



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
Wednesday, October 17, 2018 – 6:00 pm
801 12th Street, 2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

While the Commission welcomes and encourages participation in the Commission meetings, please limit your comments to three minutes, so that everyone may be heard. If you wish to speak under Citizens Comments or on a posted agenda item, please fill out a speaker card and present it to the Agency Clerk. SHRA provides opportunities for the public to address the Commission at this time in order to listen to opinions regarding non-agendized matters within the subject matter jurisdiction of SHRA. Consistent with the Brown Act, the public comment periods on the agenda are not intended to be "question and answer" periods or conversations with Commission members. Members of the public with questions are encouraged to contact staff before or after the meeting. Commission attendees are requested to silence any electronic devices that they have in their possession during the meeting.

APPROVAL OF MINUTES – October 3, 2018

PUBLIC HEARING

- 1 .Approval of the 2019 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment to the Citizen Participation Plan; Authorization of the Award and Execution of Five-Year Consolidated Plan Consultant Contract; Authorization to Release HOME Regulatory Agreements; Accept Grant Funds and Manage the Marina Vista Housing Complex Electric Vehicle Charging Station (EVCS) Project; and Other Related Actions – City Report
2. Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Authorize The Award And Execution Of A Five-Year Consolidated Plan Consultant Contract; Approval Of Release of HOME Regulatory Agreements; And Other Related Actions – County report
3. Sacramento Housing and Redevelopment Agency Proposed 2019 Budget – City Report
4. Sacramento Housing and Redevelopment Agency Proposed 2019 Budget – County Report

DISCUSSION/BUSINESS

- 5 Transformative Climate Communities (TCC) Program Grant and Memorandum of Understanding (MOU)
6. Update to Housing Authority Asset Repositioning Plan Strategy to Allow for Conversion of the Public Housing Property Portfolio to the Rental Assistance Demonstration (RAD) and Section 18 Demolition and Disposition (Section 18) Programs, and Authorization to Submit Conversation Applications to the United States Department of Housing and Urban Development (HUD) – City report
7. Update to Housing Authority Asset Repositioning Plan Strategy to Allow for Conversion of the Public Housing Property Portfolio to the Rental Assistance Demonstration (RAD) and Section 18 Demolition and Disposition (Section 18) Programs, and Authorization to Submit Conversation Applications to the United States Department of Housing and Urban Development (HUD) – County report

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Special Workshop of October 3, 2018
Meeting noticed on September 28, 2018**

ROLL CALL

The special meeting of the Sacramento Housing and Redevelopment Commission was called to order at 5:30 p.m. by Chair Macedo.

MEMBERS PRESENT: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Nunley, Staajabu, Starks, Wedding

MEMBERS ABSENT: None (one vacancy)

STAFF PRESENT: Tyrone R. Williams, Susan Veazey, Jim Shields, Christine Weichert, Victoria Johnson, Celia Yniguez, Vickie Smith, David Levin

CITIZENS COMMENTS

None

INFORMATIONAL PRESENTATIONS

1. Federal Programs One Year Action Plan Overview

Celia Yniguez presented the item.

Donald Clark provided comments.

Commissioners Creswell and Nunley requested that additional information about the citizen participation process be added to the next presentation for this item.

Commissioner Creswell requested that members of the commission be sent copies of the NOFA in the future.

ADJOURNMENT

As there was no further business to be conducted, Chair Macedo adjourned the meeting at 6:00 pm.



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Meeting of October 3, 2018
Meeting noticed on September 28, 2018**

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Nunley, Staajabu, Starks, Wedding

MEMBERS ABSENT: None (one vacancy)

STAFF PRESENT: La Shelle Dozier, David Levin, Vickie Smith, Tyrone R. Williams, Sarah O 'Daniel, Susan Veazey, Jim Shields, Christine Weichert, Victoria Johnson, Louise Eller, Celia Yniguez

APPROVAL OF AGENDA – agenda approved as submitted.

CITIZENS COMMENTS

None

APPROVAL OF MINUTES – September 19, 2018 minutes were approved as amended.

DISCUSSION/BUSINESS

1. **Approval of Loan Commitment for the 1717 S Street Project**

Louise Eller presented the item.

Commissioner Creswell noted that there was an error on page 3 of the report - the table showed units that were labeled as “extremely low income” and should be labeled as “very low income”. Staff indicated that they would fix the error.

Commissioner Creswell requested that the status of funds available be incorporated into future reports.

Commissioner Creswell asked for information regarding why Cal HFA was the bond issuer for this project.

Commissioner Griffin motioned to approve the staff recommendation in the reports. Commissioner Creswell seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Nunley, Staajabu, Starks, Wedding

NOES: None

ABSENT: None (one vacancy)

ABSTAIN: None

INFORMATIONAL PRESENTATIONS

2. Development Department Budget Overview

Tyrone Roderick Williams and Celia Yniguez presented the item.

Donald Clark provided comment.

Commissioner Wedding requested detailed information about the barriers to Fair Housing.

Commissioner Nunley requested a breakdown of the first time homebuyers loans issued by ethnicity and also information about the financial literacy program.

EXECUTIVE DIRECTOR REPORT

Executive Director La Shelle Dozier made the following announcements:

- 1) Next meeting will be October 17th.
- 2) October 24th event for Pensione K.
- 3) December 12th event for Courtyard Inn.
- 4) Staff has issued an RFP for Project Based Vouchers and responses are due 10/16.
- 5) Request to Partner with Sacramento County on No Place Like Home Applications were accepted by SHRA today
- 6) At Twin Rivers, 24 families remain in the development and 190 have been relocated.

COMMISSION CHAIR REPORT

None

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Alcalay requested information about the status of the drone utilization at Marina Vista which La Shelle Dozier provided.

Commissioner Alcalay suggested that a group photo be taken of the commission and placed on the website.

Commissioner Griffin thanked staff member Diana Pop for her help with an issue in Rio Linda.

ADJOURNMENT

As there was no further business to be conducted, Chair Macedo adjourned the meeting at 7:10 pm.

Clerk



October 14, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of the 2019 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment to the Citizen Participation Plan; Authorization of the Award and Execution of Five-Year Consolidated Plan Consultant Contract; Authorization to Release HOME Regulatory Agreements; Accept Grant Funds and Manage the Marina Vista Housing Complex Electric Vehicle Charging Station (EVCS) Project; and Other Related Actions

SUMMARY

The attached report is presented for your review prior to review and approval by the City of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached 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

**Business Item
October 30, 2018**

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

Title: Approval of the 2019 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment to the Citizen Participation Plan; Authorization of the Award and Execution of Five-Year Consolidated Plan Consultant Contract; Authorization to Release HOME Regulatory Agreements; Accept Grant Funds and Manage the Marina Vista Housing Complex Electric Vehicle Charging Station (EVCS) Project; and Other Related Actions

