



INVESTING IN COMMUNITIES

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

Wednesday, June 20, 2012 - 6:00 p.m.
801 12th Street, Sacramento, Commission Room

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – June 6, 2012

CITIZENS COMMENTS

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

CONSENT

3. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report – County of Sacramento
4. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report – City of Sacramento
5. Update On The Sacramento County Redevelopment Successor Agency And Approval Of An Administrative Services Agreement

PRESENTATION

6. Choice Neighborhoods update and update on Housing Authority Repositioning Strategy/Marina Vista and Alder Grove developments

BUSINESS ITEM

7. Consolidated Annual Report For Community Redevelopment Agencies and Annual Housing Activity Report For The California State Department of Housing and Community Development – City Report
8. Consolidated Annual Report For Community Redevelopment Agencies and Annual Housing Activity Report For The California State Department of Housing and Community Development – County Report

9. 2012 One-Year Action Plan Amendment and Amendment to the Sacramento Housing and Redevelopment Agency (Agency) Budget for implementation of the Focused Outreach and Code Inspection Strategy (FOCIS) Program

EXECUTIVE DIRECTORS REPORT

Activities Calendar

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



SYNOPSIS

Sacramento Housing and Redevelopment Commission (SHRC) June 6, 2012

ROLL CALL

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

PRESENT: Chan, Gore, Johnson, Le Duc, Morgan, Rosa, Stivers

ABSENT: Alcalay, Morton, Shah

STAFF PRESENT: Vickie Smith, Tia Patterson, LaShelle Dozier, Nick Chhotu, Christine Weichert, Chris Pahule, Cecette Hawkins

APPROVAL OF AGENDA

The Chair announced that items 4 and 5 would be presented together.

1. APPROVAL OF ACTION SUMMARY SYNOPSIS

Action Summary Synopsis for May 2, 2012 was approved.

2. CITIZEN COMMENTS

none

PRESENTATION/DISCUSSION

3. City of Sacramento Rental Housing Inspection Program

Ron O'Conner from the City of Sacramento presented the item.

Rachel Iskow and Tyrone Brinks spoke in support of the program.

Commissioner Stivers spoke in support of the program and indicated his interest in the Commission voting in support of the program.

As no formal motion was made, discussion on the item concluded with no action taken.

BUSINESS ITEM

4. Housing Trust Fund Annual Report - city
5. Housing Trust Fund Annual Report -county

Christine Weichert presented. No action was taken as these reports were informational only.

Commissioner Stivers requested information about updating the County's fee structure for the Housing Trust fund. Staff will investigate and report back.

6. Arbor Creek Senior Apartments – Loan Commitment to Amend Bridge Loan

Jerree Glasser-Hedrick presented the item.

Darren Bobrowsky from USA Properties spoke in support of the item.

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Chan, Gore, Johnson, Le Duc, Morgan, Rosa, Stivers

NOES: none

ABSENT: Alcalay, Morton, Shah

7. Las Victorianas Modernization Project

Nick Chottu, Assistant Director, presented the item.

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Chan, Gore, Johnson, Le Duc, Morgan, Rosa, Stivers

NOES: none

ABSENT: Alcalay, Morton, Shah

8. Approval of a De Minimis Demolition Submission to the United States Department of Housing and Urban Housing for 4137 Rio Linda Boulevard, 716 Acacia Street, and 7045-7047 24th Street, Sacramento, CA *

Nick Chottu, Assistant Director, presented the item.

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Chan, Gore, Johnson, Le Duc, Morgan, Rosa, Stivers

NOES: none

ABSENT: Alcalay, Morton, Shah

9. Update On The Sacramento County Redevelopment Successor Agency And Approval Of An Administrative Services Agreement

Chris Pahule gave a brief overview of the item.

Action related to the item was continued to the 6-20-12 Commission meeting.

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

- Section 8/HCV Waiting open June 4 - 8th
- Next meeting will be June 20th
- Commissioner Fowler has resigned.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Rosa adjourned the meeting at 7:00 p.m.

AGENCY CLERK



June 15, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report

SUMMARY

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

RECOMMENDATION

Report presented for information only – no specific action is required.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
July 17, 2012

To: Board of Supervisors of the County of Sacramento
Housing Authority of the County of Sacramento
Redevelopment Agency Successor Agency County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Sacramento Housing And Redevelopment Agency Comprehensive Annual
Financial Report For The Year Ended December 31, 2011

Supervisory
District: All

Contact: Don Cavier, Finance Director, 440-1325
Karen Lukes, Audit Management Analyst, 440-6207

Overview

This is an informational report presenting the Comprehensive Annual Financial Report (CAFR) of the Sacramento Housing and Redevelopment Agency (SHRA) for the year ending December 31, 2011. The document is included as Attachment I.

Recommendations

This report is informational only. No action is required.

Measures/Evaluation

The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unqualified (clean) opinion that the basic financial statements for the year ending December 31, 2011, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The Agency prepares a Comprehensive Annual Financial Report using the Government Finance Officers Association (GFOA) criteria and program standards. SHRA has received the GFOA Certificate of Achievement for Excellence in Financial Reporting for each of the past nineteen years. The 2011 CAFR will be submitted for consideration by GFOA for award of the Certificate of Achievement

Fiscal Impact

None.

BACKGROUND

The audit firm of Macias, Gini & O'Connell LLP, has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency and issued its unqualified (clean) opinion that the basic financial statements for the year ended December 31, 2011 are fairly presented in accordance with GAAP.

The audit includes the following entities and specified funds:

- ◆ Housing Authority of the City of Sacramento
- ◆ Housing Authority of the County of Sacramento
- ◆ Redevelopment Agency of the City of Sacramento
- ◆ Redevelopment Agency of the County of Sacramento
- ◆ Sacramento Housing Development Corporation
- ◆ Riverview Plaza Associates
- ◆ Norwood Avenue Housing Corporation
- ◆ Phoenix Park I, L.P.
- ◆ Phoenix Park II, L.P.
- ◆ Shasta Hotel Investors Partnership
- ◆ Shasta Hotel Corporation
- ◆ Sacramento Housing Authority Asset Repositioning Program
- ◆ Foundation Uniting Needs and Dollars (FUND, Inc.)

DISCUSSION

The Agency prepares a Comprehensive Annual Financial Report using the Government Finance Officers Association (GFOA) criteria and program standards. SHRA has received the GFOA Certificate of Achievement for Excellence in Financial Reporting for each of the past nineteen years. The 2011 CAFR will be submitted for consideration by GFOA for award of the Certificate of Achievement.

COMMISSION ACTION

At its meeting of June 20, 2012, the Sacramento Housing and Redevelopment Commission reviewed the attached report. No specific action was required.

MEASURES/EVALUATIONS

The Agency's Goal Five is "implement effective and efficient management practices to enhance customer service and project delivery." The unqualified (clean) audit opinion that the basic financial statements for the year ended December 31, 2011 are fairly presented in accordance with GAAP indicates that the Agency is using effective and efficient management practices.

