:		
4114 3 <sup>rd</sup> Ave	3634 CLARKSON	734 RIO TIERRA AVE
3661 4 <sup>th</sup> AVE	3625 CLAY ST	3254 SANTA CRUZ WAY
4439 6 <sup>th</sup> AVE	3840 CLAY	7826 SHRADER CIR
5064 10 <sup>th</sup> AVE	7434 COSGROVE WY	7832 SHRADER CIR
2221-2223 16 <sup>th</sup> AVE	7458 COSGROVE WY	7838 SHRADER CIR
7557 18 <sup>th</sup> ST	7462 COSGROVE WY	7844 SHRADER CIR
3421-23 19 <sup>th</sup> AVE	7466 COSGROVE WY	1340 STEPHANIE
3804 21 <sup>st</sup> AVE	2239 CRAIG	4048-4060 SUMAC LANE
3421 21 <sup>st</sup> AVE	7722 DETROIT BLVD	2850-2860 UTAH AVE
7506 21 <sup>st</sup> AVE	7786 DETROIT BLVD	2851-2860 UTAH AVE
3605 22 <sup>nd</sup> AVE	7857 DETROIT BLVD	7604 VALLECITOS WAY
7670 22 <sup>nd</sup> AVE	5550 EMERSON RD	7736 VALLECITOS WAY
7695 22 <sup>nd</sup> AVE	100 FAIRBANKS AVE	3183, 3203 WESTERN AVE
4231, 4237 23 <sup>rd</sup> ST	2148 FLORIN RD	3249, 3255 WESTERN AVE
2931 24 <sup>th</sup> AVE	44 FORD RD	3319 WESTERN AVE
3405 24 <sup>th</sup> AVE	48 FORD RD	6021 WILKERSON
1575 34 <sup>th</sup> AVE	7221 FRUITRIDGE RD	6071 WILKERSON
4308 36 <sup>th</sup> ST	3449 GATES	375 LINDLEY DR
3922 39 <sup>th</sup> ST	1531 GLIDDEN	7656 MANORCREST
2943 42 <sup>nd</sup> ST	6508 GOLF VIEW DR	7651 MANORSIDE
7748 40 <sup>th</sup> AVE	637 GRAND AVE	1713 NEIHARD AVE
4100 47 <sup>th</sup> ST	1142-1144 GRAND AVE	1013 NORTH
2070 48 <sup>th</sup> AVE	309-311 GRAVES AVE	180 OLMSTEAD DR
2184 50 <sup>th</sup> AVE	237 HAGGIN AVE	233 OLMSTEAD DR
7612 51 <sup>st</sup> AVE	3836 HAYWOOD ST	2854-2864 PROVO WY

5409 56 <sup>TH</sup> ST	6129 HERMOSA ST	2855-2865 PROVO WY
2131 62 <sup>ND</sup> AVE	1600-1608 JANRICK AVE	7591 RED WILLOW
1467 66 <sup>TH</sup> AVE	530-A LAMPASAS AVE	200 REDONDO AVE
1780-1786 71 <sup>ST</sup> AVE	530-B LAMPASAS AVE	3600, 3672 REEL CIRCLE
1781-1785 71 <sup>ST</sup> AVE	1731 BOWLING GREEN DR	7743 REENEL WY
1501-1505 ANOKA AVE	5110 BRADFORD	1500 ARMINGTON AVE
74 ARCADE BLVD	44 CATHCART	1522 ARMINGTON AVE
272 ARCADE BLVD	125 CATHCART	150 BARTON
3937 BELDEN ST	6142 BELLEAU WOOD LN	

**b. Choice Neighborhood Planning Grant**

The Upper Land Park-Broadway planning process is underway, with baseline and existing conditions information having been established. Currently, the planning team is conducting needs assessments of the public housing residents, and surveys of residents of the surrounding neighborhoods, as well as continuing to engage and build the capacity of the resident and community groups. Once completed, the goals and visions of the Transformation Plan will be developed, followed by a draft outline, with a completed Transformation Plan anticipated in the fall of 2015, followed by plan implementation.

**2. Copies of the Annual PHA Plan are available for review at:**

- a. Main Administrative Office of PHA (801 12<sup>th</sup> Street, Sacramento, CA 95814)
- b. Housing Choice Voucher (HCV) and Housing Application Office (630 I Street, Sacramento, CA 95814)
- c. <http://www.shra.org>
- d. Legal Services of Northern California (515 - 12th Street, Sacramento, CA 95814)
- e. Resident Advisory Board (RAB) Office (1725 K Street, Sacramento CA 95814)

## **PHA PLAN ELEMENTS**

### **1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

#### **Conventional Public Housing Eligibility**

The family's initial eligibility for Conventional Public Housing will be determined based on the policies described in the Admissions and Continued Occupancy Policy (ACOP).

The Intake Department verifies eligibility for admission by checking for the existence of criminal or drug related activity or bad debt owed to any public housing authority.

The PHA uses 3 site based wait lists. There is also a general waiting list for the City.

- 1) Alder Grove
- 2) Marina Vista
- 3) City Elderly only

These public housing waiting lists are for the developments in which the applicant wishes to reside. Interested persons may apply for admission to public housing using the internet<sup>1</sup>. This has resulted in fewer turn downs of unit offers although often some people apply to be on several waiting lists at once. Applicants are offered two units before their name is withdrawn from that one wait list, although they remain on other wait lists for public housing.

#### **CNV Selection**

It is the PHA's policy that each applicant shall be assigned an appropriate place on the waiting list for the developments in which the applicant wishes to reside based on date and time of their application. Applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence.

#### **Management of the CNV Waiting List**

The PHA will administer its waiting list as required by 24 CFR Part 5, Part 945 and 960 Subparts A and B and 982.

All applicants must meet applicable income eligibility requirements as established by HUD.

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<sup>1</sup> For the first two properties have site-based waiting lists, Alder Grove and Marina Vista, the applicant must first go to the on-site management office and obtain a code to access the online waitlist for that property. Reasonable accommodations are granted when medical necessity for exclusion is documented. In these cases, the number can be mailed to the applicant so they can apply online.

### Site-Based Wait List Procedures

When the PHA establishes new site-based waiting lists, applicants already on the wait list for that program are invited to apply to the new list. When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on all other waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least three (3) months, based on anticipated turnover at the development.

The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA's biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists. Each year the PHA will make this assessment based on PIH Information Center (PIC) data

PHA programs prohibit the admission of conviction of convicted sexual predators that are named on the registry.

## **2. Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>1. Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Public Housing Operating Fund	\$6,722,513.54	Operations
Public Housing Capital Fund	\$2,534,660.00	Various
<b>2. Other Federal Grants (list below)</b>		
Family Self Sufficiency Grant (2012 and 2013)	\$50,187.14 \$69,000.00 \$55,755.52	Public Housing Self Sufficiency
<b>3. Prior Year Federal Grants (unobligated funds only)</b>		
2011 City CFP	\$183,523.34	Public Housing Maintenance Operation
2012 City CFP	\$3,096.74	Public Housing Maintenance Operation
2013 City CFP	\$1,727,006.44	Public Housing Maintenance Operation
2014 City CFP	\$1,420,898.00	Public Housing Maintenance Operation
<b>4. Public Housing Dwelling Rental Income</b>	<b>\$3,739,472.00</b>	<b>Public Housing Operating Expenses</b>

<b>5. Other income</b>		
Miscellaneous Income	\$71,257.00	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$260,557.00	Public Housing Operating Expenses
<b>Total resources</b>	<b>\$16,837,926.72</b>	

### 3. Rent Determination

#### Conventional Public Housing Flat Rents

The City Public Housing program has established, a flat rental amount for each dwelling unit in public housing that:

- Is reviewed annually based on the market rental value of the unit, as determined by the PHA,
- Is not less than 80% of the FMR, and
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts

The PHA shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be a utility deduction. Flat rent shall be increased or decreased only at the annual recertification.

#### Switching Rent Determination Methods Because of Hardship Circumstances:

In the case of a family that has elected to pay the PHA's flat rent, the PHA shall within thirty (30) days provide for the family to pay rent in the amount determined under income-based rent, upon a determination that the family is unable to pay the flat rent because of financial hardship, including:

- Situations in which the income of the family has decreased because of changed circumstances including loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;
- An increase in expenses, due to a change of circumstance in the family's expenses such as increased medical costs, childcare, transportation, education, or similar items; or
- Such other situations as may be determined by the PHA.

This rental policy developed by the PHA encourages and rewards employment and self-sufficiency.

#### CNV Income-Based Rents

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly-adjusted income;
- Ten percent (10%) of the family's gross monthly income; or
- The PHA's minimum rent of fifty dollars (\$50).

#### **4. Operation and Management**

PHA Management policies and procedures include:

- *Schedule of Fees and Charges*
- *Management Procedures Manual*

##### **CNV Pest Abatement**

Annually, according to a pre-arranged schedule or as required, the pest control technician and a representative of PHA will enter each residence to complete fumigation for the control of vermin and/or roaches, etc. Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.

#### **5. Grievance Procedures**

Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals. For more information, see Chapter 13 of the *Admission and Continued Occupancy Policy* that contains resident and applicant appeal rights, how those rights are to be accessed, and the process used to conduct fair and impartial appeals.

#### **6. Designated Housing for Elderly and Disabled Families**

No additional designated Housing for Elderly and Disabled Families is contemplated for the Plan Year.

#### **7. Community Service and Self Sufficiency.**

The Housing Authority has always taken its Section 3 responsibilities seriously. In the coming 5 years the PHA will launch the First Source program which offers residents, including FSS/ROSS participants the opportunity to enhance their economic and self-sufficiency through training and employment. This system matches employers and job seekers.

In addition, the PHA contracts with supportive service providers to provide direct services to members of our elderly communities to help them achieve economic self-sufficiency.

In addition, community service requirements are enforced at the property-level by on-site management. Exemptions are allowed for residents enrolled in Welfare-to-Work activities and/or educational activities.

Finally, the Housing Authority operates FSS and ROSS programs to help residents work toward self-sufficiency and/or independence. By making written plans with residents for education, training, and job opportunities, our staff has helped many families to build escrow accounts which they can use purchase a house.

## **8. Safety and Crime Prevention**

The PHA's plan for safety and crime prevention helps ensure the safety of the public housing residents. The crime prevention activities include:

- Crime prevention through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Installation of security cameras and campus controlled access devices.
- Targeting areas with reported problems.

## **9. Pets**

Any resident with a pet is subject to the *Lease and Pet Policy/Agreement*. Common household pets are allowed in Public Housing, whether it is classified as Elderly, Disabled, or Family. There are, however, restrictions placed on pet owners in order to protect the pet owner, other people, and the financial interest of the Housing Authority. Moreover, the pet owner or other authorized individual must be designated to be responsible for caring for the pet.

Residents must receive the Housing Authority's permission prior to bringing a pet onto the property and said permission must be renewed annually. Proof of license and inoculation must be submitted to receive approval. New pets are subject to a one-time \$250 pet deposit that is in addition to any previously paid tenant security deposit.

Residents with disabilities who have a documented need for an assistance or companion animal are not subject to a pet deposit.

## **10. Civil Rights Certification**

See Certification on HUD- 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations.

## **11. Fiscal Audit, 24 CFR Part 903.79 (p)**

The most recent fiscal year audit is located at:  
<http://www.shra.org/AboutSHRA/Financials/FinancialReports.aspx>

## **12. Asset Management**



The agency will continue to support the site based asset management model. With respect to the public housing inventory; the agency will continue to pursue long term planning to address maintenance, rehabilitation, redevelopment and capital management. The asset management activities the PHA will undertake include site-based accounting, inventory control and comprehensive stock assessment.

### **13. Violence Against Women Act (VAWA)**

The PHA works in partnership with WEAVE and the *Domestic Violence Intervention Center (DVIC)* to provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of the partnerships are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence.

The PHA also has a Violence Against Women Act (VAWA) Policy to protect victims of domestic violence, dating violence, and stalking and to prevent homelessness. The policy assists the PHA in proving rights under VAWA to its applicants, public housing residents, and other program participants. SHRA will provide all applicants and participants information about their rights under the VAWA at the initial program briefing and at the annual recertification.