Location/Council District: Citywide

Recommendation: Pass 1) a City Council Resolution a) approving amendments to prior years' Action Plans and the 2019 One-Year Action Plan to allocate anticipated CDBG, HOME, ESG, and HOPWA funds as described in Exhibit A; b) authorizing SHRA to amend its budget to allocate CDBG, HOME, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2019 One-Year Action Plan and amend the budget if the United States Department of Housing and Urban Development (HUD) grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities; c) authorizing the City Manager or his designee to execute agreements with SHRA to carry out the activities contained in the 2019 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations, as approved to form by SHRA agency counsel and the City Attorney; d) authorizing and delegating authority to SHRA to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out programs and projects in accordance with the Action Plans and in compliance with applicable federal laws and regulations as approved to form by SHRA agency counsel; e) authorizing SHRA to make any budget adjustments and execute related documents as necessary to administer the programs as described in the 2019 Action Plan in compliance with applicable federal laws and regulations as outlined in Exhibit A; f) authorizing SHRA to submit the 2019 One-Year Action Plan and amendments to prior years' Action Plans to HUD; g) authorizing SHRA to amend the Citizen Participation Plan as outlined in Exhibit

B; h) authorizing SHRA to award and execute Five-Year Consolidated Plan consultant contract; i) authorizing SHRA to release HOME regulatory agreements after they have met HUD compliance requirements; j) authorizing SHRA to provide project management, including but not limited to activities related to, construction, installation, maintenance and operation of the Electric Vehicle Charging Stations (EVCS) at the Marina Vista Housing Complex at 240 Seavey Circle in Sacramento; and k) other related actions; and 2) a **Housing Authority Resolution** authorizing the Housing Authority to a) accept up to \$100,000 in Car Sharing Project grant funds from the Sacramento Metropolitan Air Quality Management District; and b) authorizing SHRA to amend its budget to accept Car Sharing grant funds, make any budget adjustments and execute related documents, and agreements as necessary to carry out the EVCS and Car Share Project in compliance with adopted SHRA Procurement Policies and applicable local, state and federal laws and regulations as approved to form by SHRA agency counsel.

Contact: Susan Salley Veazey, Assistant Director, Federal Programs, (916) 440-1311, Sacramento Housing and Redevelopment Agency, Tyrone Roderick Williams, Director of Development, 440-1316

Presenters: Celia Yniguez, Program Manager

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: This report recommends approval of the 2019 One-Year Action Plan (Action Plan) and amendments to prior years' Action Plans, thereby updating the Consolidated Plan, and requests authorization to submit the plan to HUD. The Action Plan outlines proposed priority activities and projects and other actions for federally funded programs including CDBG, HOME, ESG, and HOPWA. Staff anticipates that the 2019 federal budget will be held constant at 2018 funding levels (Exhibit A).

The Consolidated Plan is a joint City and County planning document covering the 2013-2017 period which was approved by City Council Resolution 2013-0010. The Consolidated Plan identifies the City's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended to 2019 by City Council Resolution 2016-0370 to allow sufficient time to complete a regional Assessment of Fair Housing (AFH). In January 2018, HUD suspended the AFH regulation and instructed grantees to complete an AI. The AI is underway and is expected to be available for public comment in mid 2019, and completed and submitted in Fall 2019. The Consolidated Plan is required to be completed, approved by governing board, and submitted to HUD by November 15, 2019. An amendment to the Citizen Participation Plan (CPP) is proposed. Updates must be made to the CPP as federal rules and regulations change; Exhibit B is the amended CPP.

A noticed public hearing soliciting comments on the Action Plan was held by the Sacramento Housing and Redevelopment Commission (Commission) on October 17, 2018.

Policy Considerations: The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the adopted Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements, and planning activities.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): 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. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA per 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment.

The EVCS project has been found to be exempt under CEQA pursuant to section 15301.

National Environmental Policy Act (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 expenditure unless such projects are deemed exempt from review. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3).

The EVCS project is Categorically Excluded under NEPA pursuant to 24 CFR 58.35(a)(1) and funds will not be expended until environmental review is complete.

Sustainability Considerations: The Consolidated Plan is consistent with the City's Sustainability Master Plan's Focus Area – Public Health and Nutrition by improving residents' health, and serves as a five-year planning document to direct investments that seek to improve health, nutrition, social and economic sustainability.

Commission Action: On October 17, 2018, the Sacramento Housing and Redevelopment Commission considered the staff recommendations for this item. The votes were as follows:

AYES

NOES

ABSENT

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 that meet the goals and priorities of the Consolidated Plan. In general, the purpose of the activities funded is to revitalize lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services and generating affordable housing opportunities. Newly funded capital improvement projects are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds in the current year.

Financial Considerations: Below are the proposed allocations in the 2019 One-Year Action Plan based on estimated revenues. Refer to Exhibit A for additional program and project allocations.

Community Development Block Grant (CDBG)			
Revenue Source	Previous Years Reprogramming	2019 Estimated Allocation	Total
Estimated Entitlement	\$0	\$4,864,247	\$4,864,247
Reprogrammed Funds ¹	\$657,501	\$0	\$657,501
Program Income ²	-	\$36,409	\$36,409
Total	\$657,501	\$4,900,656	\$5,558,157

HOME Investment Partnerships Program (HOME)			
Revenue Source	Previous Years Reprogramming	2019 Estimated Allocation	Total
Estimated Entitlement	\$0	\$2,633,111	\$2,633,111
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$460,823	\$688,053	\$1,148,876
Total	\$460,823	\$3,321,164	\$3,781,987

Emergency Solutions Grant (ESG)			
Revenue Source	Previous Years Reprogramming	2019 Estimated Allocation	Total
Estimated Entitlement	\$0	\$399,920	\$399,920
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$0	\$0	\$0
Total	\$0	\$399,920	\$399,920

Housing Opportunities for Persons With AIDS (HOPWA)			
Revenue Source	Previous Years Reprogramming	2019 Estimated Allocation	Total
Estimated Entitlement	\$0	\$1,177,649	\$1,177,649
Reprogrammed Funds ¹	\$240,657	\$0	\$240,657
Program Income ²	\$0	\$0	\$0
Total	\$240,657	\$1,177,649	\$1,418,306

¹Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

²Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). 2019 program income is estimated.

LBE M/WBE and Section 3 Requirements: 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 they may be applicable. LBE Considerations are not applicable to this report.

Respectfully Submitted by: 
 LA SHELLE DOZIER
 Executive Director

Attachments

- 01 Description/Analysis/Background
- 02 City Resolution – 2019 Action Plan
- 03 Exhibit A – Proposed Action Plan Activities
- 04 Exhibit B – Citizen Participation Plan
- 05 Housing Authority Resolution – Pilot Car Share Program Grant

Background

Since 1982, SHRA has managed and administered federal housing, public service, and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its housing authorities.

The Joint Powers Authority governance structure allows for the consolidation of staffing, achieves close coordination of housing/community development and revitalization activities with public housing authority functions, provides budget savings for operation and overhead, eliminates duplicate staffing efforts, and provides for a competitive advantage when seeking federal and other funding opportunities for housing and community development activities. This document provides details of the proposed 2019 One-Year Action Plan programs, activities, and budgets for the year beginning January 1, 2019 through December 31, 2019. In addition, staff is proposing to amend prior years' Action Plans to allocate capital reserve and program income from the federal programs to fund activities.