FINANCIAL ANALYSIS

There are no financial considerations associated with this informational report.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

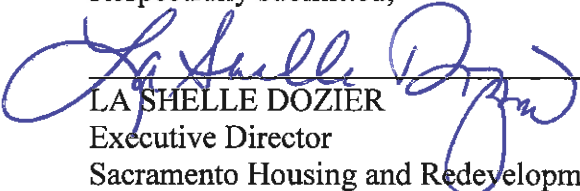
The proposed action is exempt from environmental review as an administrative activity under the California Environmental Quality Act (CEQA) per the Guidelines Section 15378(b). The National Environmental Policy Act (NEPA) does not apply.

M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,

APPROVED



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

BRADLEY J. HUDSON
County Executive

Attachments:
ATT I – Comprehensive Annual Financial Report



June 15, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report

SUMMARY

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

RECOMMENDATION

Report presented for information only – no specific action is required.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



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

**Consent
July 19, 2012**

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

**Title: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report For The Year Ended December 31, 2011**

Location/Council District: Citywide

Recommendation: Receive and File

**Contact: Don Cavier, Finance Director, 440-1325; Karen Lukes, Audit Management
Analyst, 440-6207**

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unqualified (clean) opinion that the basic financial statements for the year ending December 31, 2011, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America.

The audit includes the following entities and specified funds:

- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Redevelopment Agency of the City of Sacramento
- Redevelopment Agency of the County of Sacramento
- Sacramento Housing Development Corporation
- Riverview Plaza Associates

SHRA Comprehensive Annual Financial Report (CAFR)

- Norwood Avenue Housing Corporation
- Phoenix Park I, L.P.
- Phoenix Park II, L.P.
- Shasta Hotel Investors Partnership
- Shasta Hotel Corporation
- Sacramento Housing Authority Asset Repositioning Program
- Foundation Uniting Needs and Dollars (FUND, Inc.)

The Agency prepares a Comprehensive Annual Financial Report using the Government Finance Officers Association (GFOA) criteria and program standards. SHRA has received the GFOA Certificate of Achievement for Excellence in Financial Reporting for each of the past nineteen years. The 2011 CAFR will be submitted for consideration by GFOA for award of the Certificate of Achievement. The CAFR is included as Attachment 1 for your review.

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

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is exempt from environmental review as an administrative activity under the California Environmental Quality Act (CEQA) per the Guidelines Section 15378(b). The National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: N/A

Other: The National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: At its meeting of June 20, 2012, the Sacramento Housing and Redevelopment Commission reviewed the attached report. No specific action was required.

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

Financial Considerations: There are no financial considerations associated with this informational report.

July 19, 2012

SHRA Comprehensive Annual Financial Report (CAFR)

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

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**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
June 19, 2012

To: Board of Supervisors and Sacramento County Redevelopment Successor Agency
Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approval Of An Administrative Services Agreement Between The Sacramento
County Redevelopment Successor Agency And The Sacramento Housing And
Redevelopment Agency

Supervisory
District: Countywide

Contact: La Shelle Dozier, Executive Director, 916-440-1319
Robert Leonard, Chief Deputy County Executive, 874-7876

Overview

This report would authorize the Sacramento County Redevelopment Successor Agency to enter into an Administrative Services Agreement with the Sacramento Housing and Redevelopment Agency (SHRA) to provide, subject to the direction and oversight of the County, staffing assistance for the wind down affairs of the former Sacramento County Redevelopment Agency.

Recommendations

Staff recommends that the **Housing Authority of the County of Sacramento** authorize the Executive Director to 1) execute the attached Administrative Services Agreement with the County of Sacramento as the Redevelopment Successor Agency and 2) amend the Agency's budget. Staff recommends that the **Board of Supervisors of Sacramento County, as the Redevelopment Successor Agency**, authorize the County Executive to execute the attached Administrative Services Agreement with the SHRA.

Measures/Evaluation

Adoption of these resolutions will enable the Sacramento County Redevelopment Successor Agency and the SHRA to enter into an Administrative Services Agreement which will allow for an effective, efficient, and orderly wind down of projects, disposition of assets, and functions and activities of the former Redevelopment Agency.

Fiscal Impact

The action has no immediate impact on the County budget. AB 1x 26 provides that the Successor Agency is entitled to an Administrative Allowance for the administration of the wind down. The Administrative Allowance is expected to be three percent of the net tax increment allocated to the Successor Agency for the 2012-13 fiscal year, approximately \$250,000. The Administrative Allowance calculation is subject to interpretation and implementation by the County Auditor-Controller. The Administrative Services Agreement would be funded from the Administrative Allowance and Project Delivery funds from the approved Recognized Obligation Payment Schedule. The Administrative Services Agreement for the period ending December 31, 2012 will be funded by \$68,801 of the Administrative Allowance and \$173,563 of Project Delivery funds from the approved Recognized Obligation Payment Schedule.

BACKGROUND

On December 29, 2011, the California Supreme Court upheld AB 1X 26, which dissolved the Sacramento County Redevelopment Agency on February 1, 2012. At that time, there were four County Project Areas (McClellan, Mather, Florin, and Auburn) that were affected. On January 24, 2012, the Board of Supervisors elected to serve as the Successor Agency to the former Redevelopment Agency of County of Sacramento, responsible for the administrative close-out functions of the Redevelopment Agency and the disposal of all assets and properties at the direction of the Successor Agency Oversight Board and the State Department of Finance (DOF). The Board also authorized the Sacramento Housing and Redevelopment Agency (SHRA) to staff and oversee the transition of assets and obligations and project activities for the Successor Agency through June 30, 2012 and to continue to make payments on enforceable obligations on behalf of the Successor Agency through the agreed upon transition period.

This report recommends the execution of an Administrative Services Agreement which will allow for SHRA staff to continue providing staffing expertise to the Sacramento County Redevelopment Successor Agency.

DISCUSSION

The Successor Agency is required to expeditiously close out the affairs of the former Redevelopment Agency, subject to approval of the Oversight Board and the DOF. All assets, properties, contracts, leases, records, buildings, and equipment of the redevelopment agency were transferred to the Successor Agency on February 1, 2012 for administration and close-out activities. This included all cash or cash equivalents and amounts owed to the Redevelopment Agency as of February 1, 2012.

Pursuant to direction provided by the Board on January 24, 2012, SHRA staff have provided staffing and transition assistance to the Sacramento County Redevelopment Successor Agency. This assistance has included:

- Formation of the Sacramento County Oversight Board;
- Administration and staffing of the Sacramento County Oversight Board;
- Payment of Enforceable Obligations; and,
- Beginning the process of transferring Successor Agency responsibilities to Sacramento County staff.

This report recommends that SHRA staff provide staffing assistance to the Sacramento County Redevelopment Successor Agency, subject to the County's direction and oversight, through December 31, 2012, and to delegate the authority to extend the agreement in writing, if necessary, through June 30, 2013, in an amount not to exceed \$242,364 which will be funded from the Administrative Allowance and Project Delivery funds from the approved Recognized Obligation Payment Schedule.