**7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

**1. Disposition of Public Housing to Purchase Resale Entity (PRE)**

**a. The properties included in the approved conveyance include:**

Development name:	Meadow Commons, Oak Park, The Mill	
Development (project) number:	CA005000104, CA005000105, CA005000107	
Activity type:	Disposition	
Application status:	Approved	
Date application submitted:	7/17/2014	
Number of units affected:	54	
Coverage of action:	Part of the development	
Timeline for activity:	Within 120 Days of approval from HUD	
Properties included in the disposition:		
7359 15 <sup>TH</sup> ST	142 ARCADE BLVD	65 OLMS TEAD DR
7650 17 <sup>TH</sup> AVE	212 ARCADE BLVD	1920 QUINCY AVE
7701-7705 18th ST	2252 ARLISS ST	71, 136 REDONDO AVE
7441 19 <sup>TH</sup> ST	2270 BABETTE WY	7509 SCHREINER ST
7807 19th ST	2274 BABETTE WY	1021 SOUTH AVE
7791 19 <sup>TH</sup> ST	2161 BERG AVE	1543 STERLING ST
7676 22 <sup>ND</sup> ST	2515 CADJEW AVE	1429 STODDARD ST
3917 36 <sup>TH</sup> ST	8000 CAPISTRONA WAY	7684 SWEETBRIER WAY
8004 38 <sup>TH</sup> AVE	8020 CAPISTRONA WAY	7470 SYLVIA WAY
7709, 7714, 7726 40 <sup>TH</sup> AV	3628 CLAY ST	7542 TWILIGHT DR
7730, 7732 40 <sup>TH</sup> AVE	1611 FLORIN RD	7616 VALLECITOS WAY
2145 63 <sup>RD</sup> AVE	2891 GROVE AVE	7717 VALLECITOS WAY
1436 68 <sup>TH</sup> AVE	2327 JOHN STILL DR	1444 WACKER WAY
1801-1803 71 <sup>ST</sup> AVE	7708, 7712, LYTLE ST	1044 WESTWARD WY
7834 AMHERST ST	7750, 7759 LYTLE ST	
7885 ANN ARBOR WY	7563 MEADOWAIR WY	

**2. Additional properties proposed for conveyance include:**

<b>Development name:</b>	City of Sacramento
<b>Development (project) number:</b>	N/A (not in PIC)
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	August 5, 2014
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Total development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Property included:</b>	3671 5 <sup>th</sup> Avenue

<b>Development name:</b>	Meadow Commons
<b>Development (project) number:</b>	CA005000104
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	March 24, 2014
<b>Number of units affected:</b>	3
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Properties included:</b>	4052, 4225 Weymouth Lane, 7312 Franklin Blvd #1

3. Future properties proposed for conveyance include:

<b>Development name:</b>	Meadow Commons, Oak Park, The Mill	
<b>Development (project) number:</b>	CA005000104, CA005000105, CA005000107	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2015	
<b>Number of units affected:</b>	120	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD	
<b>Properties included in the disposition:</b>		
4114 3 <sup>rd</sup> Ave	3634 CLARKSON	734 RIO TIERRO AVE
3661 4 <sup>th</sup> AVE	3628 CLAY ST	3254 SANTA CRUZ WAY
4439 6 <sup>th</sup> AVE	3840 CLAY	7826 SHRADER CIR
5064 10 <sup>th</sup> AVE	7434 COSGROVE WY	7832 SHRADER CIR
2221-2223 16 <sup>th</sup> AVE	7458 COSGROVE WY	7838 SHRADER CIR
7557 18 <sup>th</sup> ST	7462 COSGROVE WY	7844 SHRADER CIR
3421-23 19 <sup>th</sup> AVE	7466 COSGROVE WY	1340 STEPHANIE
3804 21 <sup>st</sup> AVE	2239 CRAIG	4048-4060 SUMAC LANE
3421 21 <sup>st</sup> AVE	7722 DETROIT BLVD	2850-2860 UTAH AVE
7506 21 <sup>st</sup> AVE	7786 DETROIT BLVD	2851-2860 UTAH AVE
3605 22 <sup>nd</sup> AVE	7857 DETROIT BLVD	7604 VALLECITOS WAY
7670 22 <sup>nd</sup> AVE	5550 EMERSON RD	7736 VALLECITOS WAY
7695 22 <sup>nd</sup> AVE	100 FAIRBANKS AVE	3183, 3203 WESTERN AVE
4231, 4237 23 <sup>rd</sup> ST	2148 FLORIN RD	3249, 3255 WESTERN AVE
2931 24 <sup>th</sup> AVE	44 FORD RD	3319 WESTERN AVE
3405 24 <sup>th</sup> AVE	48 FORD RD	6021 WILKERSON
1575 34 <sup>th</sup> AVE	7221 FRUIT RIDGE RD	6071 WILKERSON
4308 36 <sup>th</sup> ST	3449 GATES	375 LINDLEY DR
3922 39 <sup>th</sup> ST	1531 GLIDDEN	7656 MANORCREST
2943 42 <sup>nd</sup> ST	6508 GOLF VIEW DR	7651 MANORSIDE
7748 40 <sup>th</sup> AVE	637 GRAND AVE	1713 NEIHARD AVE
4100 47 <sup>th</sup> ST	1142-1144 GRAND AVE	1013 NORTH
2070 48 <sup>th</sup> AVE	309-311 GRAVES AVE	180 OLMSTEAD DR
2184 50 <sup>th</sup> AVE	237 HAGGIN AVE	233 OLMSTEAD DR
7612 51 <sup>st</sup> AVE	3836 HAYWOOD ST	2854-2864 PROVO WY
5409 56 <sup>th</sup> ST	6129 HERMOSA ST	2855-2865 PROVO WY
2131 62 <sup>nd</sup> AVE	1600-1608 JANRICK AVE	7591 RED WILLOW
1467 66 <sup>th</sup> AVE	530-A LAMPASAS AVE	200 REDONDO AVE
1780-1786 71 <sup>st</sup> AVE	530-B LAMPASAS AVE	3600, 3672 REEL CIRCLE
1781-1785 71 <sup>st</sup> AVE	1731 BOWLING GREEN DR	7743 REENEL WY
1501-1505 ANOKA AVE	5110 BRADFORD	1500 ARMINGTON AVE
74 ARCADE BLVD	44 CATHCART	1522 ARMINGTON AVE
272 ARCADE BLVD	125 CATHCART	150 BARTON
3937 BELDEN ST	6142 BELLEAU WOOD LN	

4. Choice Neighborhood Planning Grant

The Upper Land Park-Broadway planning process is underway, with baseline and existing conditions information having been established. Currently, the planning team is conducting needs assessments of the public housing residents, and surveys of residents of the surrounding neighborhoods, as well as continuing to engage and build the capacity of the resident and community groups. Once completed, the goals and visions of the Transformation Plan will be developed, followed by a draft outline, with a completed Transformation Plan anticipated in the fall of 2015, followed by plan implementation.

## **5. Amendments to HUD Approved PRE Disposition Plan**

The Housing Authority of the City of Sacramento received approval to amend the Section 32 Homeownership Program on July 17, 2014. The authority was granted to remove 54 units from the HACS single family inventory and convey them to a Purchase Resale Entity for rehabilitation and resale to low-income households.

## **6. Strategic evaluation and Asset Repositioning**

The PHA will continue to evaluate the viability of the housing stock. Aging and obsolete units may be considered for repositioning. This will further the goal of the agency to streamline the operations and management of the physical asset.

## **Homeownership Program**

The Housing Authority of the City of Sacramento amended its Section 32 Homeownership Program in 2013. Sacramento Housing and Redevelopment Agency (SHRA) will purchase the remaining 54 units in the City as a Purchase and Resale Entity (PRE). SHRA as PRE will renovate and sell the units to low income families within five (5) years of the conveyance. The PHA anticipates selling the first group of renovated houses to low-income families in 2015.

## **8.0 CAPITAL IMPROVEMENTS**

### **8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report**

See Attachment D

### **8.2 Capital Fund Program Five-Year Action Plan**

See Attachment E

### **8.3 Capital Fund Financing Program (CFFP)**

The PHA does not propose to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

## **9.0 HOUSING NEEDS**

### **1. Demonstrated Need**

Housing needs within the jurisdiction are identified by housing cost burden, household size and availability of suitable housing. Based on this data the PHA determines the priority of development efforts, housing investment and overall housing needs. According to the HUD 2014 Income Limits, very low income households earn an income less than 50% of the area median income which is \$68,000.00 for a family of four. The American Communities Survey, 2011 estimates indicate that approximately 156,520 families residing in the Sacramento Metropolitan Statistical Area earn less than the area median income. These families are residing in housing that is lacking complete plumbing facilities and kitchen facilities. The identified households also had more than 1.01 persons per room, and selected monthly rental costs greater than 30 percent of household income. This data also demonstrates the greatest housing needs currently unmet are amongst 1-person households

earning less than \$14,999.00 annually. The second highest population with one or more critical housing needs is 2-person households. The population that demonstrates the third highest need is 5+ person households.

**a. Households within the MSA\* with Conditions\*\***

Income Intervals With Conditions	TOTAL	1-person	2-persons	3-persons	4-persons	5+ persons
<b>TOTAL</b>	167,855	<b>56,375</b>	<b>39,590</b>	24,815	20,300	<b>26,775</b>
Less than \$9,999	25,210	12,375	5,755	3,110	1,980	1,990
\$10,000 - \$14,999	23,205	13,410	4,040	2,305	1,780	1,670
\$15,000 - \$19,999	19,715	7,020	5,410	3,030	2,140	2,120
\$20,000 - \$24,999	19,660	6,760	5,550	2,435	2,285	2,630
\$25,000 - \$29,999	17,650	5,395	4,705	2,710	2,155	2,685
\$30,000 - \$34,999	15,405	3,645	3,970	3,400	1,795	2,595
\$35,000 - \$39,999	11,215	2,660	2,785	1,955	1,835	1,980
\$40,000 - \$44,999	8,685	2,150	2,090	1,580	1,065	1,795
\$45,000 - \$49,999	5,920	780	1,300	1,240	845	1,755
\$50,000 - \$59,999	9,855	1,255	2,005	1,805	2,100	2,690
\$60,000 - \$74,999	6,365	485	1,180	945	1,450	2,305
\$75,000 - \$99,999	3,270	335	655	230	545	1,505
\$100,000 - \$124,999	975	35	95	20	285	535
\$125,000 - \$149,999	430	35	40	30	15	310
\$150,000 - \$199,999	210	30	0	4	10	160
\$200,000 or more	95	15	4	10	15	50

\*Sacramento--Arden--Arcade--Roseville, CA Metro Area Renters, Householder Age: ALL AGES

\*\*Footnote: "With Conditions" is defined as a household having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2011), or gross rent as a percentage of household income (2011) of greater than 30 percent. Source: American Communities Survey (ACS) 2011 5-Year; Special Tabulations Data Retrieval System, HUD Economic and Market Analysis Division, huduser.org.

Families who pay 30% or more of their income for housing are considered to be cost burdened. The housing needs of families living in the City of Sacramento are gauged by the number of families experiencing a cost burden. According to HUD CHAS 2007-2011 data sets for the City of Sacramento, approximately 77,650 families are paying over 30% of their income for housing. The needs of these families serve as a key factor as we consider the type and quantity of housing in our inventory and our strategy to meet the need.

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	54,020	41,860	95,880
Cost Burden >30% to <=50%	19,310	20,840	40,150
Cost Burden >50%	13,820	23,680	37,500
Cost Burden not available	505	1,250	1,755
<b>Total</b>	<b>87,655</b>	<b>87,635</b>	<b>175,290</b>

## **9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS**

### **Housing Needs Strategy**

The available affordable housing stock is not able to fully support the population in need of adequate housing. The PHA works in cooperation with the Continuum of Care (CoC), municipalities within the jurisdiction and community stakeholders to assess the housing needs and plan for development opportunities that will make adequate housing available.

The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming 5 years includes the follow:

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

**Strategy 2: Increase the number of affordable housing units by:**

- Leverage affordable housing resources in the community through the creation of mixed finance housing.
- Pursue housing resources other than public housing or HCV Section 8 tenant-based assistance.

**Strategy 3: Continue to support elderly-only housing**

- Apply for funding targeted to the elderly, should it become available.