HUD consolidated the planning and application process of formula grant programs in 1995, with the purpose of coordinating program requirements and simplifying the process of requesting and obtaining federal funds. The City of Sacramento receives four formula grants: CDBG, HOME, ESG and HOPWA. The consolidated planning process is intended to achieve the following:

- Promote citizen participation in the development of local priority needs benefiting low- and moderate- income persons.
- Develop a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consult with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs including: 1) Provide affordable housing, including for those with special needs; 2) Provide a suitable living environment through more livable and integrated neighborhoods; and 3) Expand economic opportunities, especially for low- and moderate-income persons. The activities the City will undertake to achieve the stated objectives are detailed in Exhibit A.

The City's specific priorities, which are designed to meet goals outlined in the Consolidated Plan, can be found throughout the Action Plan. These activities are designed to serve extremely low-, low-, and moderate-income residents by funding programs and projects in the following categories: 1) Public Facility and Infrastructure Improvements, 2) Affordable Housing, and 3) Public Services. The Consolidated Plan's goals and priorities for the City were developed through an extensive community engagement process and consultation with public agencies in the City and adopted by the Council in 2013.

Consolidated Plan, Action Plan, and Analysis of Impediments

The purpose of the annual One-Year Action Plan is to update the Consolidated Plan. It also provides the City with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER). The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. Throughout the year, SHRA meets with City Departments, the City Manager's Office and Council Members to receive input on Action Plan activities.

The current Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended from 2017 to 2019 in order to allow for sufficient time to complete a regional Assessment of Fair Housing (AFH). In 2015, HUD published the Final Rule for Affirmatively Furthering Fair Housing (AFFH) which replaced the Analysis of Impediments (AI) with the AFH. The AFFH rule established a process that participating jurisdictions such as; local governments, States, and public housing agencies, must use to meet their long-standing obligations to affirmatively further fair housing. SHRA, on behalf of the City and the County, has a responsibility to affirmatively further fair housing within the jurisdictions covered by its programs. In 2016, the City authorized SHRA to enter into collaboration agreements with surrounding municipalities and public housing authorities to perform a regional AFH.

In January 2018, HUD suspended the AFH requirement and instructed grantees to complete the AI, which is currently underway. The public comment period will occur in mid-2019 with submittal to HUD by fall of 2019. The AI identifies appropriate actions to overcome the effects of any impediments and requires grantees to keep records of these actions. The AI will be utilized in the development of the Consolidated Plan.

The next Five-Year Consolidated Plan period is 2020-2024. SHRA issued an RFP to select a qualified consultant(s) to develop the Consolidated Plan, which is due to HUD by November 15, 2019. The consultant(s) will also review and revise, as necessary, SHRA's processes, procedures, and documents related to effective HUD grant administration. SHRA and City staff are collaborating on the development of the AI and the Consolidated Plan.

The Action Plan's key components are broken down in the following sections:

Citizen Participation Plan

Jurisdictions are required to adopt a Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various federal funds. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities and non-English speaking persons, and persons with disabilities. Updates must be made to the CPP as federal rules and regulations change, such as the change from the AFH to the AI. Additionally, other proposed changes relate to the definition of a substantial plan amendment (CPP attached as Exhibit B).

Infrastructure and Public Facility Improvements

There is a continuing need in the City for infrastructure and public facility improvements to serve low- and moderate-income areas within neighborhoods that either have inadequate facilities or where existing facilities suffer from heavy use or deferred maintenance, leading to disrepair. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents.

Supporting large infrastructure and public facility improvement projects benefiting low and moderate-income areas remains a key objective of the City's CDBG Program. The Consolidated Plan identifies targeted priority areas which represent the intersection of various considerations for effectively targeting funding and maximizing impacts. To the extent a pipeline of projects exists within the priority areas, the program goal is to strategically support such projects. However, area benefit projects outside the priority areas will also be supported where strategic projects exist in broader low- and moderate-income areas and to the extent that capital and public facility funding remains available.

Proposed Action Plan infrastructure and public facility improvement projects were identified through consultation with community organizations and City staff and were selected based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current City of Sacramento priorities. The Action Plan recognizes the limited federal, state, and local funding, and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity that generates strategic and visible impacts which promote positive changes within the community.

Pilot Car Share Program

In 2017, SHRA was awarded \$98,200 from the Sacramento Metropolitan Air Quality Management District (SMAQMD) to construct electric vehicle charging stations (EVCS) at two public housing communities, Alder Grove and Edge Water. As match, SHRA contributed CDBG funds, as well as construction and project management staff. Each location received free electric vehicles. Due to the success of the pilot program, the program was opened to residents at Riverview Plaza and SMAQMD awarded an additional \$100,000 to install two charging stations at the Marina Vista public housing community. The City Council approved an additional \$20,000 in CDBG funds in the 2018 Action Plan.

As of April 30, 2018, the Car Share Program, the first of its kind in the State, has over 100 members with another 49 membership applications in process. To date, over 92,000 miles have been traveled across 5,779 total trips. The program has received national and international publicity and was recently awarded a Partnership Innovation Award from the National Association of Housing and Redevelopment Officials.

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor and emergency repairs to existing single-family homes, and provide decent and affordable housing to low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the limited amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development and is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for construction of new housing. Additionally, HOME funds are also used for the rehabilitation of existing housing.

In accordance with HOME regulations (24 CFR Part 92), projects are subject to regulatory restrictions for a term of five through twenty years depending on the amount and type of assistance. In the past, restrictions were recorded for longer periods than required, typically for the purpose of uniformity among different funding sources. In an effort to maximize the opportunity for rehabilitation projects to secure new financing, such as Mortgage Revenue Bond and Tax Credits, staff recommends HOME restrictions be only for the period required by HUD. Once the HOME loan has been repaid, the HOME affordability period has been satisfied, and continued affordability is assured through the placement of a new restriction, the HOME regulatory agreement will be released. The new restrictions will generally remain in force for a minimum of fifty-five years.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partner with the City and Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA is involved in discussions about the best methods to reach out to homeless persons and how to assess individual needs as part of ongoing coordination efforts. Additionally, the City has determined addressing homelessness is a high priority. SHRA continues to work with City staff on the most strategic use of federal funding for homeless services, including CDBG, HOPWA, and ESG to reflect and complement the broader commitments of the City to prevent and end homelessness.

Objectives to address homelessness in 2019 include: 1) supporting efforts to continue the CoC System for homeless assistance through the provision of emergency shelters,

rapid re-housing/prevention services, and including housing for the chronically homeless; and 2) providing permanent supportive housing services, and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the 2019 Action Plan, CDBG, ESG, and HOWPA funding is expected to continue for established programs such as the emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

Emergency Solutions Grant

SHRA, on behalf of the City of Sacramento, administers ESG funding. Upon approval of the Action Plan by the Sacramento City Council, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

HOPWA

HOPWA provides housing assistance and related supportive services to low-income persons living with HIV/AIDS and their families. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units, costs for facility operations, rental assistance, and short-term payments to prevent homelessness. Supportive services can include case management, substance abuse treatment, mental health treatment, nutritional services, job training and placement assistance, and assistance with daily living. In addition to funding for activities outlined above, SHRA works with developers in order to create affordable HOPWA housing units as opportunities present themselves.