COMMISSION ACTION

It is anticipated that, at its meeting of June 20, 2012, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Board in the event this does not occur.

MEASURES/EVALUATIONS

Adoption of these resolutions will enable the Sacramento County Redevelopment Successor Agency and the Sacramento Housing and Redevelopment Agency to enter into an Administrative Services Agreement which will allow for an effective, efficient, and orderly wind down of projects, disposition of assets, and functions and activities of the former Redevelopment Agency.

FINANCIAL ANALYSIS

AB 1x 26 requires the Successor Agency to prepare an Administrative Budget that is subject to approval of the Oversight Board. The Administrative Allowance is based upon a percentage of tax increment net of pass through payments and property tax collection fees.

On May 21, 2012 the Sacramento County Oversight Board approved the July 1, 2012 through December 31, 2012 Administrative Allowance of \$125,000 and a project delivery budget of \$173,563. The Administrative Services Agreement for the period ending December 31, 2012 will be funded by \$68,801 of the Administrative Allowance and \$173,563 of Project Delivery funds from the approved Recognized Obligation Payment Schedule. Compensation for any extension shall not exceed a total of \$242,364 and shall be funded from the Administrative Allowance and the Project Delivery funds from the approved ROPS

POLICY CONSIDERATIONS

No new policies are being recommended in this report.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed actions constitute administrative activities and government fiscal activities which do not involve commitment to any specific project and will not result in any physical impacts on the environment. As such, the proposed actions do not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378.

National Environmental Policy Act (NEPA): There is no federal funding or other federal action associated with the proposed actions; therefore, the National Environmental Policy Act (NEPA) does not apply.

M/WBE CONSIDERATIONS

Not applicable.

Respectfully submitted,

APPROVED

LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

BRADLEY J. HUDSON
County Executive

Attachments:

RES – Housing Authority of the County of Sacramento
Exhibit 1 – Administrative Services Agreement
RES – Board of Supervisors Resolution
Exhibit 1 – Administrative Services Agreement

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO CONSENTING TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) ENTERING INTO AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE COUNTY OF SACRAMENTO AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO TO PROVIDE WIND DOWN AND STAFFING SERVICES; AND AMENDING HOUSING AUTHORITY BUDGET

WHEREAS, 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

WHEREAS, this Board of Supervisors elected to serve as the Successor Agency to the former Redevelopment Agency of County of Sacramento; and

WHEREAS, SHRA staff are staff to the Housing Authority of the County of Sacramento and said Housing Authority is the Successor Agency for Housing Assets and Functions of the Redevelopment Agency of the County of Sacramento (BOS Resolution No. 2012-0051); and

WHEREAS, in the interest of minimizing costs, avoiding duplicative efforts, and requiring the County to retain additional staff in order to administer the projects, the County, as successor agency, has determined that it is in the best interest of the County for HA to continue managing the redevelopment activities and assist in the transfer of responsibilities to the County as the successor agency through June 30, 2013; and

WHEREAS, the proposed actions constitute administrative activities and government fiscal activities which do not involve commitment to any specific project and will not result in any physical impacts on the environment. As such, the proposed actions do not constitute a project under the California Environmental Quality Act per Guidelines Section 15378(b).

NOW, THEREFORE, THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1: The above recitals are true and correct and are adopted as the findings of the County.

Section 2. The Board consents to SHRA entering into an Administrative Services Agreement with the County of Sacramento as the Successor Agency to the Redevelopment Agency of the County of Sacramento provide staffing services for the orderly dissolution of the RDA and the transfer of non housing assets, obligations and project activities through December 31, 2012 and, if the agreement is extended, through June 30, 2013.

Section 3. The Executive Director, is authorized to amend the Housing Authority's budget, to accept funding for administrative services pursuant to the Agreement as authorized.

On a motion by Board Member _____, seconded by Board Member _____, the foregoing Resolution was passed and adopted by the Housing Authority of Sacramento County, State of California, this 19th day of June, 2012, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

Chair of the Housing Authority
of the County of Sacramento

(SEAL)

ATTEST: _____
Clerk

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO COUNTY AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT OF THE COUNTY OF SACRAMENTO AUTHORIZING AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) TO PROVIDE WIND DOWN AND STAFFING SERVICES

WHEREAS, 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;

WHEREAS, the Sacramento County Board of Supervisors elected to serve as the Successor Agency to the former Redevelopment Agency of County of Sacramento;

WHEREAS, the Housing Authority of the County of Sacramento and said Housing Authority is the Successor Agency for Housing Assets and Functions of the Redevelopment Agency of the County of Sacramento (BOS Resolution No. 2012-0051);

WHEREAS, SHRA staff are staff to Housing Authority of the County of Sacramento;

WHEREAS, in the interest of minimizing costs, avoiding duplicative efforts, and requiring the County to retain additional staff in order to administer the projects, the County, as successor agency, has determined that it is in the best interest of the County for SHRA to assist the County in the management of any remaining redevelopment activities and in the transfer of responsibilities to the County as the successor agency through June 30, 2013; and

WHEREAS, the proposed actions constitute administrative activities and government fiscal activities which do not involve commitment to any specific project and will not result in any physical impacts on the environment. As such, the proposed actions do not constitute a project under the California Environmental Quality Act per Guidelines Section 15378(b).

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO COUNTY AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1: The above recitals are true and correct and are adopted as the findings of the County.

Section 2. The Board authorizes the County Executive, or designee, to enter into an Administrative Services Agreement with the Sacramento Housing and Redevelopment Agency to provide staffing services for the orderly dissolution of the RDA and the transfer of non

Approval Of An Administrative Services Agreement Between The Sacramento County
Redevelopment Successor Agency And The Sacramento Housing And Redevelopment Agency
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housing assets, obligations and project activities through December 31, 2012 and to execute an amendment to such agreement as may be necessary for a period not to exceed six months, ending on June 30, 2013; provided, however, that any such extension shall not exceed a total amount of \$242364.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento as Redevelopment Successor Agency, State of California this 19th day of June, 2012, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

Chair of the Board of Supervisors as
Redevelopment Agency Successor Agency
Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

**AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND SACRAMENTO
HOUSING AND REDEVELOPMENT AGENCY REGARDING ADMINISTRATIVE
SERVICES TO CARRY OUT CERTAIN RESPONSIBILITIES UNDER AB1X26**

This Administrative Services Agreement ("Agreement") is entered into this ____ day of _____, 2012, by and between the County of Sacramento, a municipal corporation ("County") and the Sacramento Housing and Redevelopment Agency, a joint powers agency ("SHRA"). The County and SHRA may be referred to individually as "Party" or collectively as "Parties" to this Agreement.