**Strategy 4: Target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Affirmatively market to local non-profit agencies that assist Families with Disabilities.
- Apply for funding targeted at Families with Disabilities, should it become available.

**Strategy 7: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Utilize data as indicated by families on the Public Housing Waiting List to assess the needs and plan accordingly.

Housing Needs of Families on the Waiting List As of 6/11/2014			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	22,291		2,267
Extremely low income <=30% AMI	19,702	88.39	
Very low income (>30% but <=50% AMI)	2,075	9.31	
Low income (>50% but <80% AMI)	459	2.06	
Families with children	10,694	47.97	
Elderly families (Head of Household age 62 and older)	756	3.39	
Families with Disabilities (Includes all families where one or more members are disabled.)	7,355	33.00	
Race / American Indian or Alaska Native	1,642	7.37	
Race/Asian	1,404	6.30	
Race/Black or African American	12,924	57.98	
Pacific Islander	708	3.18	
Race/Native Hawaiian /other	Not tracked.	N/A	
Race / White	6,309	28.30	
Race / Unknown / no response	1,883	8.45	
Ethnic / Hispanic	3,741	16.78	
Ethnic/ Non- Hispanic	13,814	61.97	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10,670	47.87	
2 BR	8,417	37.76	
3 BR	2,492	11.18	
4 BR	607	2.72	
5 BR	81	.36	
5+ BR	24	.11	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## 10.0 ADDITIONAL INFORMATION

The PHA is in support and interested in Transforming Rental Assistance (TRA) and the Rental Assistance Demonstration (RAD). This PHA will seek funding under this proposed plan if financial feasibility is demonstrated through the HUD-provided proformas.

## **1. Progress in Meeting Mission and Goals**

The PHA continues to seek to increase the availability of safe, decent, affordable and suitable housing free from discrimination.

*Goal: Increase the availability of decent, safe, and affordable housing.*

Progress: The PHA continues to apply for other funding to leverage the rehabilitation of our public housing.

*Goal: Improve the quality of assisted housing*

Progress:

- The PHA has achieved the designation of a High Performer.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.
- The PHA is prioritizing planning and training in the operations, maintenance and administration of assisted housing.

*Goal: Increase assisted housing choices*

Progress:

- The PHA continues to conduct outreach and build relationships with developers, owners and landlords to partner to increase the options for low-income residents.
- The PHA continues its effort to maximize public housing choice and increase the quality of housing for low-income residents by researching the feasibility of changes to homeownership, and voucher conversion.
- The PHA continues to offer housing choices including SHARP properties, Conventional Public Housing, Project-based Vouchers, and Low-Income Housing Tax Credit Properties (LIHTC).

*Goal: Improve community quality of life and economic vitality*

Progress:

- The PHA provides assistance through its partnership with non-profit service providers
- The PHA contracts with Blossom Ridge to provide health services to senior citizens to improve their ability to live independently.
- The PHA through its ROSS and FSS programs provides resources and goal planning support to increase financial security and economic independence for all residents.
- The PHA currently provides job training and other supportive services to assist in improving the income of residents.
- The PHA has approximately 30 Resident Trainees participating in the Resident Training Program.
- The PHA has a database that allows us to monitor the income levels for each public housing development.
- The PHA supports community involvement through its Resident Advisory Board.



*Goal: Promote self-sufficiency and asset development of families and individuals*

**Progress:**

- The PHA has hired Public Housing, Family Self Sufficiency Coordinators to provide residents with a variety of programs and support services to promote self-sufficiency.
- The PHA has fine-tuned its FSS and ROSS services to a resident-centric approach identifying the critical needs and coordinating them across the social supportive services spectrum of care.
- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.

*Goal: Ensure Equal Opportunity in Housing for all Americans*

**Progress:**

- The PHA continues to undertake affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- The PHA continues to promote Fair Housing training to ensure that fair housing efforts continue to be implemented.

**2. Significant Amendment and Substantial Deviation/Modification**

The PHA hereby defines "substantial deviation" and "significant amendment/modification" as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

If a significant amendments and/or substantial deviations/modifications occur the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

**3. PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance**

N/A

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Part I: Summary

PHA Name/Number Housing Authority of the City of Sacramento (CA005)		Locality (Sacramento, California)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A. Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B. Physical Improvements Subtotal		1,115,250.00	1,165,943.00	1,216,637.00	1,216,637.00
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment Administration		354,853.00	304,160.00	253,466.00	253,466.00
E. Other -- Fees & Costs		253,466.00	253,466.00	253,466.00	253,466.00
F. Operations		304,159.00	304,159.00	304,159.00	304,159.00
G. Demolition		506,932.00	506,932.00	506,932.00	506,932.00
H. Development					
I. Capital Fund Financing -- Debt Service					
K. Total CFP Funds		2,534,660.00	2,534,660.00	2,534,660.00	2,534,660.00
L. Total Non-CFP Funds		0	0	0	0
M. Grand Total		2,534,660.00	2,534,660.00	2,534,660.00	2,534,660.00

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

## Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A. Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
1. CA005000101 Alder Grove		220,335.00	230,350.00	240,366.00	240,366.00
2. CA005000102 Marina Vista		250,217.00	261,590.00	272,964.00	272,964.00
3. CA005000103 Midtown Manor		237,215.00	247,998.00	258,780.00	258,780.00
4. CA005000104 Meadow Commons		142,878.00	149,373.00	155,867.00	155,867.00
5. CA005000105 Oak Park		123,958.00	129,592.00	135,227.00	135,227.00
6. CA005000107 The Mill		140,647.00	147,040.00	153,433.00	153,433.00

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

## Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2			Work Statement for Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
1	Alder Grove Central heat & air in units north of Revere; floor abatement & replacement; tree services	16 units	220,336.00	Alder Grove Central heat & air in units north of Revere; floor abatement & replacement; tree services	16 units	230,351.00
2	CA005000102 Marina Vista Replace roofs, gutters & guards (5 bldgs); Central heat & air; upgrade electrical wiring; tree services	171 units	250,217.00	CA005000102 Marina Vista Replace roofs, gutters & guards (5 bldgs); Central heat & air; upgrade electrical wiring; need grounded outlets and upgrade in cable & tel wiring (171 units) upgrade cable & tel wire 210 units; tree services	127 units	261,590.00
3	CA005000103 Midtown Manor 1820 Capitol Av – ext. paint & replace/repair make-up air unit/swamp cooler on roof; 917 38 <sup>th</sup> St - new wooden fence		237,215.00	CA005000103 Midtown Manor 1725 K St - Repl/repair make-up air unit/swamp cooler on roof & re-surface parking lot, landscaping upgrades, street & fence side, roof gutter & guards; 2516 H St – roof, gutter & guards		247,998.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

CA005000104 Meadow Commons 6552 24 <sup>th</sup> St – dual pane windows & perimeter fence; 1500-1512 Arrington Av – partial mod; 2850-2860 Utah Av - siding & paint, windows, cabinets kitchen & bath, landscape;	5 units	142,878.00	CA005000104 Meadow Commons 7670 22 <sup>nd</sup> St – siding, roof, paint, windows, cabinets kitchen & bath, landscape; 2854-2864 Provo Wy – ext. paint, windows, full kitchen; 6142 Belleau Wood Ln – minor dry rot repair, HVAC, windows; 2148 Florin Rd – fence, irrigation, HVAC, minor dry rot repair, landscape	5 units	149,373
CA005000105 Oak Park 3635 5 <sup>th</sup> Av –HVAC, install gate & walkway at front of bldg & replace walkway east side of bldg; 2910 35 <sup>th</sup> St – trash enclosure gates; 3619 4 <sup>th</sup> Av – Roof, gutters, guards; 2910 35 <sup>th</sup> St – replace gutters & guards	4 units	123,957.00	CA005000105 Oak Park 3619 4 <sup>th</sup> Av – water heater; 2845 37 <sup>th</sup> St – water heater; 3609 36 <sup>th</sup> St – modernize interior & exterior	4 units	129,952.00
CA005000107 The Mill			CA005000107 The Mill		

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
**Expires 4/30/2001**

2332 Condale - Re-engineer drain for pond water, Cypress and F St - replace HVAC units; resurface and re-stripe parking lot at	14 units	140,647.00	480 Redwood Av - Resurface and re-stripe parking lot, remove trees from South wall property line & replace fence; 74 Arcade Bl - install HVAC; 44 Cathcart Av - repl HVAC; 3634 Clarkson Ct - repl sliding front gate; 48 Ford Rd - upgrade windows, remodel kitchen, repl concrete patio & remove tree; 44 Cathcart - replace roof & siding, repair dry rot; 48 Ford Rd - new roof, gutters & guards	3 units	147,039.00
Subtotal of Estimated Cost		\$ 1,115,250.00	Subtotal of Estimated Cost		\$ 1,165,943.00

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

## Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 4			Work Statement for Year 5		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
CA005000101	Alder Grove Replace roofs & gutters; Tree Services	26 units	240,366.00	CA005000101 Alder Grove Replace roofs & gutters; Tree Services	25 units	240,366.00
CA005000102	Marina Vista Replace roofs, gutters & guards (5 bldgs); Central heat & air; upgrade electrical wiring; need grounded outlets and upgrade in cable & tel wiring (171 units) upgrade cable & tel wire 210 units; tree services	127 units	272,964.00	CA005000102 Marina Vista Replace roofs, gutters & guards; Central heat & air; upgrade electrical wiring; need grounded outlets and upgrade in cable & tel wiring (171 units) upgrade cable & tel wire 210 units; tree services	127 units	272,964.00
CA005000103	Midtown Manor 1820 Capitol, 6261 St & 1725 K St – resurface parking lot, replace pumps and 3” PRV/pressure release valve install camera hallways & stairwells; 1725 K St – replace pump control panel/elec to control water pumps	258,780.00		CA005000103 Midtown Manor Remove & replace all galvanized pipes & drains at Capitol	84 units	258,780.00
CA005000104	Meadow Commons			CA005000104 Meadow Commons		

(4/2008)

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Expires 4/30/2011

1467 66 <sup>th</sup> Av – HVAC, siding & paint, windows, upgrade electrical 1781 -1785 71 <sup>st</sup> Av – Roof, siding & paint, windows, cabinets kitchen & bath, landscape	3 units	155,867	1780-1786 71 <sup>st</sup> Av – Roof, siding & paint, windows, cabinets kitchen & bath, landscape	2 units	155,867.00
CA005000105 Oak Park			CA005000105 Oak Park		
3509 36 <sup>th</sup> St – modernize interior & exterior	4 units	135,227.00	2970 2 <sup>nd</sup> Av – repair/replace gutters & guards 3804 21 <sup>st</sup> Av – complete modernization 4001 32 <sup>nd</sup> St – minor dry rot repair & paint 3922 39 <sup>th</sup> St – minor dry rot repair & paint 7748 40 <sup>th</sup> Av – minor dry rot repair & paint	4 units	135,227.00
CA005000107 The Mill			CA005000107 The Mill		



**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

**Expires 4/30/2001**

3725 Cypress St - 480 Redwood Av - upgrade security cameras & lighting; 907 F St - upgrade gate system w/card reader; 480 Redwood Av - replc all faucets & shower valves and common area HVAC unit	80 units	153,433.00	2528 Connie Dr - install permanent roof mounted curb for satellite dishes; 3725 Cypress St - add parking outside gate; 480 Redwood Av - replc over stove hood fans & upgrade bath sinks w/ vanity cabinet under sink; 530 B Lamparas - roof, garage door, repl wood fence & remove tree; 3301 Western Av - replc kitchen cabinets & countertops & roof, siding and paint; 1142-1144 Grand Av - roof, upgrade HVAC and repair foundation issues	84 units	153,433.00
Subtotal of Estimated Cost		\$ 1,216,637.00	Subtotal of Estimated Cost		\$ 1,216,637.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)			
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	
Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
See CA005000101		CA005000101	
Alder Grove	45,210.00	Alder Grove	35,195.00
Trainee Program	21,835.00	Trainee Program	21,835.00
Yardi System Maintenance	3,062.00	Yardi System Maintenance	3,062.00
CA005000102		CA005000102	
Marina Vista	27,588.00	Marina Vista	16,215.00
Trainee Program	48,700.00	Trainee Program	48,700.00
Yardi System Maintenance	3,326.00	Yardi System Maintenance	3,326.00
CA005000103		CA005000103	
Midtown Manor	(2,985.00)	Midtown Manor	(13,768.00)
Trainee Program	75,647.00	Trainee Program	75,647.00
Yardi System Maintenance	2,816.00	Yardi System Maintenance	2,816.00
CA005000104		CA005000104	
Meadow Commons	6,463.00	Meadow Commons	(31.00)
Trainee Program	36,905.00	Trainee Program	36,905.00
Yardi System Maintenance	2,093.00	Yardi System Maintenance	2,093.00
CA005000105		CA005000105	
Oak Park	(10,253.00)	Oak Park	(15,888.00)
Trainee Program	47,815.00	Trainee Program	47,815.00
Yardi System Maintenance	1,880.00	Yardi System Maintenance	1,880.00
CA005000107		CA005000107	
The Mill	(3,262.00)	The Mill	(9,655.00)
Trainee Program	46,278.00	Trainee Program	46,278.00
Yardi System Maintenance	1,735.00	Yardi System Maintenance	1,735.00
Subtotal of Estimated Cost	\$ 354,853.00	Subtotal of Estimated Cost	\$ 304,160.00