As a HOPWA recipient, SHRA has the responsibility to serve eligible individuals within the Eligible Metropolitan Statistical Area (EMSA) which is a metropolitan area with more than 500,000 people and more than 2,000 persons living with HIV or AIDS. For HOPWA funds allocated to the City, the eligible area includes Sacramento, Yolo, Placer, and El Dorado counties. SHRA works with sub-recipients to provide services to HOPWA-eligible clients.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support vital services to the County's most vulnerable populations, such as providing meals to seniors and the services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove and Rancho Cordova implement fair housing services through local partnerships. The

result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

**City of Sacramento
2019 One-Year Action Plan and Previous Years' Reprogramming**

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission. The concept of the Consolidated Plan was developed to further HUD's statutory goals through a collaborative process involving the community to establish a unified vision for future community development actions.

The Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, HOPWA, and ESG funds for the period 2013-19. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs and specific objectives of the 2013-19 Consolidated Plan, adopted by the City Council on January 8, 2013. The Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended to 2019 by City Council on November 1, 2016.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for SHRA initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, and AI. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below: CDBG, HOME, ESG, and HOPWA

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years' Revenue Sources				Total
	2014-2016	2017	2018	2019 Action Plan	
Estimated Entitlement					\$4,864,247
Reprogrammed Funds*	\$310,172	\$278,361	\$207,968		\$796,501
Program Income**	\$0	\$0	\$0	\$36,409	\$36,409
Total	\$310,172	\$278,361	\$207,968	\$4,900,656	\$5,697,157

The following summarizes proposed CDBG activities for 2019. Activities are organized into Infrastructure and Public Facility Improvements, Housing Development, Preservation and Homeownership, Public Services, Grant Planning and Administration, Loan Repayments, and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2019 Action Plan	Total
Infrastructure and Public Facility Improvements	\$375,000	\$2,061,707	\$2,436,707
Housing Development, Preservation and Homeownership	\$189,000	\$427,588	\$616,588
Public Services	\$0	\$598,207	\$598,207
Grant Planning and Administration	\$0	\$851,517	\$851,517
HUD Loan Repayments	\$0	\$838,252	\$838,252
Capital Reserve	\$232,501	\$123,385	\$355,886
Proposed Funding Total	\$796,501	\$4,900,656	\$5,697,157

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2019 is estimated.

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.					
D.W. Babcock Elementary School Access Improvements: Funds will be used along with other sources, for the installation of a traffic signal and crosswalks on El Camino Avenue at Albatross Way, street overlay and the construction of accessible sidewalks and curb ramps along streets used as pedestrian routes to D.W. Babcock Elementary School	\$0	\$600,000	\$600,000	2019 CDBG EN	03K/5502/LMA
	\$70,000	\$0	\$70,000	2017 CDBG EN	
	\$80,000	\$0	\$80,000	2018 CDBG EN	
	\$0	\$50,000	\$50,000	2019 CDBG EN	03E/7001/LMA
Stanford Settlement Improvements: SHRA, serving as project and construction manager on behalf of Stanford Settlement. Funds will be used for improvements to the community center.	\$150,000	\$50,000	\$200,000	Total	
Oak Park Playground Improvements: Funds for the design and renovation of an existing playground, with new surfacing, and playground fencing and gates	\$0	\$200,000	\$200,000	2019 CDBG EN	03E/2700, 2800/LMA
Oak Park Community Center Safety Improvements: Funds will be used for the improvements to the Oak Park Community Center consisting of ADA and safety improvements such as automatic door openers, braille directional and wayfinding signs, and ADA accessible site amenities.	\$0	\$50,000	\$50,000	2019 CDBG EN	03E/2700, 2800/LMA
Stockton Boulevard Complete Streets: The Complete Streets Plan for Stockton Boulevard from Alhambra Blvd to 47th Ave (4 miles) will establish the strategies to improve pedestrian and bicycle safety, increase travel by transit, bicycle and pedestrian modes, and land use strategies, for more active retail and services. Funds for public outreach such as tabling at events and festivals, attending neighborhood meetings, and administer a community survey	\$25,000	\$0	\$25,000	2019 CDBG EN	03K/Various/LMA
Sim Center Traffic Signal/Wayfinding: Funds will be used to install pedestrian safety measures and ADA-compliant curb ramps.	\$0	\$300,000	\$300,000	2019 CDBG EN	03K/3203, 3204, 4801/LMA
Meadowview Park Improvements Design: Funds for the design of the renovation of existing lot and adventure area playgrounds	\$0	\$80,000	\$80,000	2019 CDBG EN	03E/4300/LMA
Meadowview Streetscape Phase II: Provide funds for the streetscape improvements to Meadowview Street between Coral Gables to Detroit Blvd.	\$0	\$400,000	\$400,000	2019 CDBG EN	03K/Various/LMA

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Salvation Army Women's Shelter Improvements: Major repairs to the structure located at 1224 North B Street.	\$107,700	\$0	\$107,700	2014 EN	03C/LMC
	\$30,118	\$0	\$30,118	2015 EN	
	\$62,182	\$0	\$62,182	2016 EN	
	\$0	\$50,000	\$50,000	2019 EN	
	\$200,000	\$50,000	\$250,000	Total	
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas	\$0	\$100,000	\$100,000	2019 CDBG EN	TBD
Capital Improvement Project Scoping and Environmental: Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.	\$0	\$50,000	\$50,000	2019 CDBG EN	TBD
Public Improvements Delivery: Staffing and supportive services for capital improvement projects	\$0	\$181,707	\$181,707	2019 CDBG EN	03
Total CDBG Infrastructure and Public Improvements	\$375,000	\$2,061,707	\$2,436,707		

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds) The following are recommended activities that increase the marketability and livability of neighborhoods.					
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS)	\$0	\$50,000	\$50,000	2019 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$150,000	\$150,000	2019 CDBG EN	14A / LMH
1224 D Street Remediation: Provides funds for pre-remediation and remediation activities associated with removing shallow soil contamination. These funds serve as match to City Environmental Protection Agency (EPA) Revolving Loan Funds (RLF). The authority to accept these grant funds was approved as part of the Vacant Lot Disposition Strategy approved by City Council in 2016	\$54,000	\$0	\$54,000	2016 CDBG EN	04A/LMA or LMH
	\$110,000	\$0	\$110,000	2017 CDBG EN	
	\$25,000	\$0	\$25,000	2018 CDBG EN	
	\$189,000	\$0	\$189,000	Total	
Residential Loan Servicing: Provide funds for the delivery and servicing of single family home ownership programs and multifamily housing projects.	\$0	\$152,481	\$152,481	2019 CDBG EN	14H / 14J
Housing Programs Delivery: Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, and emergency repair/accessibility programs and activities	\$0	\$75,107	\$75,107	2019 CDBG EN	14H
Total CDBG Housing Development, Preservation and Homeownership	\$189,000	\$427,588	\$616,588		