RECITALS

WHEREAS, SHRA was established to provide staff services to enable the Constituent Entities to carry out the housing and redevelopment functions invested in each agency by law; and

WHEREAS, in 2011 the California Legislature passed AB1X26 which amends the Community Redevelopment Law and mandates the dissolution of all redevelopment agencies on February 1, 2012, the transferring all assets, properties, contracts and leases of the former redevelopment agencies to successor agencies, and requires successor agencies to implement the winding up of the redevelopment agencies;

WHEREAS, in the interest of minimizing costs, avoiding duplicative efforts on projects by requiring County staff to familiarize themselves with the projects, and requiring the County to retain additional staff in order to administer the projects, the County, as successor agency, has determined that it is in the best interest of the County to have SHRA assist in the carrying out the County's responsibilities as successor agency; and

WHEREAS, because SHRA has been administering the redevelopment projects for the RDA and SHRA staff is familiar with the projects, SHRA has agreed to assist and act as the agent for the County and carry out the County's responsibilities as successor agency at the direction of the County, including but not limited to, disposing of the assets and properties of the former RDA, winding down the affairs of the RDA and overseeing the development of properties subject to existing DDAs and OPAs or other agreements until contracted work has been completed or transferred to other parties, administration of the County of Sacramento's Oversight Board, and other responsibilities of a successor agency, all as set forth in AB1X26.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

I. Recitals

The above recitals are true and correct and serve in part as the basis for this Agreement.

II. Scope of Services

A. SHRA shall perform, at the direction of the County as Successor Agency, transition work, attend meetings, provide staff services for the Successor Agency Oversight Board, serve as the contact person for the Department of Finance, produce required reports during transition and carry out such administrative activities as may be required and as directed by the County Successor Agency.

B. SHRA shall also provide the following services, subject to oversight and direction of the County as Successor Agency, including but not limited to, project delivery services, disposing of the assets and properties of the former RDA, winding down the affairs of the RDA and overseeing the development of properties until contracted work has been completed or transferred to other parties.

C. SHRA shall provide written status reports to County, not less than quarterly, with respect to the progress made regarding the wind up of the affairs of the RDA.

III. Legal Counsel

SHRA shall use County Counsel in the course of carrying out its responsibilities under this Agreement, unless otherwise requested by County Counsel.

IV. Time of Performance

The services of SHRA shall commence upon execution of this Agreement by both parties, and shall be undertaken and completed in a prompt and timely manner. The term of this Agreement shall be for the period of July 1, 2012 through December 31, 2012, and can be extended by mutual written agreement of the County Executive and SHRA Executive Director for no more than an additional six months, subject to funding availability; provided that any such extension shall be for an amount not to exceed \$242,364.

V. Compensation

A. SHRA shall receive a portion of the County's share of administrative fees remitted from the County Auditor Controller per the provisions of AB x1 26, provided by Health & Safety Code section 34171. The amount of compensation shall be consistent with the amount approved by the Successor Agency Oversight Board for the period of July 1, 2012 through December 31, 2012 (\$68,801). County shall advise the County Auditor Controller of the existence of this Agreement, and shall direct that a portion of the proceeds intended for the County, as successor entity equal to this compensation, shall be directly paid to SHRA for services performed in accordance with this Agreement.

Should this arrangement not be acceptable to the County Auditor Controller, County shall accept such payments from the County Auditor Controller and expeditiously forward all such payments to SHRA.

B. In addition to the compensation provided under subsection A of this section, County shall pay SHRA \$173,563 for project delivery services provided by this Agreement.

C. If the agreement is to be extended pursuant to the above section, the compensation, shall be for an amount not to exceed a total of \$242,364.

VI. Termination.

A. This Agreement shall automatically terminate on December 31, 2012, unless otherwise extended in accordance with Section IV of this Agreement. This Agreement may also be terminated without cause at any time by either party upon sixty (60) days written notice.

VII. Changes and Future Legislation

A. Either party may, from time to time, request changes in the scope of services of SHRA to be performed under this Agreement. Mutually agreed changes shall be incorporated in written amendments to this Agreement.

B. The Parties anticipate that additional legislation relating to redevelopment will be presented to the State Legislature for consideration, and that such legislation may change the obligations or responsibilities of the County as successor agency. In light of the potential changes in the law, the Parties hereby agree to work in good faith, and in a timely manner, to implement any new legislation or to respond to changes in existing legislation, including such changes to this Agreement as may be necessary.

VIII. Records and Inspections

A. All materials, reports and documents prepared by SHRA under this Agreement shall become property of the County as Successor Agency. Immediately upon termination, the County shall be entitled to, and SHRA shall deliver to County, all data, drawings, reports, summarizes and such other materials prepared by SHRA in performing services under this Agreement.

B. The parties shall cooperate with regard to the exchange of information or documents necessary for furtherance of this Agreement.

IX. Mutual Indemnification. Neither SHRA nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by County of Sacramento under this Agreement. It is also understood that, pursuant to Government Code Section 895.4, County of Sacramento shall fully indemnify, defend and hold SHRA harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by County of Sacramento under or in connection with any work, authority or jurisdiction delegated to County of Sacramento under this Agreement.

Neither County of Sacramento nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by SHRA under

this Agreement. It is also understood that, pursuant to Government Code Section 895.4, SHRA shall fully indemnify, defend and hold County of Sacramento harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by SHRA under or in connection with any work, authority or jurisdiction delegated to SHRA.

X. Miscellaneous Provisions

A. Designation of Liaison. The parties shall each designate in writing a staff person who shall be the initial contact for the other party with respect to the administration of this Agreement.

B. Further Assurances. Each party hereto shall promptly do, execute, deliver or cause to be done, executed and delivered all such further acts, documents and things in connection with this Agreement as the other party may reasonably require, for the purposes of giving effect to this Agreement.

C. Audit. SHRA shall maintain and make available for inspection by the County and its auditors accurate records of all of its costs, disbursements and receipts with respect to any work under this Agreement.

D. Amendments. No amendments to this Agreement shall be effective unless made in writing and signed by the Parties to this Agreement.

E. Assignment. This Agreement shall be binding upon, inure to the benefit of, and be enforceable by, the Parties hereto and their respective successors and permitted assigns. This Agreement may not be assigned by either Party without the prior written consent of the other Party.

F. Entire Agreement. This Agreement constitutes the entire agreement between the parties relative to the services specified herein and no modification hereof shall be effective unless and until such modification is evidenced by a writing signed by both parties to this Agreement. There are no understandings, agreements, conditions, representations, warranties or promises, with respect to this Agreement, except those contained in or referred to in the writing.

G. Notices. All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

COUNTY:

SHRA: Chris Pahule
Sacramento Housing & Redevelopment Agency

801 12th Street
Sacramento, CA 95814
(916) 440-1350
e-mail: cpahule@shra.org

H. **Choice of Law.** This Agreement shall be interpreted and governed by the laws of the State of California. Each party has had an opportunity to consult an attorney and participate in the drafting of this Agreement, therefore the usual provisions of construing a contract against the drafting party shall not apply.

I. **Venue.** Any action arising out of this Agreement shall be brought in Sacramento, California, regardless of where else venue may lie.