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2018		Work Statement for Year 5 FFY 2019	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	CA005000101 Alder Grove		CA005000101 Alder Grove	
Annual Statement	Trainee Program	25,179.00	Trainee Program	25,179.00
	Yard System Maintenance	21,835.00	Yard System Maintenance	21,835.00
	CA005000102	3,062.00	CA005000102	3,062.00
	Martina Vista	4,842.00	Martina Vista	4,842.00
	Trainee Program	48,700.00	Trainee Program	48,700.00
	Yard System Maintenance	3,326.00	Yard System Maintenance	3,326.00
	CA005000103		CA005000103	
	Midtown Manor	(24,550.00)	Midtown Manor	(24,550.00)
	Trainee Program	75,647.00	Trainee Program	75,647.00
	Yard System Maintenance	2,816.00	Yard System Maintenance	2,816.00
	CA005000104		CA005000104	
	Meadow Commons	(6,526.00)	Meadow Commons	(6,526.00)
	Trainee Program	36,905.00	Trainee Program	36,905.00
	Yard System Maintenance	2,093.00	Yard System Maintenance	2,093.00
	CA005000105		CA005000105	
	Oak Park	(21,523.00)	Oak Park	(21,523.00)
	Trainee Program	47,815.00	Trainee Program	47,815.00
	Yard System Maintenance	1,880.00	Yard System Maintenance	1,880.00
	CA005000107		CA005000107	
	The Mill	(16,048.00)	The Mill	(16,048.00)
	Trainee Program	46,278.00	Trainee Program	46,278.00
	Yard System Maintenance	1,735.00	Yard System Maintenance	1,735.00
	Subtotal of Estimated Cost	\$ 253,466.00	Subtotal of Estimated Cost	\$ 253,466.00

(4/2006)

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2011

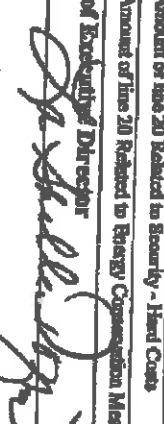

<b>Part I: Summary</b> PHA Name: Housing Authority of the City of Sacramento (CA089)		Grant Type and Number Capital Fund Program Grant No: CA30P00590114 Replacement Housing Factor Grant No:	
Type of Grant <input checked="" type="checkbox"/> <b>Outfall Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disaster/Recovery</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Revised Annual Statement (previous use):</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>	
Line Summary by Development Account		)	
1	Total non-CFP Funds	Original	Total Actual Cost <sup>1</sup>
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>	\$ 506,932	Revised
3	1408 Management Improvements	\$ 456,239	Obligated
4	1410 Administration (may not exceed 10% of line 21)	\$ 253,466	Revised
5	1411 Assets		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$ 304,159	
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 374,864	
10	1460 Dwelling Structures	\$ 639,000	
11	1463.1 Dwelling Equipment - Nonseparable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>3</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/31/2011

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<b>Part I: Summary</b> PHA Name: _____ Housing Authority of the City of _____ Date of CRP: _____		Grant Type and Number: _____ Capital Fund Program Grant No: CA30P0050114 Replacement Housing Factor Grant No: _____		FY of Grant 2014 FY of Grant Approval 2014		
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Discretionary/Management <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ Summary by Development Account: _____						
18a [50] Capitalization or Debt Service paid by the PHA 18b 9000 Collateralization or Debt Service paid Via System of Direct Payment		Original	Total Estimated Cost	Revised <sup>1</sup>	Obligated Total Actual Cost <sup>1</sup>	Expended
19 1302 Contingency (may not exceed 8% of line 20)						
20 Amount of Annual Grant: (sum of lines 2 - 19)						
21 Amount of line 20 Related to LRP Activities			\$2,534,660			
22 Amount of line 20 Related to Section 504 Activities						
23 Amount of line 20 Related to Security - Soft Costs						
24 Amount of line 20 Related to Security - Hard Costs						
25 Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director 		Date	Signature of Public Housing Director 		MAY 13 2014	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CRP funds for operations.  
<sup>4</sup> RHP funds shall be included here.

**Annual Statement of Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Sacramento (CA005)		Grant Type and Number Capital Fund Program Grant No: CA50P00500114 CFPP (Year/No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2014			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>1</sup>
PHA Wide	Operations	1406		506,932			
PHA Wide Mgmt	Resident Tenure Program, Yardi System						
Needs Improvements	Maintenance	1408		456,239			
PHA Wide	Administration	1410		253,466			
Fees & Costs	Architects & Engineers	1430		180,000			
	Design & Construction	1430		124,159			
CA005000101 - AG	Tree services, hazard	1450		42,414			
	Replace roofs, gutters & seal brick blidge	1460		140,000			
CA005000102 - MV	Tree services, hazard	1450		23,450			
	Replaces roofs, dry rot repair, paint	1460		70,000			
CA005000103 - MM	replace all galvanized pipes & drains	1450		100,000			
CA005000104 - MC	Fence, hazard	1450		8,000			
	roof, windows, paint, HVAC	1460	2 units	32,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report in a Unified Annual Performance

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Federal RY of Grants: 2014**

[illegible]

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Rector and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing

OMB No. 2577-0226

Expires: 4/30/2011

<b>Part I: Summary</b> PHA Name: <b>Reeling Authority of the</b> City of <b>Secaucus</b>		Grant Type and Number Capital Fund Program Grant No: <b>CA30P00550113</b> Replacement Housing Rector Grant No: Date of CFP:		FFY of Grant: <b>2013</b> FFY of Grant Approval: <b>2013</b>	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement (Section 101) <input type="checkbox"/> Final Performance and Evaluation Report			
Line		Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>	\$ 527,283	\$ 527,283		
3	1408 Management Improvements	\$ 527,283	\$ 527,283		
4	1410 Administration (may not exceed 10% of line 21)	\$ 263,417	\$ 263,417		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 375,668	\$ 375,668		
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 348,360	\$ 348,360		
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 594,405	\$ 594,405		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Description				
15	1492 Moving to Work Demonstration				
6	1493.1 Redaction Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary		FY of Grant: 2013 FY of Grant Approval: 2013	
PHA Name: _____ Housing Authority of the City of _____ Secretariat: _____		Grant Type and Number: _____ Capital Fund Program Grant No: CA30P0050113 Replacement Housing Factor Grant No: _____ Date of CFF: _____	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Disasters <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report			
Line: _____ Summary by Development Account: _____		Total Estimated Cost: _____ Revised: _____ Total Actual Cost: _____	
18a	1501 Collaboration or Debt Service paid by the PHA	Original	Expanded
18b	9000 Collaboration or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,636,416	\$2,636,416
21	Amount of line 20 Related to LRP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: _____ Date: 3/5/14		Signature of Public Housing Director: _____ Date: _____	

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
 4 RHP funds shall be included here.

Annual Statement of Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Planning Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2013			
PHA Name: Housing Authority of the City of Sacramento		Capital Fund Program Grant No: CA30P005S0113					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
PHA Wide	Operations	1406		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
PHA Wide Mgmt	Resident Trainee Program, Yard System Maintenance	1408		527,283 527,283	527,283 527,283		
PHA Wide	Program Administration	1410		263,417	263,417		
Fees & Costs	Architects & Engineers	1430		200,000	200,000		
	Design & Construction	1430		175,668	175,668		
CA005000101 - AG	Tree Services	1450		61,075	61,075		
	Roofs/gutters, seal brick buildings	1460		90,000	90,000		
CA005000102 - MV	Tree Services	1450		76,790	76,790		
	Roofs/gutters/dryrot, paint bldgs	1460		100,000	100,000		
CA005000103 - MM	Resurface parking lots/fence Paint/repair balcony	1450 1460		19,600 71,400	30,600 71,400		
CA005000104 - MC	ADA gate opener/security cameras Windows/siding/dry rot repair/HVAC/paint	1450 1460		31,970 68,830	31,970 68,830		

<sup>1</sup> To be completed for the Performance and Budgetary Report of a Derived Annual Statement

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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
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Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

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<b>Part I: Summary</b>		<b>FFY of Grant: 2012</b>	
PIHA Name: City of Sacramento Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA30P0050112 Replacement Housing Factor Grant No: Date of CFP:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision not 2 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Summary by Development Account	
Line	Summary by Development Account	Original	Total Estimated Cost
1	Total non-CFP Funds	\$ 0	
2	1400 Operational (may not exceed 20% of line 21) <sup>1</sup>	\$ 511,866	\$ 511,866
3	1408 Management Improvements	\$ 511,866	\$ 511,866
4	1410 Administration (may not exceed 10% of line 21)	\$ 255,933	\$ 255,933
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$ 505,194	\$ 305,194
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 170,118	\$ 180,861
10	1460 Dwelling Structures	\$ 604,355	\$ 793,612
11	1465.1 Dwelling Equipment—Necessaries		\$ 419,447
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		
		Total Actual Cost <sup>1</sup>	Expended
			\$ 350,181
			\$ 181,886
			\$ 215,999
			\$ 115,453
			\$ 51,727
			\$ 366,743

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHA with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 4/30/2011

Part I: Summary

PHA Name: City of Sacramento Housing Authority	Grant Type and Number: Capital Fund Program Grant No: CA30P0050112 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2012 FY of Grant Approval: 2012
--	--	---

Type of Grant:

☐ Original Annual Statement ☐ Reserve for Disaster/Reorganization  
☐ Performance and Evaluation Report for Period Ending: ☐ Revised Annual Statement (version not 2)  
☐ Summary by Development Account ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
18a	1501 Capitalization or Debt Service paid by the PHA	Original	Revised 2	Obligated	Total Actual Cost 1	Expended
18b	9000 Capitalization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,559,332	\$2,559,332	\$1,656,054	\$1,281,989	
21	Amount of line 20 Related to LRP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>[Signature]</i>		Date 2/12/14	Signature of Public Housing Director		Date	

1 To be completed for the Performance and Evaluation Report.  
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
4 RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Planning Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 4/30/2011

Part II: Supporting Pages				PHA Name: City of Sacramento Housing Authority (CA005)		Grant Type and Number Capital Fund Program Grant No: CA30P00550112 CFPP (Yr/ No): No Replacement Housing Factor Grant No:		Federal FY of Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA Wide	Operations	1406		511,866	511,866	350,181	350,181		
PHA Wide Mgmt	Management Needs Improvement	1408		511,866	511,866	511,866	181,886		
PHA Wide	Program Administration	1410		255,933	255,933	255,933	215,999		
Fees & Costs	Architects & Engineers	1430		200,000	100,000	100,000	66,558		
	Design & Construction Architecture	1430		305,194	205,194	205,194	48,895		
CA005000101									
2361 - Alder Grove	SI - Tree Services/Site lighting/plg lots	1450		39,400	29,400	29,400			
CA005000102	DS -Roofs/siding, seal brick hldrs	1460		90,000	210,958	110,958	110,958		
2371 - Marina Vista	SI - Tree Services	1450		29,975	44,497	44,497	14,997		
CA005000104	DS - Roof/gutters	1460		80,000	70,369	70,369	70,369		
2485 - MC SFHs	DS - dry rot repair/paint/ext elec panel, applian,bath, HVAC, windows, flooring cabinets, counter top, roof; SI - landscape, hazard	1460	7 Units	164,355	105,777				
CA005000105	SI - landscape, hazard	1450		45,000	45,000	13,920	13,920		
2342 - 3543 I <sup>st</sup> Ave	DS - upgrade elevator system	1460		50,000	65,846	6,313	6,313		
2353 - 4556 10 <sup>th</sup> Ave	SI - cement, concrete	1450							
	DS - dry rot repair exterior paint/ windows	1460	4 Units	30,000	6,603				
	SI - landscape, hazard	1450		20,393	20,393				