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.					
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.	\$0	\$63,000	\$63,000	2019 CDBG EN	05
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$535,207	\$535,207	2019 CDBG EN	05A
Total CDBG Public Services	\$0	\$598,207	\$598,207		

GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Consolidated Planning: Planning related to public facility and infrastructure improvements, affordable housing and homeless activities.	\$0	\$50,000	\$50,000	2019 CDBG EN	20
Promise Zone Planning and Administration: Funds to provide staffing and grant application activities.	\$0	\$75,000	\$75,000	2019 CDBG EN	20
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$135,000	\$135,000	2019 CDBG EN	21D
Morrison Creek Design: Planning, design, outreach, and environmental and related costs for activation of Morrison Creek Corridor between Power Inn Road and 65th Street.	\$0	\$55,000	\$55,000	2019 CDBG EN	20
CDBG Planning and Administration, Administrative and Planning Services for CDBG Programs	\$0	\$52,833	\$52,833	2019 CDBG PI	21A
	\$0	\$483,684	\$483,684	2019 CDBG EN	
	\$0	\$536,517	\$536,517	I total	
Total Grant Planning and Administration	\$0	\$851,517	\$851,517		

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HUD LOAN REPAYMENTS					
The following debt service payments for HUD Section 108 loans and internal SHRA loans for commercial revitalization, job creation, and infrastructure development.					
Section 108 Loan Repayment - Del Paso Nuevo: Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs (3 years remaining).	\$0	\$321,180	\$321,180	2019 CDBG EN	19F
Section 108 Loan Repayment - Twin Rivers: Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs (2 years remaining)	\$0	\$517,072	\$517,072	2019 CDBG EN	19F
Total CDBG Section 108 Loan Repayment	\$0	\$838,252	\$838,252		
CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities	\$56,172	\$0	\$56,172	2016 CDBG EN	22
	\$73,361	\$0	\$73,361	2017 CDBG EN	
	\$102,968	\$0	\$102,968	2018 CDBG EN	
	\$0	\$123,385	\$123,385	2019 CDBG EN	
Total CDBG Capital Reserve	\$232,501	\$123,385	\$355,886		

Closed Project - Proposed Reprogramming [^]	Previous Years Reprogramming	Source
Rio Linda Superblock: Staff recommends reprogramming remaining estimated funds to 2016 Capital Reserve to be used for the 1224 D Street Remediation Project.	\$54,000	2016 CDBG EN
Rio Linda Superblock: Staff recommends reprogramming remaining estimated funds to 2017 Capital Reserve to be used for the 1224 D Street Remediation Project.	\$85,000	2017 CDBG EN

[^]Activities over \$100,000 that have been cancelled or completed with cost savings and funds are proposed to be moved to a new activity require governing board approval. The proposed reprogrammed funds below are included in the previous year's reprogramming and revenue source totals on Page 2.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	2019 Action Plan	Total
Estimated Entitlement		\$2,633,111	\$2,633,111
Reprogrammed Funds	\$0		\$0
Program Income	\$460,823	\$688,053	\$1,148,876
Total	\$460,823	\$3,321,164	\$3,781,987

The following summarizes proposed activities for 2019:

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME ONLY)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing	\$230,412	\$0	\$230,412	2018 HOME PI
	\$0	\$287,746	\$287,746	2019 HOME PI
	\$0	\$1,184,900	\$1,184,900	2019 HOME EN
	\$230,412	\$1,472,646	\$1,703,058	Total
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$230,411	\$0	\$230,411	2018 HOME PI
	\$0	\$287,746	\$287,746	2019 HOME PI
	\$0	\$1,184,900.00	\$1,184,900.00	2019 HOME EN
	\$230,411	\$1,472,646	\$1,703,057	Total
Home Program Administration Administrative services for the implementation of HOME-funded activities	\$0	\$112,561	\$112,561	2019 HOME PI
	\$0	\$263,311	\$263,311	2019 HOME EN
	\$0	\$375,872	\$375,872	Total
Total HOME Housing Development, Preservation and Homeownership	\$460,823	\$3,321,164	\$3,781,987	

EMERGENCY SOLUTIONS GRANT (ESG)

Proposed activities are based on the following estimated revenues:

ESG Revenue Source	2019 Action Plan	Total
Estimated Entitlement	\$399,920	\$399,920
Reprogrammed Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$399,920	\$399,920

The following summarizes proposed activities for 2019:

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)				
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$147,971	\$147,971	2019 ESG EN
Emergency Shelters (Public Services): Funds to provide emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$221,955	\$221,955	2019 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$0	\$29,994	\$29,994	2019 ESG EN
Total Emergency Solutions Grant	\$0	\$399,920	\$399,920	

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Proposed activities are based on the following estimated revenues:

	Previous Years Revenue Sources	2019 Action Plan	Total
HOPWA Revenue Source	2018		
Estimated Entitlement		\$1,177,649	\$1,177,649
Reprogrammed Funds	\$240,657		\$240,657
Total	\$240,657	\$1,177,649	\$1,418,306

The following summarizes proposed activities for 2019:

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)				
HOPWA - City and County of Sacramento: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento. Final funding amount is subject to change.	\$240,657	\$0	\$240,657	2018 HOPWA EN
HOPWA - Yolo County: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County. Final funding amount is subject to change.	\$0	\$480,710	\$480,710	2019 HOPWA EN
Total	\$240,657	\$480,710	\$721,367	Total
HOPWA - El Dorado and Placer Counties: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties. Final funding amount is subject to change.	\$0	\$40,000	\$40,000	2019 HOPWA EN
Multi-Family Housing Acquisition and Construction: Provides loans or grants for the acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients.	\$0	\$111,826	\$111,826	2019 HOPWA EN
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities.	\$0	\$509,784	\$509,784	2019 HOPWA EN
Total HOPWA	\$240,657	\$1,177,649	\$1,418,306	

Endnotes:

¹Source: Program Income = PI and Entitlement = EN

²CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives

RESOLUTION NO. 2018 -

Adopted by the Sacramento City Council

On date of

APPROVAL OF THE 2019 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN; AWARD AND EXECUTE FIVE-YEAR CONSOLIDATED PLAN CONSULTANT; AUTHORIZATION TO RELEASE HOME REGULATORY AGREEMENTS; MANAGE THE MARINA VISTA ELECTRIC VEHICLE CHARGING STATION (EVCS) PROJECT; AND OTHER RELATED ACTIONS

BACKGROUND

- A. The U.S. Department of Housing and Urban Development (HUD) requires the adoption of a Five-Year Consolidated Plan and an annual Action Plan, consistent with the Consolidated Plan, to identify the programs and projects for expenditure of federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.
- B. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City, has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, and HOPWA, and NSP funding originating from HUD.
- C. As the recipient of HUD funding and designated agent for the City of Sacramento, SHRA is authorized to submit environmental determinations on the City's behalf and on the behalf of non-profit sub-recipients.
- D. The recommended actions are consistent with the goals of the 2013-17 Consolidated Plan which was approved in 2013 by City Council Resolution No. 2013-0010.
- E. The Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended through 2019 by City Council Resolution No. 2016-0370.