J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original.

EXECUTED, the day and year first written above, by the parties as follows:

COUNTY OF SACRAMENTO, a municipal corporation

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY, a joint powers authority

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

ATTEST:

By: _____
Its: _____

By: _____
Its: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
County Counsel

By: _____
General Counsel

1778326.3

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 _____

RESOLUTION OF THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION AUTHORIZING SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) TO ENTER INTO AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE COUNTY OF SACRAMENTO AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO TO PROVIDE WIND DOWN AND STAFFING SERVICES;

WHEREAS, 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

WHEREAS, this Board of Supervisors elected to serve as the Successor Agency to the former Redevelopment Agency of County of Sacramento; and

WHEREAS, SHRA staff are staff to the Housing Authority of the County of Sacramento and said Housing Authority is the Successor Agency for Housing Assets and Functions of the Redevelopment Agency of the County of Sacramento (BOS Resolution No. 2012-0051); and

WHEREAS, in the interest of minimizing costs, avoiding duplicative efforts, and requiring the County to retain additional staff in order to administer the projects, the County, as successor agency, has determined that it is in the best interest of the County for SHRA to provide staffing for administrative activities in conjunction with the oversight committee and continue managing the redevelopment activities and assist in the transfer of responsibilities to the County as the successor agency through June 30, 2013; and

WHEREAS, the proposed actions constitute administrative activities and government fiscal activities which do not involve commitment to any specific project and will not result in any physical impacts on the environment. As such, the proposed

actions do not constitute a project under the California Environmental Quality Act per Guidelines Section 15378(b).

NOW, THEREFORE, THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION RESOLVES AS FOLLOWS:

Section 1: The above recitals are found and determined to be true and correct.

Section 2. The Executive Director is authorized to enter into an Administrative Services Agreement with the County of Sacramento as the Successor Agency to the Redevelopment Agency of the County of Sacramento to provide staffing services for the orderly dissolution of the RDA and the transfer of non housing assets, obligations and project activities through December 31, 2012 and, if the agreement is amended, through June 30, 2013.

Section 3. The Executive Director, is authorized to amend the Agency's budget, as maybe necessary, to accept funding for administrative services pursuant to the Agreement as authorized.

Chair

ATTEST: _____
Clerk



7
June 6, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Consolidated Annual Report of Community Redevelopment Agencies and Housing
Activity Report for the California State Department of Housing and Community
Development


SUMMARY

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

RECOMMENDATION

Report presented for information only – no specific action is required.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY
SUCCESSOR AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

**Consent
July 19, 2012**

**Honorable Mayor and Members of the City Council
Chair and Members of the Redevelopment Agency Successor Agency Board**

**Title: Consolidated Annual Report of Community Redevelopment Agencies and
Housing Activity Report for the California State Department of Housing and
Community Development**

Location/Council District: Citywide

Recommendation: Receive and file

Contact: Don Cavier, Director of Finance, 440-1325; Christine Weichert, Assistant
Director, 440-1352; Kelly Tang, Finance Manager, 449-6217; Chris Pahule, Community
Development Program Manager; Jeree Glasser-Hedrick, Housing Finance Program
Manager, 440-1302

Presenters: Not applicable.

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: Under the provisions of California Assembly Bill AB X1 26, all
Redevelopment Agencies in the State were dissolved effective February 1, 2012.
Prior to dissolution, California Redevelopment Law (CRL) required the annual
preparation of several reports detailing the financial transactions and activities of
redevelopment agencies. While this reporting is no longer required, the Agency
believes that best practices require a final reporting for the period prior to
dissolution. Accordingly we have prepared the following reports in accordance
with CRL and past practice. These reports are informational only and no action is
required on the part of the governing board.

Consolidated Annual Report of Redevelopment Agencies
and Housing and Community Development Activity Report

Consolidated Annual Report of Community Redevelopment Agencies - California State Redevelopment Law, Health and Safety Code Section 33080.1 requires that each redevelopment agency within the State of California present an annual report to its legislative body within six months of the end of the agency's fiscal year. As required by Section 33080.1, the State Controller's Report and other related reports have been completed and submitted to the Redevelopment Agency (Agency).

The Agency is in compliance with all applicable laws and regulations regarding this report. Government Code Section 12463.3, as added by Senate Bill 1387, Chapter 1523, requires that the California State Controller's Office compile and publish a report of the financial transactions of community redevelopment agencies. All agencies created pursuant to Division 24 of the Health and Safety Code must file a report. The reports are used to compile redevelopment financial transaction data on a statewide basis and assist the State Controller's office to comply with redevelopment law.

Areas of potential non-compliance include: failure to file audited financial statements by June 30, failure to adopt an implementation plan for each redevelopment project area, failure to establish time limits for redevelopment areas, failure to establish a separate low and moderate income housing fund, failure to accrue interest on low and moderate income housing funds, and the use of an inadequate accounting system. Specifically, the State Controller's office uses the report to validate financial information reported in the Agency's Comprehensive Annual Financial Report, Statement of Indebtedness and Housing and Community Development Report, copies of which are forwarded to the State Controller's office annually.

In addition to preparing the above report in the format specified by the State Controller's Office, the redevelopment agency must also transmit this document to its legislative body. The Agency has provided a consolidated report (Attachment 1) to meet this requirement.

The report covers the following redevelopment project areas: 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Franklin Boulevard, Merged Downtown, North Sacramento, Oak Park, River District, Railyards, and Stockton Boulevard.

Housing Activity Report for the California State Department of Housing and Community Development- California State Redevelopment Law, Health and Safety Code Section 33080.1 requires that each redevelopment agency within the state present an annual report to its legislative body within six months of the end of the agency's fiscal year and submit the final product to the State of California Department of Housing and Community Development thereafter. As a result, the State Housing and Community Development (HCD) Report for Fiscal Year 2011 has been completed and is hereby submitted to the Redevelopment Agency Board.

Consolidated Annual Report of Redevelopment Agencies and Housing and Community Development Activity Report

Housing and Displacement Activities

Section 33080.1(c) requires a description of certain affordable housing and redevelopment activities in the 2011 fiscal year. Accordingly, the following has been identified:

- No multifamily new construction developments and four multifamily rehabilitation project with restricted affordable units were completed in the City's redevelopment areas. No multifamily new construction development and no multifamily rehabilitation developments with restricted affordable units were completed in the City outside of the redevelopment areas. In addition, twelve multifamily affordable projects are scheduled for completion along with eighty single family units in the City by the end of 2013. Attachment 1 contains more information on these projects, including the number of affordable units produced.
- No households received first time homebuyer assistance through Low and Moderate Income Housing Fund loans.
- Seven units that formerly housed very low-income residents were demolished as part of Agency redevelopment projects during the 2011 fiscal year.

Agency-Owned Property

Section 33080.1(f) requires a description of the total number of and type of properties that the Agency owns and properties acquired during the 2011 fiscal year.