<sup>1</sup> To be completed for the Performance and Budget Review

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages				Federal FY of Grant: 2012				
PHA Name: City of Sacramento Housing Authority (CA005)		Grant Type and Number Capital Fund Program Grant No: CA30P00550112 CIPP (Y or No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
2485 - OP SFHs	DS - Windows/new roof, windows, paint, SI - Flooring, driveway	1460 1450		40,000 10,000	103,932 17,345	89,804 17,345	37,100 17,345	
CA005000106								
2302 - 2516 H St	DS - key card entry system	1460		20,000	0			
CA005000107								
2485 - The Mill SFHs Leasepass	DS - dry rot repair,paint/ext also panel, applian,bath, HVAC, windows, flooring cabinets, counter tops; roof; SI - landscape, bezzet	1460 1450		130,000 25,350	112,024 22,685	110,900 11,924	110,900 3,924	
(107) 2312 - 3725 Cypress	DS - Roof repair	1460		0	22,992	22,992	22,992	
(107) 2315 - 423 W. Silver Eagle	DS - Roof repair	1460		0	75,000			
(104) 2332 - Clausen Ct	DS - dry wall, relocate auto access SI - haul away debris	1460 1450		8,573 0	8,111 1,541	8,111 1,541	8,111 1,541	
(105) 2341 - 3649 2 <sup>nd</sup>	DS - terratic repair	1460		0	12,000			

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary  
PHA Name: City of Sacramento  
Housing Authority

Grant Type and Number  
Capital Fund Program Grant No: CASH0059011  
Replacement Housing Factor Grant No:  
Date of CPFR:

FY of Grant 2011  
FY of Grant Approval 2011


Type of Grant		Original Annual Statement		Revised Annual Statement (version no: 5 )		Total Annual Cost <sup>3</sup>	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 7/31/13		<input type="checkbox"/> Reserve for Discretion/Reorganization <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Original	Revised	Expended	
1	Total non-CPF Funds	\$ 0					
2	1406 Operations (may not exceed 20% of line 21) <sup>1</sup>	\$ 553,314	\$ 553,314	\$ 553,314	\$ 553,314	\$ 553,314	
3	1408 Management Improvements	\$ 553,314	\$ 553,314	\$ 553,314	\$ 492,614		
4	1410 Administration (may not exceed 10% of line 21)	\$ 276,657	\$ 276,657	\$ 276,657	\$ 253,969		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$ 165,994	\$ 165,994	\$ 107,144	\$ 107,144		
8	1440 Site Acquisition						
9	1450 Site Improvement	\$ 471,349	\$ 509,270	\$ 301,711	\$ 272,258		
10	1460 Dwelling Structures	\$ 745,941	\$ 708,020	\$ 649,011	\$ 466,991		
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures						
13	1473 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
6	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CPF Grants for operations.  
<sup>4</sup> RIF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b> FRA Name: City of Sacramento Grant Type and Number: Capital Fund Program Grant No: CA30P005S0111 Replacement Housing Factor Grant No: Date of CFPR:		FFY of Grant: 2011 FFY of Grant Approval: 2011				
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Emergency/Reorganization <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/13 <input type="checkbox"/> Revised Annual Statement (version see: 5 ) <input type="checkbox"/> Final Performance and Evaluation Report						
1 line	Summary by Development Account	Total Estimated Cost	Revised <sup>1</sup>	Original	Total Actual Cost <sup>1</sup>	Expended
1 line	1501 Capitalization or Debt Service paid by the FRA					
1 line	9000 Capitalization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 5% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,766,569	\$2,766,569	\$2,441,151	\$2,146,290	
21	Amount of line 20 Related to LRP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director: 		Date: 8/26/13		Signature of Public Housing Director:		Date:

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> FRAs with under 250 units in development may use 100% of CFPR Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Planning Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages				Grant Type and Number		Federal FY of Grants 2011		
PHA Name: City of Sacramento Housing Authority (CA005)				Capital Fund Program Grant No: CA30P00550111 CFPP (Y or No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		553,314	553,314	553,314	553,314	
PHA Wide Mgmt	Management Needs Improvement	1408		553,314	553,314	553,314	492,614	
PHA Wide	Program Administration	1410		276,657	276,657	267,657	253,969	
Fees & Costs	Architects & Engineers	1430		90,000	90,000	28,882	28,882	
	Design & Construction Architecture	1430		75,994	75,994	75,994	75,994	
CA005000101								
2361 - Alder Grove	SI - Asphalt/curry seal pkg lot/flooring	1450	Units	75,000	75,000	2,301	2,301	
	DS -HVAC/siding/	1460	8 Units	140,000	111,294	111,294	111,294	
CA005000102								
2371 - Marina Vista	SI -Replace asphalt/landscape	1450	Units	15,000	33,000	13,408	13,408	
	DS - Roof/gutters/RiverBand Fire Unit	1460	15 Bldgs	80,000	100,706	73,296	636	
CA005000106								
2303 - 626 I Street	DS - Residential elevator	1460	1 Bldg	101,161	101,161	101,161	101,161	complete
	SI - SecurityCamera/board reader	1450	1 Bldg	170,749	170,749	170,749	170,749	complete
CA005000104								
2485 -OAC SFHs)	DS -Roofs/siding/windows/elec & plumb	1460	7 Units	290,780	269,858	259,299	173,241	
	SI - Ext. elec panel/landscape	1450		62,127	83,049	83,049	68,596	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: City of Sacramento Housing Authority (CA005)				Grant Type and Number Capital Fund Program Grant No: CA3DP00350111 CFRP (Year/No): Replacement Housing Factor Grant No:		Federal FRY of Grant: 2011	
Development Number Name/PHA-Wide activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
CA005000107							
2485 - (MUI SFHs)	DS - Roof/Floor/windows	1460	2 Units	63,273	63,273	63,000	40,328
	SI - Landscape/demolition	1450		45,000	45,000	26,941	11,941
2314 - Connie Way	DS - Roof	1460		28,727	28,727	28,727	28,727
CA005000103							
2322 - Capital Ave	SI - Upgrade unit locks	1450	84 Units	11,300	10,319		
	DS - Electrical repair	1460		0	981		
2323 - K Street	SI - Keyward eye/unit locks/gate upgrade /plug lot	1450	80 Units	61,300	61,300		
CA005000105							
2341 - 3649-51 2 <sup>nd</sup> Av	SI - Replace mailboxes	1450	8 Units	5,000	0		
2344 - 2910 35 <sup>th</sup> St	SI - tree removal, concrete repair	1450		0	4,367	4,367	4,367
2485 - (Oak Park SFHs)	DS - Roof, floors, windows/exterior paint	1460	2 Units	42,000	20,963	\$ 11,604	\$ 11,604
	SI - landscape	1450		5,873	2,558	\$ 951	\$ 951
Emerson/Fruitridge	SI - rewire	1450	2 Units	20,000	20,000		
2341 - 3649-51 2 <sup>nd</sup> Av	DS - Replace gutters	1460		0	11,057		
2351 - 3819 4 <sup>th</sup> Av	SI - concrete repair	1450		0	3,928		

<sup>1</sup> To be excluded for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be excluded for the Performance and Evaluation Report.

# Capital Fund Program--Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Part I: Summary

Part I: Summary						
PHA Name/Number Housing Authority of the County of Sacramento (CA007)		Locality (Sacramento, California)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal		625,196.00	653,613.00	682,032.00	682,032.00
C.	Management Improvements		198,925.00	170,508.00	142,090.00	142,090.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		142,090.00	142,090.00	142,090.00	142,090.00
F.	Other – Fees & Costs		170,508.00	170,508.00	170,508.00	170,508.00
G.	Operations		284,190.00	284,190.00	284,190.00	284,190.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,420,898.00	1,420,898.00	1,420,898.00	1,420,898.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		1,420,898.00	1,420,898.00	1,420,898.00	1,420,898.00

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

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**form HUD-50075.2 (4/2008)**

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year 2 _____ FFY 2016		Work Statement for Year: 3 _____ FFY 2017		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
CA007000101 Twin Rivers Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; repair pot holes; improve complex lighting & tree services; paint ext bldgs	9 units	133,422.00	CA007000101 Twin Rivers Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; repair pot holes; improve complex lighting & tree services	9 units	139,487.00
CA007000202 Rio Garden 5519 Dale Av – roofs, gutters & guards; 3725 Haywood St - roofs, gutters & guards; 1517 Bell – repl HVAC	9 units	165,725.00	CA007000202 Rio Garden 4741 Whitney Av – roofs, gutters & guards; 3718 Cypress -roof, siding, dry rot repair, windows, landscape; 1160 Evelyn Ln – rplc HVAC	21 units	173,258.00
CA007000203 Sun River El Parque - roofs, gutters & leaf guards; 6010 Northcrest - HVAC	3 bldgs 28 units	184,994.00	CA007000203 Sun River El Parque – roofs, gutters & leaf guards; 6225 Beech Av – roofs, gutters & guards; 5735 Engle Rd – roofs, gutters & guards		193,404

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**Expires 4/30/2001**[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 4 2018			Work Statement for Year 5 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	CA007000101 Twin Rivers Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; repair pot holes; improve complex lighting & tree services; paint ext. bldgs	9 units	145,551.00	CA007000101 Twin Rivers Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; improve complex lighting; tree services; repair walk way trip hazards	9 units	145,551.00
	CA007000202 Rio Garden 6412 Bolin Way – windows, dry rot repair, paint; 3050 Bell St – HVAC; 4741 Whitney Av – HVAC; 325 Elkhorn Bl – HVAC cages; 1160 Evelyn Ln – upgrade parking lot lighting	51 unit	180,790.00	CA007000202 Rio Garden 3725 Haywood – roofs, gutters & guards; 6029 Dry Creek - HVAC	24 units	180,790.00
	CA007000203 Sun River			CA007000203 Sun River		



**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**Expires 4/30/2001**[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

[illegible]



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Trustee and  
Capital Fund Planning Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2011

Part I: Summary

FHA Mutual Housing Authority of the  
County of Sacramento (CA067)

Grant Type and Number  
Capital Fund Program Grant No: CAS0900750114  
Replacement Housing Trustee Grant No:  
Date of CFFR:

FY of Grant 2014  
FY of Grant Approval 2014

Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Return for Reinvest/Management Summary by Development Account	<input type="checkbox"/> Revised Annual Statement (provided not) <input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Total Estimated Cost Revised <sup>2</sup>	<input type="checkbox"/> Original	<input type="checkbox"/> Total Annual Cost <sup>1</sup> Revised
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>1</sup>			\$ 284,180		
3	1408 Management Improvements			\$ 255,762		
4	1410 Administration (may not exceed 10% of line 21)			\$ 142,090		
5	1411 Assets					
6	1415 Liquidated Damages					
7	1430 Rent and Costs			\$ 170,508		
8	1440 Sub Acquisition					
9	1450 Sub Improvement			\$ 161,358		
10	1460 Dismantling Structures			\$ 407,000		
11	1461 Dismantling Equipment - Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Dismantling					
15	1492 Moving to Stock Documentation					
16	1493.1 Induction Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.