- F. The Joint City-County Citizen Participation Plan was approved in 2015 by City Council Resolution No. 2015-0337.
- G. When the 10, 15, or 20 year term of affordability has been met, as required in 24 Code of Federal Regulations (CFR) Part 92, and the HOME loan has been repaid, an existing HOME regulatory agreement is eligible for release.
- H. In 2016, as a joint applicant with the Sacramento Air Quality Management District, SHRA was awarded \$100,000 of a \$1.1 million grant for the targeted Car Sharing and Mobility Options In Disadvantaged Communities Pilot Project (Car Sharing) for planning, managing, and providing quality control of the construction, installation, maintenance and operation of battery-electric vehicle parking/charging stations (EVCS) at the following Housing Authority complexes: Edgewater Housing Complex, 630 I Street, Sacramento CA; Alder Grove Housing Complex, 816 Revere Street, Sacramento CA. SHRA contributed CDBG funds as match.
- I. A noticed public hearing soliciting comments on the 2019 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 17, 2018.
- J. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions.

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 are found to be true and correct and are hereby adopted.
- Section 2. Amendments to prior years' Action Plans and the 2019 One-Year Action Plan, which allocates CDBG, HOME, HOPWA, and ESG funds as described in Exhibit A, is approved.
- Section 3. SHRA is authorized to amend its budget to allocate CDBG, HOME, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2019 One-Year Action Plan and amend the budget if the HUD grant awards are less or greater

than anticipated to the extent necessary to implement and ensure the timely completion of the activities.

- Section 4.** The City Manager, or designee, is authorized to execute agreements with SHRA to carry out activities contained in the 2019 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA Counsel and the City Attorney.
- Section 5.** SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out projects and programs in accordance with the 2019 One-Year Action Plan and amendments to prior years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA Counsel.
- Section 6.** SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the federal programs as described in the 2019 One-Year Action plan in compliance with applicable federal laws and regulations as outlined in Exhibit A.
- Section 7:** SHRA is authorized to submit the 2019 One-Year Action Plan and amendments to prior years' Action Plans to HUD.
- Section 8.** SHRA is authorized to amend the Citizen Participation Plan as outlined in Exhibit B.
- Section 9.** SHRA is authorized to award and execute a contract(s) with a qualified consultant(s) selected through a competitive procurement process to develop the Five-Year Consolidated Plan in accordance with applicable federal laws and regulations and amend its budget accordingly.
- Section 10.** SHRA is authorized to execute the release of HOME regulatory agreements for those projects where the requirements of 24 CFR Part 92 have been met, the HOME loan has been repaid, and the project's continued affordability is otherwise assured.
- Section 11.** SHRA, on behalf of the Housing Authority, is authorized to provide project management, including but not limited to activities related to, construction, installation, maintenance and operation of the Electric Vehicle Charging Stations (EVCS) at the Marina Vista Housing Authority Complex, 240 Seavey Circle, Sacramento, California.

Section 12. SHRA is authorized to amend its budget to accept Car Sharing grant funds, make any budget adjustments and execute related documents and agreements, as necessary, to carry out the Car Share Program and Marina Vista EVCS installation project in compliance with applicable federal laws and regulations and as approved to form by SHRA Counsel.

Table of Contents:

Exhibit A: Proposed Action Plan Activities

Exhibit B: Citizen Participation Plan



City and County of Sacramento Citizen Participation Plan

INTRODUCTION

Jurisdictions are required to adopt a citizen participation plan that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various federal funds. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities and non-English speaking persons, and persons with disabilities. It is the intent of the City of Sacramento (City), the County of Sacramento (County), and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of the residents in the formulation of priorities, strategies, and funding allocations. Specifically in the development of the following: ~~Affirmatively Further Fair Housing (AFFH) Plan~~ Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan and the One-Year Action Plan (Action Plan), Citizen Participation Plan (CPP), Substantial Amendments thereto and performance reports for the following five programs funded by the U.S. Department of Housing and Urban Development (HUD).

- Community Development Block Grant (CDBG);
- Neighborhood Stabilization Program (NSP);
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA).

USE OF THE CITIZEN PARTICIPATION PLAN

The City, County, and SHRA are committed to vigorously follow, implement, and abide by both the letter and spirit of this Citizen Participation Plan. This plan identifies strategies to obtain participation from those persons directly affected by the AI, Consolidated Plan, Action Plans, CPP, and Substantial Amendments thereto. It is SHRA's intent to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens.

The City, County and SHRA will take actions appropriate to encourage the participation of all citizens, including minorities and persons with limited English speaking proficiency,

persons with disabilities, and residents of public and assisted housing.- SHRA staff will encourage the participation of residents of public and assisted housing developments and recipients of tenant-based assistance in the process of developing and implementing the goals of AFFH, the AI and the Consolidated Plan, along with residents of targeted revitalization areas in which developments are located. Staff will coordinate with the Housing Authority on the development of the AFFH, and shall provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, must consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families. Additionally, as a recipient and administrator of ESG, SHRA must consult with the Continuum of Care (COC) in the allocation, performance, and evaluation of activities assisted with ESG funds.

The general structure of citizen review/participation component has ~~three~~ four tiers: citizens and residents, and ~~citizen~~ community groups and organizations, the Sacramento Housing and Redevelopment Agency Commission (SHRC), and the Sacramento City Council or ~~and the~~ Sacramento County Board of Supervisors, the governing bodies of SHRA. Many project ideas occur at the community level.- These ideas are then recommended to the SHRC who reviews all housing and community development activities. The recommendation then proceeds to the City Council or Board of Supervisors (depending upon project/program jurisdiction) for final review and approval.

Citizens may submit comments verbally or in writing at public hearings or directly to SHRA staff. Written comments, questions or inquiries regarding CDBG, NSP, HOME, ESG and HOPWA programs are to be addressed to:

Sacramento Housing and Redevelopment Agency
Attn: Federal Programs
801 12th Street
Sacramento, CA 95814

DEFINITIONS

Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing, which means conducting an Analysis of Impediments to Fair Housing Choice (AI), taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keeping records of these actions.

Affirmatively Further Fair Housing (AFFH): AFFH refers to an analysis performed in accordance with requirements for consultation and community participation that

includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the HUD developed Assessment Tool.

Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, NSP, HOME, ESG, and HOPWA. The document is developed in accordance with Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)), 24 CFR Part 5, and 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, NSP, HOME, ESG, and HOPWA programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the AFFHA, Consolidated Plan and One-Year Action Plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and substantial amendments.

Substantial Amendment: A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously approved (purpose, scope, location and beneficiary). In accordance with the original intent of the funds identified in the previously undertaken citizen participation process, the following administrative changes to previously approved activities or programs are not considered substantial amendments:

- Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.
- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.

Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

~~Amendment: An amendment pertains to the One-Year Action Plan and involves carrying out an activity or program previously described in the existing One-Year Action plan, but includes a change in funding that does not require additional citizen participation. SHRA's Executive Director or respective designee will administratively amend, up to the authority granted during approval by the governing body, the existing budget for activities or programs to efficiently expend funds (including program income) related to previously disclosed activities or programs in accordance to the intent of the funds identified in the previously undertaken citizen participation process. In addition, an existing activity or program can be cancelled administratively if no funds were expended, and said funds can then be re-allocated to an existing One-Year Action Plan activity, program or applicable contingency fund to be allocated to a future activity(ies) or program(s) at a future date.~~

CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN, CITIZEN PARTICIPATION PLAN, AND SUBSTANTIAL AMENDMENTS THERETO

Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities.

~~At least one public hearing will be held prior to the adoption of the AI, AFFH, Consolidated Plan, the One-Year Action Plan, and when making Substantial Amendments to either plan.~~

SHRA will notify the public of these hearings by publishing a notice in at least one paper of general circulation and on SHRA's website at least 30 days. Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. The notice will:

- Describe the AFFH-AI development process and goals prior to adoption;
- For the Consolidated Plan, Substantial Amendment, One-Year Action Plan or Action Plan Amendment, describe the approximate amount of funding and range of possible activities; and;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the AFFH-AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, or Substantial Amendments; and

- State how the public can submit comments.

All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or substantial amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA.

Access to Records: A free copy of the AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, and CAPER are available at no cost to persons and organizations that request it. SHRA will provide access to public records related to the AFFH, Consolidated Plan, One-Year Action Plan, and Amendments and the jurisdiction's use of assistance under the programs covered by the plans during the preceding five years through written or verbal request. SHRA may charge a fee for copies to recover the cost of material and operations. SHRA will require an appointment to view records and, in most case, will require SHRA staff to be present during inspection of records.

Accessibility, Translation, and Interpretation Services: If limited English proficiency or disabled persons are unable to and request assistance to participate in a public hearing, SHRA staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services.

However, if such assistance presents an undue financial or administrative burden, SHRA will consider it mandatory only in instances where it is expected that a significant number of limited English proficiency or disabled persons will be in attendance. Generally, meeting facilities are accessible to persons with disabilities, but if special assistance is needed the Agency Clerk should be contacted at (916) 440-1363 at least 48 hours prior to the meeting.

Technical Assistance: SHRA will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the AFFHAI and Consolidated Plan; and other available resources. At a minimum, SHRA will advise on all technical questions, such as determining the eligibility of a request.

Complaints: SHRA will respond to written complaints from citizens related to the AFFHAI, Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility: SHRA will retain responsibility and authority to outreach to minorities and persons with limited English proficiency, as well as persons with disabilities, during the development of the AFFHAI, the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY AND COUNTY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the ESG, CDBG, HOPWA, NSP and HOME programs for the City or County of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the ESG, CDBG, HOPWA, NSP, HOME, the Section 108 Loan Guarantees Program, and the Urban Development Action Grant Program.

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City or County of Sacramento to provide funds for a project that

will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

SHRA's Development Department, 801-12th Street, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C-- Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

Depending upon program requirements, SHRA is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.
2. For programs assisted through ESG, HOME, HOPWA, CDBG, NSP or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.
3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.
4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.
5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

REGULATIONS CITED IN THE DEVELOPMENT OF THIS DOCUMENT

- Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5))
- 24 CFR Part 91.100 Consultation; local governments
- 24 CFR Part 91.105 Citizen participation plan; local governments
- 24 CFR Part 91.505 Amendments to the consolidated plan

- 24 CFR Part 5.150 – 5.180 Affirmatively Furthering Fair Housing
- 24 CFR Part 92 HOME Investment Partnerships Program
- 24 CFR part 570 Community Development Block Grant
- 24 CFR part 574 Housing Opportunities for Persons with AIDS
- 24 CFR part 576 Emergency Solutions Grant

DRAFT

RESOLUTION NO. 2018 -

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZING THE ACCEPTANCE OF UP TO \$100,000 FROM THE TARGETED CAR SHARING AND MOBILITY OPTIONS IN DISADVANTAGED COMMUNITIES PILOT PROJECT GRANT; AUTHORIZING THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) TO MANAGE THE PROJECT; EXECUTION OF RELATED DOCUMENTS; AMEND SHRA BUDGET; AND OTHER ENVIRONMENTAL FINDINGS

BACKGROUND

- A. In 2016, as a joint applicant with the Sacramento Air Quality Management District, the Sacramento Housing and Redevelopment Agency (SHRA) was awarded \$100,000 of a \$1.1 million grant for the targeted Car Sharing and Mobility Options In Disadvantaged Communities Pilot Project (Car Sharing) for planning, managing, and providing quality control of the construction, installation, maintenance and operation of battery-electric vehicle parking/charging stations (EVCS) at the following Housing Authority complexes: Edgewater Housing Complex, 630 I Street, Sacramento CA; Alder Grove Housing Complex, 816 Revere Street, Sacramento CA. SHRA contributed CDBG funds as match.
- B. Due to the success of the program, SHRA has been awarded an additional \$100,000 in grant funds to plan, manage and oversee construction and installation of EVCS at the Marina Vista public housing community located at 240 Seavey Circle, Sacramento CA. The City Council approved additional matching CDBG funds in the previous 2018 One-Year Action Plan.
- C. This activity is Exempt under the California Environmental Quality Act pursuant to Guidelines Section 15301 and Categorically Excluded under the National Environmental Policy Act (NEPA) per 24 CFR 58.35(a)(3)(iii).

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

- Section 1: The facts as presented and set forth in the background, above are found to be true and correct.
- Section 2: The acceptance of the Car Sharing Project grant is hereby approved.
- Section 3: SHRA is authorized to provide project management, including but not limited to activities related to, construction, installation, maintenance and operation of the Electric Vehicle Charging Stations (EVCS) at the Marina Vista Housing Authority Complex, 240 Seavey Circle, Sacramento, California

Section 4. SHRA is authorized to amend its budget to accept Car Sharing grant funds, make any budget adjustments and execute related documents, and agreements as necessary to carry out the EVCS and Car Share Project in compliance with adopted SHRA Procurement Policies and applicable local, state and federal laws and regulations as approved to form by SHRA Counsel.

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 17, 2018

APPROVAL OF THE 2019 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN; AUTHORIZE THE AWARD AND EXECUTION OF A FIVE-YEAR CONSOLIDATED PLAN CONSULTANT CONTRACT; APPROVAL OF RELEASE OF REGULATORY AGREEMENTS; MANAGE THE MARINA VISTA ELECTRIC VEHICLE CHARGING STATION (EVCS) PROJECT; AND OTHER RELATED FINDINGS

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from the United States Department of Housing and Urban Development (HUD) on behalf of the City and County of Sacramento.

WHEREAS, the Sacramento County Department of Human Assistance (DHA) previously administered the HOPWA and ESG programs. The Director of DHA formally requested that SHRA administer the HOPWA program (effective January 1, 2012) and the ESG program (effective January 1, 2013) on behalf of the City and County of Sacramento as approved by Resolutions SHRC 2013-13-1, City Council 2013-0010, City HA 2013-0001, BOS 2013-018, County HA 2013-2342, SHRA administers the ESG and HOPWA programs for the City and County of Sacramento.