As of December 31, 2011, the Agency owned 116 vacant parcels purchased with Tax Increment Low and Moderate Income Housing Funds, acquired for the purpose of providing affordable housing. The vast majority of these parcels (98 parcels) is located in the Del Paso Heights Redevelopment Area and will be used for a future phase of the Del Paso Nuevo development. One of the parcels owned in the Oak Park Redevelopment Area was disposed to Related Housing Corporation in connection with The Arbors Project in March 2012. Of the remaining 22 parcels, eight are located in the Oak Park Redevelopment Area, two in the River District Redevelopment Area, two in the North Sacramento Redevelopment Area, and another six are located in Del Paso Heights.

State law requires that if the Agency has more than \$1 million or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from housing tax increment (less housing bond debt proceeds), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2011.

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

**Consolidated Annual Report of Redevelopment Agencies
and Housing and Community Development Activity Report**

Environmental Considerations: The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b), or a federal undertaking under the National Environmental Policy Act (NEPA). Therefore, no environmental review is required.

California Environmental Quality Act (CEQA): The proposed action does not constitute a project under CEQA Guidelines Section 15378(b)(5), continuing administrative activities which do not involve commitment to any specific project.

Sustainability Considerations: Not applicable.

Other: The proposed action does not constitute a federal undertaking under the National Environmental Policy Act (NEPA).

Committee/Commission Action: At its meeting of June 20, 2012 the Sacramento Housing and Redevelopment Commission received the information presented in this report.

Rationale for Recommendation: The filing of these reports with the governing board fulfills the annual reporting requirements of the Redevelopment Agency under California State Redevelopment Law.

Financial Considerations: There are no financial considerations associated with this informational report.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:

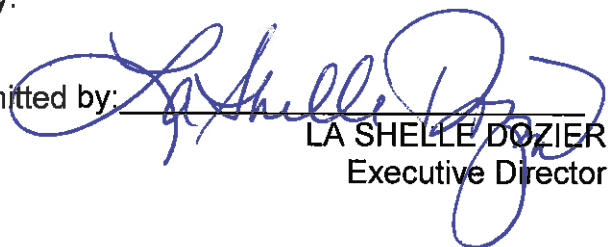

LA SHELLE DOZIER
Executive Director

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1 Consolidated Annual Report of Community Redevelopment Agencies	pg. 5
2. Summary of Activities Reported to Housing and Community Development	pg. 195
3. Housing Activity Report for the California State Department of Housing and Community Development	pg. 247



June 6, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Consolidated Annual Report of Community Redevelopment Agencies and Housing
Activity Report for the California State Department of Housing and Community
Development

SUMMARY

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

RECOMMENDATION

Report presented for information only – no specific action is required.

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
July 17, 2012

To: Board of Supervisors of the County of Sacramento
Successor Agency for the Redevelopment Agency of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Consolidated Annual Report For Community Redevelopment Agencies And
Annual Housing Activity Report For The California State Department Of Housing
And Community Development

Supervisory
District: All

Contact: Don Cavier, Finance Director, 440-1325, Christine Weichert, Assistant Director
Housing and Community Development, 440-1353, Kelly Tang, Finance Manager,
449-6217, Chris Pahule, Community Development Program Manager, 440-1350,
Jeree Glasser-Hedrick, Housing Finance Program Manager, 440-1302

Overview

Under the provisions of California Assembly Bill AB X1 26, all Redevelopment Agencies in the State were dissolved effective February 1, 2012. Prior to dissolution, California Redevelopment Law (CRL) required the annual preparation of several reports detailing the financial transactions and activities of redevelopment agencies. While this reporting is no longer required, the Agency believes that best practices require a final reporting for the period prior to dissolution.

Accordingly we have prepared the following reports in accordance with CRL and past practice. These reports are informational only and no action is required on the part of the governing board. Consolidated Annual Report of Community Redevelopment Agencies Each redevelopment agency within the State of California is required to present an annual report to its legislative body within six months of the end of the agency's fiscal year. As required, the State Controller's Report and other related reports have been completed and submitted to the Redevelopment Agency.

Housing Activity Report for the Californian State Department of Housing and Community Development This report is a summary of the annual report scheduled to be submitted to the California State Department of Housing and Community Development (HCD) on June 30, 2012.

Recommendations

Receive and file the 2011 Consolidated Annual Report for Community Redevelopment Agencies and the Annual Housing Activity Report for the California State Department of Housing and Community Development.

Measures/Evaluation

Consolidated Annual Report of Community Redevelopment Agencies Timely submission of the Annual Report maintains the Redevelopment Agency's compliance with applicable State requirements. In addition to preparing the Annual Report in a format required by the State Controller, the Agency must also transmit this document to its legislative body. A copy of the

State Controller's report is Attachment I to this report.

The report covers the following County Redevelopment Areas: Auburn Boulevard, Florin Road, Merged Mather/McClellan, and Walnut Grove. The data for the City/County Joint Redevelopment Areas of Stockton Boulevard and Franklin Boulevard has been included as supplementary information, although the areas are formally reported as part of the City Redevelopment Agency submission.

Housing Activity Report for the Californian State Department of Housing and Community Development California Redevelopment Law requires that redevelopment agencies report on housing activities that benefit very-low, low and moderate income households on an annual basis (within six months after the end of their fiscal year) and submit the final report to HCD.

Fiscal Impact

There is no financial action associated with the informational report.

BACKGROUND

Consolidated Annual Report of Community Redevelopment Agencies Section 33080.1 of the Health and Safety Code (California Redevelopment Law) requires that each redevelopment agency within the State of California present an annual report to its legislative body within six months of the end of the agency's fiscal year. As required by Section 33080.1, the State Controller's Report and other related reports have been completed and submitted to the Redevelopment Agency (Agency).

Housing Activity Report for the Californian State Department of Housing and Community Development Section 33080.1 of the Health and Safety Code requires that each redevelopment agency within the State of California present an annual report to its legislative body within six months of the end of the agency's fiscal year and submit the final product to HCD thereafter. As required by Section 33080.1, the Housing and Community Development (HCD) Report for Fiscal Year 2011 has been completed and is hereby submitted for review by the Redevelopment Agency Board. State law also requires that the redevelopment agency's independent financial audit, fiscal statement, and the State Controller's Report be submitted to the Board of Supervisors.

DISCUSSION

Consolidated Annual Report of Community Redevelopment Agencies The Agency is in compliance with all applicable laws and regulations regarding this report. Government Code Section 12463.3, as added by Senate Bill 1387, Chapter 1523, requires the California State Controller to compile and publish a report of the financial transactions of community redevelopment agencies. All agencies created pursuant to Division 24 of the Health and Safety Code must file a report. The report is used to compile redevelopment financial transaction data on a statewide basis and assist the State Controller's office in assessing the Agency's compliance with redevelopment law.