<sup>3</sup> FVAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup> RHP funds shall be included here.

gmw 3 (p. 1)

**Annual Statement of Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Fund and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OIAH No. 2577-0225  
 Expires 08/31/2011

<b>Part I: Summary</b> FTA Number: _____ Grant Type and Number: _____ Capital Fund Program Grant No: CA3070750114 Replacement Housing Fund Grant No: _____ Date of CFP: _____		FY of Grant: 2014 FY of Grant Approval: 2014		
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Discretionary Grants <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ Summary by Development Account: _____				
<b>1a</b> 1501 Construction or Debt Service paid by the FTA <b>1b</b> 9000 Construction or Debt Service paid Via System of Direct Payment		Original	Total Indirect Cost Reimbursed	Original Total Actual Cost Expended
19	1502 Construction (only not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)			
21	Amount of line 20 Related to LRP Activities	\$1,420,898		
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Risk Code			
24	Amount of line 20 Related to Security - Hazard Code			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director: 		Date: 4/14/14	Signature of Public Housing Director: 	JUN 1 12:00 PM

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 3 FTA's with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHP Grants shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Project and  
Capital Fund Planning Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2011

Part II: Supporting Program				Grant Type and Number		Federal FY of Grant: 2014		
PIA Name: Housing Authority of the County of Sacramento (CA007)				Capital Fund Program Grant No: CA3000720114 CFPR (Yr and No): Replacement Housing Project Grant No:				
Development Number Name/PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PIA Wide	Operations	1406		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>3</sup>	
PIA Wide Major Needs Improvements	Resident Tenure Program, Yard Systems Maintenance	1408		284,180				
PIA Wide	Program Administration	1410		255,762				
Res & Costs	Architects & Engineers	1430		142,090				
	Design & Construction	1430		90,000				
				80,508				
CA007000201 - TR	Tire services	1450		7,500				
CA007000202 - RG	Fence replacement, flooring, repair eroded landscape, level resurfaced driveway, upgrade plug lot pole light Windows, doors, dry rot repair, ext. paint	1450	4 units	48,090				
CA007000203 - SR	Fence, concrete, hazard Roof & gutter, dry rot repair, ext. paint, HVAC & windows	1450 1460	2 units 25 units	40,090 48,858 118,000				
CA007000205 - PL	Regrave plug lot, concrete, water basins & hazard Windows, dry rot repair, roof, ext. paint	1450 1460		57,090 249,090				

Page 3

To be completed for the Performance and Budgetary Reports or a Revised Annual Statement.

Exp: 08/31/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report for a Revised Annual Statement.

Annual Statement of Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary  
PHA Name: Housing Authority of the  
County of Sacramento

Grant Type and Number  
Capital Fund Program Grant No: CA50P00750113  
Replacement Housing Factor Grant No:  
Date of CFP:

FY of Grant: 2013  
FY of Grant Approval: 2013

Type of Grant		Original Annual Statement		Revised Annual Statement (version next)		Total Actual Cost	
Performance and Evaluation Report for Period Ending:		Performance and Evaluation Report		Performance and Evaluation Report		Performance and Evaluation Report	
Summary by Development Account		Summary by Development Account		Summary by Development Account		Summary by Development Account	
Line	Description	Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1405 Operations (may not exceed 30% of line 21) <sup>1</sup>	\$ 276,441	\$ 276,441				
3	1408 Management Improvements	\$ 276,441	\$ 276,441				
4	1410 Administration (may not exceed 10% of line 21)	\$ 138,220	\$ 138,220				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	\$ 211,000	\$ 211,000				
9	1450 Site Improvements						
10	1460 Dwelling Structures	\$ 127,600	\$ 127,600				
11	1465.1 Dwelling Equipment - Nonseparable	\$ 352,501	\$ 352,501				
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		FY of Grant: 2013	
PHA Name: _____ Housing Authority of the County of _____ Date of CRFP: _____		Grant Type and Number: _____ Capital Fund Program Grant No: CA50R00750113 Replacement Housing Factor Grant No: _____	
Type of Grant: _____ <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disaster/Contingencies <input type="checkbox"/> Summary by Development Account: _____		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report: _____	
Line	Description	Total Estimated Cost	Total Actual Cost <sup>2</sup>
18a	1501 Capitalization or Debt Service paid by the PHA		
18ba	9000 Capitalization or Debt Service paid Via System of Direct Payments		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 3 - 19)	\$1,382,203	\$1,382,203
21	Amount of line 20 Related to LBR Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>[Signature]</i> Date: 3/5/14		Signature of Public Housing Director: _____ Date: _____	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 PHAs with under 250 units in management may use 100% of CRFP Grants for operations.  
 REIP funds shall be included here.



Annual Status and Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part III Supporting Pages				Expires 4/30/2011				
PHA Name: Housing Authority of the County of Sacramento			Grant Type and Number Capital Fund Program Grant No: CA30R00750113 CFIP (Year/No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2013			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
PHA Wide	Operations	1406		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide Mgmt	Resident Tenants Program, Yard System Maintenance	1408		276,441	276,441			
PHA Wide	Program Administration	1410		138,220	138,220			
Fees & Costs	Architects & Engineers	1430		121,000	121,000			
	Design & Construction	1430		90,000	90,000			
CA007000205 - PL	Dry rot repair	1460		0	40,000			
CA007000201 - TR	Tire Services, parking lots	1450		46,400	46,400	26,400		
	Interior paint	1460		10,000	20,000			
CA007000202 - RG	Fence/landscape/irrigation	1450		24,200	24,200			
	HVAC units/dry rot/paint windows	1460		33,501	33,501			
CA007000203 - SR	Seal & stripe ply lot/tire removal	1450		37,000	57,000			
	Replace vertical heat pumps	1460		26,000	259,000			
CA007000204 - GR	Roofing, etc	1450		20,000	0			AMP regrouped
	HVAC/Roofs/Windows/Paint	1460		283,000	0			AMP regrouped

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FY of Grant 2012</b>	
FHA Native County of Sacramento Housing Authority (CAABT)		Capital Fund Program Grant No: CA30P00730112 Replacement Housing Factor Grant No: Date of CRP:		FY of Grant Approval: 2012	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reverts for Disaster/Disaster <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost</b>
1	Total non-CRP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>1</sup>	\$ 287,711	\$ 287,711	\$ 287,711	
3	1408 Management Improvements	\$ 287,711	\$ 287,711	\$ 287,711	\$ 250,361
4	1410 Administration (may not exceed 10% of line 21)	\$ 143,856	\$ 143,856	\$ 143,856	\$ 66,053
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 275,316	\$ 175,316	\$ 76,012	\$ 76,012
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 185,544	\$ 171,354	\$ 171,354	\$ 171,354
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 258,417	\$ 372,607	\$ 234,615	\$ 205,115
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>2</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CRP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

Annual Statement of Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b> FHA Name: _____ County of: _____ State: _____ Housing Authority (CAAH): _____ Capital Fund Program Grant No: CA30RFR750112 Replacement Housing Factor Grant No: _____ Date of CRP: _____		FY of Grant: 2012 FY of Grant Approval: 2012					
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Discretionary Expenses <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Total Performance and Evaluation Report							
18a	1501 Collateralization or Debt Service paid by the FHA	Original	Total Estimated Cost	Revised <sup>1</sup>	Original	Total Actual Cost <sup>1</sup>	Expended
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 6% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,438,555	\$1,438,555	\$1,201,259	\$ 768,895		
21	Amount of line 20 Related to LRP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director: <i>[Signature]</i> Date: 2/10/14		Signature of Public Housing Director: _____ Date: _____					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> FHA with under 250 units in management may use 100% of CRP Grants for operations.  
<sup>4</sup> LRP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

Part II: Supporting Pages		PHA Name: County of Sacramento Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA30P00750112 CFPP (Year/No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA Wide	Operations	1406		287,711	287,711	287,711			
PHA Wide Maint	Resident Training Program	1408		287,711	287,711	287,711	84,461		
PHA Wide	Program Administration	1410		143,856	143,856	143,856	50,147		
Fees & Costs	Architect & Engineers	1430		115,000	95,000	49,693	49,693		
	Design & Construction Architecture	1430		160,316	80,316	26,319	26,319		
(201) 2471 - TR	DS - Roof/gutters	1460		50,000	0				
	SI - Tree Services/fence/pkg lots	1450		81,366	81,366	81,366	81,366		
2434 - 7554 Cook	DS - Roof/gutters	1460		0	0				
2461 - Bravado Dr	SI - flooring, door	1450	3 Units	10,001	10,001	10,001	10,001		
2402 - Pomagracato	DS - Replace all exterior dry rot and replace siding	1460	20 Units	132,333	132,333	132,333	132,333		
	SI - hazard, etc	1450		17,053	17,053	17,053	17,053		
2433 - Sunset	DS - windows, stucco, interior paint	1460	5 Units	40,000	27,782	27,782	27,782		
	SI - landscape, flooring	1450	5 Units	45,424	35,834	35,834	35,834		
2412 - 6433 Lang	DS - Replace all exterior dry rot, siding and dual pane windows	1460	7 Units	36,084	29,500	29,500			
	SI - landscape/hazard, ect.	1450		0	0				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: County of Sacramento Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA30P00750112 CEFP (Y or No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>1</sup>	
(203) SR								
2431 - 6225 Beech Av	SI - Tree trimming/removal	1450		5,150	5,150	5,150	5,150	
2432 - 5319 Dale Av	SI - Tree trimming/removal	1450		1,920	1,920	1,920	1,920	
2437 - 6260 Mariposa	SI - Tree trimming/removal	1450		2,565	2,565	2,565	2,565	
2438 - 6054 Shupe Dr	SI - Tree trimming/removal	1450		2,205	2,205	2,205	2,205	
2440 - 7500 Tiana Wy	SI - Tree trimming/removal	1450		3,925	3,925	3,925	3,925	
2442 - 5810 Manzanita	SI - Tree trimming/removal	1450		6,855	6,855	6,855	6,855	
2443 - 610 Northcrest	SI - Tree trimming/removal	1450		2,725	2,725	2,725	2,725	
2444 - 7554 Cook	SI - Tree trimming/removal	1450		1,755	1,755	1,755	1,755	
2451 - 2605 El Parque	DS - Roofs, HVAC	1460		0	67,383			
(205) PL								
2413 - 4930 El Paraiso	SI - Landscape	1450		4,600	0			
(204) GR								
2438 - 5735 Engle	DS - Replace vertical heat pumps	1460	16	0	115,609	45,000	45,000	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PIHA Name: County of Sacramento  
Housing Authority (CA987)

Grant Type and Number  
Capital Fund Program Grant No: CA20700750111  
Replacement Housing Factor Grant No:  
Date of CFP:

FFY of Grant: 2011  
FFY of Grant Approval: 2011

Type of Grant		Reserve for Disasters/Disaster Relief		Revised Annual Statement (previous not 4 )		FFY of Grant 2011	
Original Annual Statement		Performance and Evaluation Report for Period Ending 6/30/13		Revised Annual Statement (previous not 4 )		FFY of Grant 2011	
Secretary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>		FFY of Grant Approval: 2011	
Line		Original		Revised		Obligated	
1		Total non-CFP Funds		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
1405 Operations (may not exceed 20% of line 21) <sup>2</sup>		\$0					
1408 Management Improvements		\$310,813		\$310,813		\$310,813	
1410 Administration (may not exceed 10% of line 21)		\$310,813		\$310,813		\$310,813	
1411 Audit		\$155,407		\$155,407		\$155,407	
1415 Liquidated Damages							
1430 Fees and Costs							
1440 Site Acquisition		\$77,703		\$233,703		\$233,703	
1450 Site Improvement							
1460 Dwelling Structures		\$119,477		\$140,614		\$97,080	
1465.1 Dwelling Equipment—Nonexpendable		\$423,853		\$402,716		\$235,233	
1470 Non-dwelling Structures							
1475 Non-dwelling Equipment							
1483 Demolition							
1492 Moving to Work Demonstration							
1495.1 Relocation Costs							
1499 Development Activities <sup>3</sup>							
17							

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHA with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> PIHA funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>PIHA Name</b>		<b>Grant Type and Number</b>		<b>PIFY of Grant: 2011</b>	
<b>County of</b>		<b>State</b>		<b>Capital Fund Program Grant No: CA30P00750111</b>		<b>PIFY of Grant Approval: 2011</b>	
<b>Housing Authority</b>		<b>Replacement Housing Factor Grant No:</b>		<b>Date of CPFR:</b>			
<b>Type of Grant:</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Narrative for Mandatory/Disaggregation <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Budgets 6/30/13 <input checked="" type="checkbox"/> Revised Annual Statement (version no: 4) <input type="checkbox"/> Final Performance and Evaluation Report							
<b>Line</b>		<b>Description by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
18a	1501 Capitalization or Debt Service paid by the PIHA						
18b	9000 Capitalization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)						
21	Amount of line 20 Related to LRP Activities			\$1,554,066	\$1,554,066	\$1,343,049	\$ 865,650
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHA with under 250 units in management may use 100% of CPFR Grants for operations.  
<sup>4</sup> CPFR Funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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 Expires 4/30/2011