Housing Activity Report for the Californian State Department of Housing and Community Development

Housing and Displacement Activities

Section 33080.1(c) requires a description of certain affordable housing and redevelopment activities in the 2010 fiscal year. Accordingly, the following has been identified:

- One multifamily new construction development and two multifamily rehabilitation projects with restricted affordable units were completed in the County's redevelopment areas. Two multifamily new construction developments and no multifamily rehabilitation developments with restricted affordable units were completed in the County outside the redevelopment areas. In addition, four multifamily affordable projects are scheduled for completion in the County by the end of 2013. Attachment I contains more information on these projects, including the number of affordable units produced.
- Twenty-five households were displaced or moved from their homes as part of an Agency redevelopment project during the 2011 fiscal year.

Agency-Owned Property

Section 33080.1(f) requires a description of the total number of and type of properties that the Agency owns and properties acquired during the 2011 fiscal year.

As of December 31, 2011, the Agency owned one vacant parcel purchased with Tax Increment Low and Moderate Income Housing Funds for the purpose of providing affordable housing. The parcel was purchased in 2007 and is located on Elkhorn Boulevard in the Merged Mather/McClellan Redevelopment Area and is approximately one acre in size.

State law requires that if the Agency has more than \$1 million or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from housing tax increment (less housing bond debt proceeds), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2011.

COMMISSION ACTION

At its meeting of June 20, 2012, the Sacramento Housing and Redevelopment Commission received the information presented in this report.

MEASURES/EVALUATIONS

The filing of these reports with the governing board fulfills the annual reporting requirements of the Redevelopment Agency under California State Redevelopment Law.

FINANCIAL ANALYSIS

There are no financial considerations associated with this informational report.

POLICY CONSIDERATIONS

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

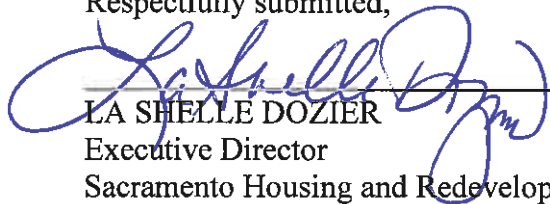
ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b), or a federal undertaking under the National Environmental Policy Act (NEPA). Therefore, no environmental review is required.

M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED

BRADLEY J. HUDSON
County Executive

Attachments:

ATT I – Consolidated Annual Report for Community Redevelopment Agencies,
Summary of Activities Reported to Housing and Community Development
Annual Report to Housing and Community Development



June 15, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT: Revised 2012 One-Year Action Plan Amendment and Amendment to the Sacramento Housing and Redevelopment Agency (Agency) Budget for Implementation of the Focused Outreach and Code Inspection Strategy (FOCIS) Program

SUMMARY

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

RECOMMENDATION

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

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



**REPORT TO COUNCIL AND
HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA95814-2671
www.CityofSacramento.org**

**Consent
June 26, 2012**

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

Title: Revised 2012 One-Year Action Plan Amendment and Amendment to the Sacramento Housing and Redevelopment Agency (Agency) Budget for Implementation of the Focused Outreach and Code Inspection Strategy (FOCIS) Program

Location/Council District: Citywide

Recommendation: Adopt: 1) a **City Council Resolution** a) approving amendments to the 2012 One-Year Action Plan Budget and the Agency Budget to allocate funding for programs and projects in accordance with the amendment of the 2012 Action Plan, b) authorizing the Agency to submit the amendments to the 2012 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD) and execute documents necessary for the continued administration of federal funds, and c) authorizing the Agency to execute agreements and contracts with the appropriate entities to carry out the funded activities, and 2) a **Housing Authority Resolution** a) authorizing the Executive Director, or her designee, to amend the Agency Budget to allocate funding for programs and projects in accordance with the revised amended 2012 Action Plan, and b) authorizing the Executive Director to execute documents necessary for the administration of federal funds.

Contact: Geoffrey Ross, Program Manager, 440-1357

Presenters: n/a

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report requests approval of a revised mid-year amendment to the 2012 One-Year Action Plan and approval to submit the revised documents to HUD. The 2012 One-Year Action Plan describes community development activities funded by the City through the use of federal community development funding originating from HUD, and any amendments are required to be submitted to HUD each year. The 2012 One-Year Action Plan was approved by the City Council on November 1, 2011 and submitted to HUD on November 15, 2011.

The 2012 One Year Action Plan was amended May 22, 2012. The use of the funds is based upon Five-Year Consolidated Plan priorities adopted by the City Council on October 23, 2007.

This report proposes to amend the 2012 One-Year Action Plan and allocate funding to a new activity which is the **Focused Outreach and Code Inspection Strategy (FOCIS)** program. The City's Community Development Department (CDD), through the housing and dangerous buildings section, implements code enforcement activities in low- and moderate-income areas. The work is essential to protect public health and safety, as well as prevent neighborhood deterioration. To continue these services, CDD has become more efficient and effective by implementing streamlined processes and cost recovery. To further increase efficiencies in its process, the City is proposing to establish an 18-month pilot proactive inspection program, the FOCIS Program, which will use GIS mapping to determine focus areas that have a high concentration of problem properties within low- and moderate income areas of the city.

To effectively implement this 18-month pilot program, CDD will initially work with SHRA to determine the appropriate focus areas using relevant data, prioritize focus areas based on issues and needs, and perform systematic inspections in those areas. This needs-based approach will enable the City to dedicate resources in specific geographic locations and initiate steps to address problem properties. The desired goal of this effort would be to leverage code enforcement activities to ultimately rehabilitate problem properties, increase owner occupancy, safe housing, and healthy neighborhoods.

Please refer to Attachment 1, and Exhibits A and B to the City Resolution for additional description of the funding recommendations which must be completed in the next 18 months as required by HUD.

Policy Considerations: The recommended actions are consistent with the City of Sacramento's 2008-12 Consolidated Plan adopted October 23, 2007.

Environmental Considerations:

California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA): Community Development Block Grant (CDBG). This action constitutes an update to budget amendments and designation of authority to carry out activities associated with the allocation of funding only. This action does not constitute approval for any specific projects, or the allocation of funding to any specific projects, that may have an adverse effect on the environment. As such, this action is exempt from or does not require environmental review under CEQA or NEPA.

All new federally funded projects are subject to environmental review under the requirements of the National Environmental Policy Act (NEPA) and per HUD regulations prior to any commitment of federal funds for expenditures, unless they are exempt from such review. Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under the

California Environmental Quality Act, (CEQA) if implementation of the projects is authorized as part of the budgeting process. Therefore, the appropriate level of CEQA and/or NEPA review will be carried out for individual projects under this plan as they are identified.

Focused Outreach and Code Inspection Strategy (FOCIS)

The CDBG funds will be paying for staffing only for the program, which will have no physical impact on the environment. Staffing costs are considered operating costs and are categorically excluded under NEPA 24 CFR Section 58.35 (b)(3). Costs for staffing are not considered a project under CEQA Section 15378 (b)(2).

Sustainability Considerations: The Project included in this report has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets as follows: the project supports Goal number four – Materials Resources; to reduce water consumption and Goal number five-Public Health and Nutrition; to provide safe and healthy housing for public housing residents.