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Part III: Supporting Pages				Grant Type and Number		Federal FY of Grant: 2011	
PHA Name: County of Sacramento Housing Authority (CA007)				Capital Fund Program Grant No: CA30P00750111 CFPP (Yes/No): Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
PHA Wide	Operations	1406		Original 310,813	Revised 1 310,813	Funds Obligated2 310,813	Funds Expended2
PHA Wide Mgmt	Resident Training Program	1408		310,813	310,813	310,813	
PHA Wide	Program Administration	1410		155,407	155,407	155,407	155,407
Res & Costs	Architect & Engineers	1430		94,000	94,000	94,000	94,000
	Design & Construction Architecture	1430		139,703	139,703	139,703	139,703
CA007000201	DS - Roof/exterior paint	1460	2 Units	79,974	79,974		
2471 - Twin Rivers	SI - Landscape/Trees/plg lot/plyground	1450	21.8 Units	29,451	29,451		
CA007000204	DS - Siding/Dryrot repair/paint exterior	1460	20 Units	123,879	140,979	118,815	
2433 - Sunset Ave	SI - ADA improvements/landscape	1450	20 Units	18,000	20,083	20,083	
	SI - ADA improvements/landscape	1450	12 Units	3,000	3,000	3,000	3,000
CA007000202	DS - Exterior paint/dryrot repair	1460	12 Units	0	0		
CA007000204	SI - landscape/fences	1450	6 Units	9,026	16,819	15,082	15,082
2454 - Deun Court	DS - Paint/dryrot repair/roof/rewire bldg	1460	6 Units	170,000	122,080	116,418	88,730

<sup>1</sup> To be completed for the Performance and Evaluation Report for a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011				
PHA Name: County of Sacramento Housing Authority (CA007)		Capital Fund Program Grant No: CA30P00750111 (Estimated) CRFP (Year/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CA007000202	SI - Seal & stripe pkg lot/Fence	1450		2,500	3,465	3,465	3,465	
2426 - 1517 Bell St								
2422 - 3050 Bell St	SI - Seal & Stripe	1450		6,000	9,335	9,335	9,335	
CA007000203	DS - Replace verticle back pumps	1460	10 Units	50,000	50,000			See Attachment
2431 - 6225 Beech Av								
	SI - Seal & Stripe, Hazmat, etc	1450		5,000	5,080	5,080	5,080	See Attachment
2432 - 5519 Dato Av	SI - Seal & stripe pkg lot	1450		10,000	11,485	11,485	11,485	
2434 - 7554 Cook Av	SI - Seal & stripe pkg lot	1450		5,000	6,510	6,510	6,510	
2442 - 5810 Mendocino	SI - Seal & stripe pkg lot	1450		5,000	10,385	10,385	10,385	
(204) 2452- Whitney	SI - Cement plymd area	1450		12,000	0			
159 - 2970 Portmanth	SI - Landscape/Hazmat	1450						
	DS - Roof/HVAC	1460		0	0			See Attachment
(205) 2406- 48th Av	SI - Remove old playground	1460		0	0			See Attachment
2410 - 2550 41st Av	SI - Repave pkg lots	1450		7,000	0			
2413 - El Paraiso Av	SI - ADA improvements	1450		0	0			
2485 - 5001 33rd St	SI	1450		0	12,346			
	DS	1460	1 unit	0	9,683			
2402 - Pomegranate	SI - Remove old playground	1450		0	0			See Attachment
2416 - 5730 Nina Wy	DS - Ext Paint	1460	10 Units	0	0			See Attachment
(204) 2456- Gunn Rd	SI - Speed bump at entry	1450		1,500	1,000	1,000	1,000	
2457 - 8313 Fair Oaks	SI - Seal & Stripe	1450		6,000	11,655	11,655	11,655	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

**SIGNIFICANT CHANGES**  
**To the DRAFT 5-YEAR AND 2015 ANNUAL PHA PLAN,**  
**HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**  
**AND**  
**ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. A copy of the complete PHA plan is on file with the Agency Clerk and is available upon request.

In addition, the PHA must define any significant changes to its policies or plans. The PHA defines a "substantial deviation" and "significant amendment/modification" as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. There are two proposed changes in each of the PHA Plans Administrative Plan and ACOP which have been deemed "significant" in the 2015 Annual Plan.

The Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento have made no significant changes to the 2015 5-Year and Annual PHA Plans that change the Mission of the Agency or significantly alters the persons the Authority serves.

Below are changes the Agency defines as significant to the Administrative Plan and Admissions and Continued Occupancy Policy are as follows:

**2015 PHA HOUSING CHOICE VOUCHER(HCV) ADMINISTRATIVE PLAN  
SIGNIFICANT CHANGES**

**1. .CHAPTER 5 – Adding Additional Members to the Household**

All additions except for birth must have the prior approval of the owner and the PHA. Approvable additions may include a:

- Spouse/partner and their minor children
- Minor who had been part of the assisted household who moved out and is returning to the household
- PHA pre-approved live-in aide

**The PHA will not approve an addition to the household if the individual requested to be added does not have one of the relationships to the head of household or spouse/partner of the household as listed above.**

This change impacts the persons who may be served by the Authority by restricting who is eligible to receive the benefit based on their relationship to the head of household.

## **2. CHAPTER 6 – Caretaker for Child(ren)**

If the only remaining member/s of the assisted family is/are minor(s), the PHA may, allocate the voucher to a person who was not previously part of the assisted family, who has gained legal custody or guardianship of the minor(s), as long as the original minors remain in the home. This person will be subject to all eligibility criteria.

If legal custody or guardianship cannot be established within 60 days, or if the person obtaining custody or guardianship of the minor/s does not meet program eligibility criteria, the PHA will terminate the family's assistance.

If custody is awarded for a limited time, the PHA will state in writing that the transfer of the voucher is for that limited time or as long as they have custody of the children. When the PHA approves a person to reside in the unit as caretaker for the child(ren), the income of the guardian will be counted.

The guardian is eligible to receive the full benefits of the HCV assistance as long as guardianship of the children is retained. If the guardianship is terminated or a minor child becomes 18 years of age, the voucher will transfer to the new guardian or the adult child.

The PHA will work with the appropriate service agencies and the landlord to provide a smooth transition in these cases. (Impacts the person who may be served by the Authority by restricting the eligibility for retaining a voucher)

## **2015 PHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

### **1. CHAPTER 5 - OCCUPANCY GUIDELINES**

<b>GUIDELINES FOR DETERMINING BEDROOM SIZE Bedroom Size</b>	<b>Persons in Household: (Minimum #)</b>	<b>Persons in Household: (Maximum #)</b>
<b>0 Bedroom</b>	<b>1</b>	<b>2</b>

**Significant Change:** Language in blue was changed from 1 to 2, pg. 5-3

This change is significant because it allows households of two or less individuals to occupy one bedroom units, changing the number of bedrooms the household may qualify for.

### **2. CHAPTER 9 - LEASING**

#### **D. ADDITIONS TO THE LEASE**

Requests for the addition of a new member to the household must be approved by the PHA prior to the actual move-in of the proposed new member except in the case of birth, adoption or court awarded custody of a minor child...

Following receipt of a family's request for approval the PHA will conduct a pre-admission screening, including the criminal history report, of the proposed new member. Only new members approved by the PHA will be added to the household. Live-in aides are added to the household but not to the lease. ~~Any new household member must reside in the household for at least two (2) years prior to being able to take possession of the unit as head of household.~~

**Significant Change:** Language in blue was deleted, pg. 9-8

This change is significant because it allows household members, who are added to the lease, to take possession of the unit anytime during residency.

**City and County of Sacramento Housing Authority**  
**Environmental Determination for 2015 5-Year and Annual Plans including Public Housing**  
**Agency Plan (PHA Plan), Public Housing Capital Fund, Housing Choice Voucher Administration**  
**Plan (HCV Admin Plan) and Admissions and Continued Occupancy Policy (ACOP)**

**Operation and Maintenance of Public Housing** – Categorical Excluded under NEPA per 24 CFR Section 58.35 (b)(3) and Categorical Exempt under CEQA per Guidelines Section 15301.

**Housing Choice Voucher Program (Tenant Based Rental Assistance)** – Categorical Excluded under NEPA per 24 CFR 58.35(b)(1) and exempt under CEQA per Guidelines Section 15061(b)(3).

**Administrative and Management Activities** – Exempt under NEPA per 24 CFR Section 58.34 (a)(3), and 58.35 (b)(3) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Public Housing Program
- Housing Choice Voucher Program

**Public Services** – Exempt under NEPA per 24 CFR Section 58.34 (a)(4) and 58.35(b)(2) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Economic and Social self-sufficiency programs
- Safety and Crime Prevention Programs

**Inspections and Testing of Properties for Hazards or Defects** – Exempt under NEPA per 24 CFR Section 58.34 (a)(5) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Public Housing Program
- Housing Choice Voucher Program

**Environmental and Other Studies, Resource Identification and the Development of Plans and Strategies** – Exempt under NEPA per 24 CFR 58.35 (a)(1) and is Statutorily Exempt under CEQA per Guidelines Section 15262.

- PHA Plan
- HCV Admin Plan
- ACOP
- Modernization (Public Housing Capitalization Fund)\*
- Rehabilitation (Public Housing Capitalization Fund)\*
- Disposition of Public Housing Assets\*
- Demolition of Public Housing Assets\*

\* These activities are subject to additional environmental review under CEQA and/or NEPA prior to actual funding commitment.

**Supplemental Assistance to Pre-existing Projects** - NEPA per 24 CFR 58.35 (b)(7) and CEQA per Guidelines Sections 15162.

## RESOLUTION NO. SHRC-\_\_\_\_\_

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

ON DATE OF

**October 1, 2014**

### **2015 FIVE-YEAR ACTION PLAN AND PUBLIC HOUSING AGENCY ANNUAL PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO AND HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO**

WHEREAS, the proposed 2015 Public Housing Agency (PHA) Plan is consistent with the 2013-2017 Consolidated Plan which was approved by the City and County of Sacramento. The Consolidated Plan is a planning document that identifies overall housing and community development needs in the City and County of Sacramento, and outlines a strategy to address those needs.

WHEREAS, starting with the 2001 fiscal year and reauthorized each subsequent year in the resolutions approving the Housing Authority of the City and Housing Authority of the County of Sacramento (collectively "Housing Authority") budgets, the Sacramento Housing and Redevelopment Agency and its Executive Director are delegated authority by the governing boards of the Housing Authority to conduct a public hearing on behalf of the Housing Authority to discuss the Public Housing Agency Annual Plan (PHA Plan) as applicable and invite public comment on the plans.

WHEREAS, the proposed PHA Plan changes were presented to the Resident Committees and the Resident Advisory Board, and made available to the public on July 15, 2014.

WHEREAS, a public hearing, duly noticed for a 45 day period, was held on September 3, 2014 on the 2015 PHA Five-Year and Annual Plan on behalf of the Housing Authority and comments received were considered by the Commission.

WHEREAS, the Capital Fund Program Five-Year Action Plan (2015-2019) was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). All programs included in the Five-Year Action Plan were found to be Exempt under CEQA Guidelines and Exempt or Categorically Excluded under NEPA Guidelines (see Attachment 2 for the specific environmental determination made for each program). The actions proposed in this 2015 Annual Plan are in support of the Five-Year Action Plan and include four (4)

administrative changes to programs which rise to the level of significant changes with respect to the circumstances under which these programs will be undertaken.

WHEREAS, activities authorized by the PHA Plan and CFP have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The PHA Plan and CFP also include projects such as modernization, rehabilitation, disposition, and demolition which are listed for budgeting and planning purposes only. To the extent that funding becomes available, making these projects possible, individual environmental review under CEQA and/or NEPA will be performed prior to any actual funding commitment or choice limiting action.

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

Section 1. After due consideration of the facts presented in the recitals above, the staff report and at the public hearing, the findings, including the environmental findings regarding this action, are found to be true and correct.

Section 2. The 2015 Five-Year and Public Housing Agency Annual Plan (PHA Plan) consisting of the Public Housing Admissions and Continued Occupancy Policy (ACOP) for both the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and the Administrative Plan for the Housing Choice Voucher program (Administrative Plan), for the Housing Authority of the County of Sacramento only, is hereby approved.

Section 3. The Executive Director or her designee is authorized to make non-substantive changes to the Plan based on any additional public comments received.

Section 4. The Executive Director or her designee is authorized to make changes to the PHA Plan as directed by the Department of Housing and Urban Development or required to comply with the Quality Housing and Work Responsibility Act of 1998.

Section 5. The Executive Director or her designee is authorized to execute and submit all required documents for the submission and certification of compliance of the 2014 PHA Annual to the Department of Housing and Urban Development or to comply with the Quality Housing and Work Responsibility Act of 1998.

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CHAIR

ATTEST:

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CLERK



INVESTING IN COMMUNITIES

September 17, 2014

Stephen E. Goldberg  
Sarah R. Ropelato  
Legal Services of Northern California  
515 12<sup>th</sup> Street  
Sacramento CA 95814

Re: Response to remaining comments for the:

- 1) 2015 Housing Choice Voucher - Administrative Plan (Administrative Plan); and
- 2) 2015 Public Housing - Admissions and Continue Occupancy Policy (ACOP)

Dear Stephen and Sarah,

Thank you for working with us during the public comment period for the 2015 Administrative Plan and ACOP. Many of the issues you offered during our meetings beginning on August 26, 2014 have been resolved to our mutual satisfaction. Of the many issues raised in our meetings, your letter addressed the following three (3) joint issues for both plans, six (6) issues related to the Administrative Plan and four (4) issues related to the ACOP.

Below are listed each of the remaining issues with our responses and rationale.

## **I. JOINT ADMINISTRATIVE PLAN AND ACOP COMMENTS:**

### **#1 Reasonable Accommodation**

**A) LSNC Comment:** The interactive process is required prior to any denial of reasonable accommodation requests. *Administrative Plan p. RA-1-3, RA-7 – Reasonable Accommodation Policy and ACOP p. Addendum #1-4*

**The Public Housing Agency (PHA) Response:** *Per the Department of Justice and Housing and Urban Development Joint Statement on Reasonable Accommodations under the Fair Housing Act an interactive process will be conducted if the requested reasonable accommodation will impose a financial and administrative burden on the Housing Authority.*

**B) LSNC Comment:** Participant or applicant should be alerted that they may request a copy of the form completed by the health care professional; *Administrative Plan p. RA-6 – Reasonable Accommodation Policy and ACOP p. Addendum #1-1 Reasonable Accommodation Policy and Procedure*





**The Public Housing Agency (PHA) Response:** We will state in the Plan that staff will provide a copy of the form completed by the health care professional if requested by the family.

**C) LSNC Comment:** Re-word the section that Agency (not family) must demonstrate that the accommodation poses an undue financial or administrative burden. Administrative Plan p. RA-3 and Page 1-5 – Reasonable Accommodation Policy and ACOP p.1-5, 10-3, and Addendum 1-3.

**The Public Housing Agency (PHA) Response:** We will reword the sections to state that the request for an accommodation for a person with a disability will be granted upon verification that the accommodation meets the need presented by the disability. The Reasonable Accommodation Committee will review the request to ensure that the request will meet a disability-related need and does not create an undue financial or administrative burden on the PHA.

## **#2 Language Access**

**LSNC Comment:** Need to develop a Language Access Plan to determine safe harbor and associated actions. Reference: Administrative Plan Pages 1-8/9.

**The Public Housing Agency (PHA) Response:** SHRA will develop a Language Access Plan per the January 2007 HUD Federal Register.

## **#3 Live-In Aides**

**LSNC Comment:** At page 2-6, the Agency has proposed additional limiting factors on who may be a live-in aide. In so doing, the Agency added that a live-in aide may not be in a “spousal relationship” with any family member. This addition is unnecessary as the Agency already excludes individuals who would live in the unit regardless of whether the family member needed care. It is also unduly complicated and overbroad because the Glossary a page 20-17 includes boyfriends and girlfriends in the definition of spouse and does not define what a “spousal relationship” means. Given that the ACOP as previously written already accomplishes what the Agency wants, there is no need for the Agency to wade further into such complicated area. Accordingly, we respectfully submit this addition should be rejected. Reference: ACOP p. 2-5

**The Public Housing Authority (PHA) Response:** The issue was raised in the ACOP but both documents will be changed to remove *spousal relationship* and replaced with *spouse/partner*.

# **II. ADMINISTRATIVE PLAN COMMENTS**

## **#1 PHA Factors**

**LSNC Comment:** Per 24 CFR 982.552 (c) (1) (i) PHA needs to review factors as grounds for denial of admission to the program. This is a discretionary factor and should not be mandatory. LSNC would like SHRA to consider all circumstances of the case. Reference: Administrative Plan p. 2-2



**The Public Housing Agency (PHA) Response:** We agree to change the verbiage to reflect 24 CFR 982.552 (c)(1)(i) Authority to deny admission or terminate assistance—(1) Grounds for denial or termination of assistance. The PHA may at any time deny program assistance for an applicant, or terminate program assistance for a participant, for any of the following grounds: (i) If the family violates any family obligations under the program (See § 982.553 concerning denial or termination of assistance for crime by family members; and

24 CFR 982.552 (c)(2)(i) Consideration of circumstances. In determining whether to deny or terminate assistance because of action or failure to act by members of the family:

(i) The PHA may consider all relevant circumstances such as the seriousness of the case, the extent of participation or culpability of individual family members, mitigating circumstances related to the disability of a family member, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

## **#2 Screening Factors**

**LSNC Comment:** Juvenile criminal records are confidential and SHRA cannot access them (Welf. and Inst. Code 827,828). "It is the intent of the Legislature to reaffirm its belief that records or information gathered by law enforcement agencies relating to the taking of a minor into custody, temporary custody or detention should be confidential." This protection does not disappear because a minor is emancipated. Reference: Administrative Plan p. 15-3

**The Public Housing Agency (PHA) Response:** The verbiage in the Administrative Plan will be modified as follows: 'Criminal background screening will apply to any member of the household who is 18 years of age or older or an emancipated minor (subject to the limitations and restrictions provided in California Welf. And Inst. Code 827,828), as it may apply.

**Rationale:** Specific information related to the criminal records of emancipated minors was not found in the sections cited. Please provide a court case or an Attorney General opinion supporting your interpretation for staff to review.

## **#3 Screening Factors**

**LSNC Comment:** Per 24. CFR 982.553 (d) SHRA must provide a copy of any criminal record that is the basis of an adverse action to the family. Reference: Administrative Plan p. 15-4

**The Public Housing Agency (PHA) Response:** We agree and changed the verbiage to reflect 24 CFR: 982.553 (d) Use of criminal record—(1) Denial. If a PHA proposes to deny admission for criminal activity as shown by a criminal record, the PHA must provide the subject of the record and the applicant with a copy of the criminal record. This will be done in person with the family.

## **#4 Repayment of the Debt to SHRA**

**LSNC Comment:** The Administrative Plan should specify that the family is not obligated to repay debts caused by SHRA. Reference: Administrative Plan p. 17-2

**The Public Housing Agency (PHA) Response:** We agree and will add the following verbiage: if the family meets all of their family obligations and the debt resulted from a PHA error, then no adverse action will be taken against the family.



## #5 Transcripts

**LSNC Comment:** Party should be able to get a copy of the hearing recording in order to listen to it instead of paying SHRA to transcribe the recording. *Reference: Administrative Plan p. 18-7*

**The Public Housing Agency (PHA) Response:** *The PHA will provide a tape of the hearing at the family's request. The Administrative Plan will reflect this change accordingly.*

## #6 Moderate Rehabilitation Program

**LSNC Comment:** Regarding the family's eligibility for continued assistance and the issuance of the HCV voucher when the family is displaced due to a Moderate Rehabilitation unit that failed to meet housing quality standards, if the family is eligible. *Reference: Administrative Plan p. 19-20*

**The Public Housing Agency (PHA) Response:** *We changed the verbiage to reflect 24 CFR 882.514 (e) Continued participation of Family when Contract is terminated. If an Owner evicts an assisted family in violation of the Contract or otherwise breaches the Contract, and the Contract for the unit is terminated, and if the Family was not at fault and is eligible for continued assistance, the Family may continue to receive housing assistance through the conversion of the Moderate Rehabilitation assistance to tenant-based assistance under the Section 8 certificate or voucher program. The Family must then be issued a certificate or voucher, and treated as any participant in the tenant-based programs under 24 CFR part 982, and must be assisted by the PHA in finding a suitable unit.*

## III. ACOP COMMENTS

### #1 Waitlist Removal/Purging

**LSNC Comment:** 1) At page 4-5, the Agency deleted a grace period of 180 days allowing an applicant who did not respond to the purge letter to be reinstated. In its place, the Agency, included a 30 day grace period. Given that families on the waitlist may wait several years for a spot to open and given that such families are struggling with poverty, insecure or temporary housing, and often disability while on the waitlist, the 180 day grace period was helpful in that if a purge letter was misdirected or otherwise did not make it to the applicant or if the applicant simply became overwhelmed with day to day life, they could be reinstated within the next six months if they missed the original deadline. The 180 day grace period was particularly helpful to those applicants who didn't actually receive the purge letter and later contacted the Agency to check in on their status on the waitlist. In light of the fact that purge letters arrive unexpectedly and potentially after several years of waiting on the program, 180 days grace period is not excessive. 2) It would also be helpful for the ACOP to include an additional provision on the same page that a person shall be reinstated on the waitlist if the purge letter was not received as a result of Agency error or postal service delivery issues without reference to the grace period. *Reference: ACOP p. 4-4*

**The Public Housing Agency (PHA) Response:** *The timelines have been changed to be consistent with other PHA wait list, If an applicant fails to respond within fifteen days of the date of the purge*

letter, the applicant will be removed from the wait list... If an applicant is removed from the wait list for failure to respond after the thirty day grace period.

## **#2 Reasonable Accommodation Transfers**

**LSNC Comment:** At page 8-7, the ACOP provides that the PHA will move a resident with a disability *at the resident's expense* if the Agency cannot make modifications to their current unit needed as a result of disability. This is tantamount to charging a resident for a reasonable accommodation, which is not permitted under the federal Fair Housing Act and Section 504 of the Rehabilitation Act. *Reference: ACOP 8-4*

**The Public Housing Agency (PHA) Response:** *The PHA has included the following language to this section: "...the PHA may transfer the resident to another unit with the features requested at the PHA's expense."*

## **#3 Timely Reporting of Changes**

**LSNC Comment:** At page 11-11 and several other places in the draft ACOP, the Agency has reduced the amount of time residents and applicants have to report certain information or otherwise comply with family obligations from 30 days to 15 days. Such a drastic reduction is unnecessarily punitive and potentially sets families up to fail even where the report would not change their housing assistance. We understand and appreciate that the Agency is revisiting the reduction and wishes to make the timeliness consistent throughout. To the extent that is completed, we request that participants and applicants continue to be given 30 days rather than 15 days. *Reference: ACOP Chapter 11 Part E, Timely Reporting of Changes*

**The Public Housing Agency (PHA) Response:** *The PHA agrees to allowing 30 days to report changes to be consistent with HCV.*

## **#4 Drug Related Criminal Activity**

**LSNC Comment:** At page 12-3, the ACOP states that participants will be terminated if determined to engage in "other criminal activity." In order to comply with federal regulations 24 C.F.R. 966.4 (f)(5)(B)(ii), the ACOP needs to make clear that termination may occur for other criminal activity that "threatens the health, safety, or right to peaceful enjoyment of the premises by other residents." *Reference: ACOP Chapter 12 Part C, Drug Related Criminal Activity*

**The Public Housing Agency (PHA) Response:** *The PHA has included the following language to this section: "...that threatens other resident's right to peaceful enjoyment."*

We have made an incredible amount of progress on the 2015 ACOP and Administrative Plan. Your contributions and assistance are greatly appreciated.

We look forward to continuing to work with you over the next few months to continue our dialogue to further resolve pending issues. We welcome your comments and thank you for your valuable input.

Sincerely,



LaShelle Dozier  
Executive Director  
Sacramento Housing and Redevelopment Agency