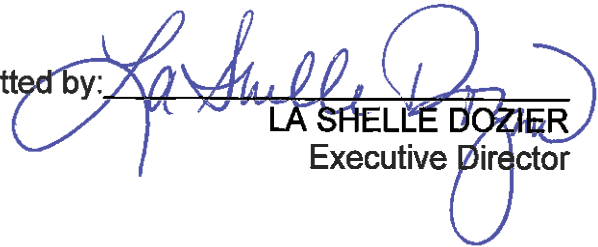
Committee/Commission Action: *Sacramento Housing and Redevelopment Commission:* It is anticipated that, at its June 20, 2012 meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. In the event this does not occur, staff will brief the Council on the outcome of their vote on June 26, 2012

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using goals and priorities described in the Consolidated Plan. Any amendments to the One-Year Action plan must also be submitted to HUD. The proposed appropriation of funds to new activities, which can be completed within 18 months, are consistent with the goals and objectives of the City of Sacramento's 2008-2012 Consolidated Plan approved by the Council on October 23, 2007..

Financial Considerations: This report recommends allocating \$200,000 from Unallocated Capital Reserve to the 2012 Focused Outreach and Code Inspection Strategy (FOCIS)(Exhibit B).

M/WBE Considerations: Minority and Woman's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. To the extent possible, the Agency shall encourage all participants to hire locally and to partner with emerging small businesses

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

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	Exhibit A: Unallocated Capital Reserve New Project Funding	pg. 7
	Exhibit B: Revised Amendment to 2012 One-Year Action Plan	pg. 8
2	Housing Authority Resolution	pg. 9

RESOLUTION NO. 2012 -

Adopted by the Sacramento City Council

On date of

ADOPTION OF THE REVISED 2012 ONE-YEAR ACTION PLAN AMENDMENT TO ADD NEW COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED ACTIVITY AND AUTHORIZATION TO AMEND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (AGENCY) BUDGET

BACKGROUND

- A. October 23, 2007, the Sacramento City Council adopted the 2008-2012 Consolidated Plan by Resolution 2007-770. The Consolidated Plan identifies the City's housing and community development needs and describes long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs: CDBG, HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter (now Solutions) Grant (ESG) Programs.
- B. On November 1, 2011, the Sacramento City Council approved the 2012 One-Year Action Plan by Resolution 2011-605.
- C. On May 22, 2012, the Sacramento City Council approved the Mid-Year Amendment to the 2012 One Year Action Plan by Resolution 2012-140.
- D. HUD requires the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities of the Consolidated Plan.
- E. A duly noticed public hearing soliciting comments on the revised Mid-Year update to the 2012 One-Year Action Plan, prior year Action Plan, and Agency budget was held by the Sacramento Housing and Redevelopment Commission on June 20, 2012.
- F. This action constitutes an update to existing planning studies, budget amendments, and designation of authority to carry out activities associated with the allocation of funding only. This action does not constitute approval for any specific projects, or the allocation of funding to any specific projects, that may have an adverse effect on the environment. As such, this action is exempt from or do not require environmental review under the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA).

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

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are true and correct and are hereby approved.
- Section 2. The 2012 One-Year Action Plan is revised and amended to add the new pilot Focused Outreach and Code Inspection Strategy (FOCIS) program included as Exhibits A and B to this resolution.
- Section 3. The Agency is authorized to submit the revised and amended 2012 One-Year Action Plan to HUD, execute all necessary agreements to implement the recommended activities described in the revised and amended 2012 One Year Action.

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Exhibit A: Unallocated Capital Reserve

Exhibit B: Revised Amendment to 2012 One-Year Action Plan

**City of Sacramento
Unallocated Capital Reserve**

The Unallocated Capital Reserve Fund is an account for overruns in capital improvement activities and to fund previously approved or newly approved activities or projects. The proposed newly funded activity is scheduled to be implemented and completed by December 31, 2013 to comply with federal regulations governing the timely expenditure of funds.

CDBG		
Recommendation	Amount	Fund
Capital Reserve: Fund reserve account for overruns in capital improvement activities and to fund budgeted activities to the extent necessary to implement and ensure the timely completion of the activities. Staff recommends funds to be allocated to the Focused Outreach and Code Inspection Strategy (FOCIS) (Exhibit B).	\$200,000	CDBG
Total	\$200,000	CDBG

Exhibit B

**City of Sacramento
Revised Amendment to 2012 One-Year Action Plan**

This report formally amends the 2012 Action Plan by augmenting a new activity with CDBG. This activity has been identified as one that needs immediate funding. Also, this adjustment will facilitate timely expenditures as required by HUD.

CDBG		
Recommendation	Amount	Fund
Focused Outreach and Code Inspection Strategy (FOCIS): Funds will be used for City building inspectors for an 18-month pilot program to operate a geographically focused single-family inspection strategy addressing problem properties in the targeted area.	\$200,000	CDBG
Total	\$200,000	CDBG

RESOLUTION NO. 2012

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZATION TO AMEND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (AGENCY) BUDGET TO IMPLEMENT THE REVISED 2012 ONE-YEAR ACTION PLAN AMENDMENT TO ADD NEW COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED ACTIVITY

BACKGROUND

- A. In 1982, City of Sacramento (and the County) transferred the management and administration of the Community Development Block Grant program (CDBG) to the Sacramento Housing and Redevelopment Agency.
- B. On October 23, 2007, the Sacramento City Council adopted the 2008-2012 Consolidated Plan by Resolution 2007-770. The Consolidated Plan identifies the City's housing and community development needs and describes long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs: CDBG, HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG) Programs.
- C. On November 1, 2011, the Sacramento City Council approved the 2012 One-Year Action Plan by Resolution 2011-605.
- D. On May 22, 2012, the Sacramento City Council approved the Mid-Year Amendment to the 2012 One Year Action Plan by Resolution 2012-140.
- E. HUD requires the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities of the Consolidated Plan.
- F. A duly noticed public hearing soliciting comments on the revised Mid-Year update to the 2012 One-Year Action Plan, prior year Action Plan, and Agency budget was held by the Sacramento Housing and Redevelopment Commission on June 20, 2012.

- G. This action constitutes an update to the existing budget and designation of authority to carry out activities associated with the allocation of funding only. This action does not constitute approval for any specific projects, or the allocation of funding to any specific projects, that may have an adverse effect on the environment. As such, this action is exempt from or does not require environmental review under the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA).

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

- Section 1. After due consideration of the information presented, the findings, including the environmental findings regarding this action, as stated above, are true and correct and hereby approved.
- Section 2. The Executive Director, or her designee, is authorized to amend the Agency budget to allocate funding as set forth in the concurrently approved City Council revised and amended 2012 and prior year Action Plans.
- Section 3. The Executive Director is authorized to execute documents necessary for the administration of federal funds consistent with the City Council adopted and HUD approved Action Plans.