WHEREAS, as the recipient of HUD funding and designated agent for the City and County of Sacramento, SHRA is authorized to submit environmental determinations on their behalf and on behalf of non-profit subrecipients.

WHEREAS, the recommended actions are consistent with the goals of the 2013-2019 Consolidated Plan.

WHEREAS, the Joint City-County Citizen Participation Plan was approved by Board Resolution No. 2015-0842 and City Council Resolution No. 2015-0337.

Approval And Adoption Of The 2019 One-Year Action Plan And Prior Years' Action Plan
Amendments
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WHEREAS, when the term of affordability as required in 2013 HOME Rule, 24 Code of Federal Regulation (CFR) Part 92 has been achieved, and the HOME loan has been repaid, an existing HOME regulatory agreement is eligible for release.

WHEREAS, In 2016, as a joint applicant with the Sacramento Air Quality Management District, SHRA was awarded \$100,000 of a \$1.1 million grant for the targeted Car Sharing and Mobility Options In Disadvantaged Communities Pilot Project (Car Sharing) for planning, managing, and providing quality control of the construction, installation, maintenance and operation of battery-electric vehicle parking/charging stations (EVCS) at the following Housing Authority complexes: Edgewater Housing Complex, 630 I Street, Sacramento CA; Alder Grove Housing Complex, 816 Revere Street, Sacramento CA. SHRA contributed CDBG funds as match.

WHEREAS, a duly noticed public hearing soliciting comments on the 2019 One-Year Action Plan was noticed on October 17, 2018.

WHEREAS, the recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(1) and (3). Environmental review for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions.

WHEREAS, the EVCS project has been found to be exempt under CEQA pursuant to CEQA Guidelines Section 15301 and is categorically Excluded under NEPA pursuant to 24 CFR 58.35(a)(1).

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the Sacramento Housing and Redevelopment Commission accepts the findings are found to be true and correct and are hereby adopted.

Section 2. Subject to approval of the 2019 One-Year Action Plan by the Sacramento City Council and the Sacramento County Board of Supervisors, the Executive Director, or designee, is authorized to:

- amend the SHRA budget to allocate the CDBG, HOME, HOPWA, and ESG grant funding for programs and projects in accordance with the amendment of the prior years' Action Plan and 2019 One-Year Action Plan.
- amend CDBG Capital Reserve, HOME, HOPWA, and ESG budgets if HUD awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of activities.
- execute agreements, contracts, and documents with HUD and the appropriate entities to carry out the Action Plans' activities in compliance with adopted policies, guidelines and federal law, as approved to form by SHRA Counsel.
- amend the Citizen Participation Plan.
- award and execute a contract(s) with a qualified consultant(s) selected through a competitive procurement process to develop the Five-Year Consolidated Plan in

Approval And Adoption Of The 2019 One-Year Action Plan And Prior Years' Action Plan
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accordance with applicable federal laws and regulations and amend its budget accordingly.

- submit the 2019 One-Year Action Plan and amendments to prior years' action plans to HUD.
- execute the release of HOME regulatory agreements for those projects where the requirements of 24 CFR Part 92 have been met, the HOME loan has been repaid, and the project's continued affordability is otherwise assured.

Section 3. SHRA, on behalf of the Housing Authority, is authorized to provide project management, including but not limited to activities related to, construction, installation, maintenance and operation of the Electric Vehicle Charging Stations (EVCS) at the Marina Vista Housing Authority Complex, 240 Seavey Circle, Sacramento, California

Section 4. SHRA is authorized to amend its budget to accept Car Sharing grant funds, make any budget adjustments and execute related documents and agreements, as necessary, to carry out the Car Share Program and Marina Vista EVCS installation project in compliance with applicable federal laws and regulations and as approved to form by SHRA Counsel

CHAIR

ATTEST:

CLERK



October 14, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Authorize The Award And Execution Of A Five-Year Consolidated Plan Consultant Contract; Approval Of Release of HOME Regulatory Agreements; And Other Related Actions

SUMMARY

The attached report is presented for your review prior to review and approval by the County of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 30, 2018

To: Board of Supervisors of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Authorize The Award And Execution Of A Five-Year Consolidated Plan Consultant Contract; Approval Of Release of HOME Regulatory Agreements; And Other Related Actions

Supervisory District(s): All

Contact: Tyrone Roderick Williams, Director, 440-1316
Susan Salley Veazey, Assistant Director, 440-1311

RECOMMENDED ACTION

Adopt the attached Board of Supervisors Resolution that:

1. Adopts all related findings.
2. Approves amendments to prior years' Action Plans and adopts the 2019 One-Year Action Plan described in Attachment 1 and directs SHRA to amend its budget accordingly.
3. Authorizes SHRA to: 1) allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2019 Action Plan; and 2) amend the 2019 CDBG unallocated capital reserve, HOME and ESG budgets if the United States Housing and Urban Development (HUD) award is less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in the 2019 One-Year Action Plan.
4. Authorizes the County Executive, or designee to execute agreements with SHRA to carry out the Action Plan activities contained in the 2019

Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Award And Execute A Five-Year Consolidated Plan Consultant Contract; Authorize Of Release of HOME Regulatory Agreements; And Other Related Actions
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One-Year Action Plan and amendment to the various years' Action Plans in compliance with adopted policies, guidelines, regulations and federal law as approved to form by SHRA Agency Counsel and County Counsel.

5. Authorizes SHRA to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal and local programs per SHRA adopted policies, guidelines, regulations and federal law approved to form by SHRA Agency Counsel.
6. Delegates SHRA the authority to act as agent on behalf of the County to execute the Action Plan grant agreements with HUD and the agreements and contracts with the appropriate entities to carry out the CDBG, HOME, and ESG funded activities included in the amended prior years' Action Plans and in the 2019 One-Year Action Plan. Such agreements shall be consistent and in compliance with applicable federal laws and regulations and approved to form by SHRA Agency Counsel.
7. Authorizes SHRA to submit the 2019 Action Plan and amendments to prior years' Action Plan(s) to HUD.
8. Authorizes SHRA to amend the Citizen Participation Plan as outlined in Attachment 2.
9. Authorizes SHRA to award and execute the Five-Year Consolidated Plan consultant contract.
10. Authorize SHRA to release HOME Regulatory Agreements after all HUD compliance requirements have been met.

BACKGROUND

Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City and County and its housing authorities.

The Joint Powers Authority governance structure allows for a consolidation of staffing, achieves close coordination of housing/community development and revitalization activities with public housing authority functions, provides budget savings for operation and overhead, eliminates duplicate staffing efforts, and provides for a competitive advantage when seeking federal and

Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Award And Execute A Five-Year Consolidated Plan Consultant Contract; Authorize Of Release of HOME Regulatory Agreements; And Other Related Actions
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other funding opportunities for housing and community development activities. The Consolidated Plan is a joint City-County planning document that identifies the County's housing, public service, and community development needs and describes a long-term strategy to meet those needs.

This document provides details of the proposed 2019 One-Year Action Plan programs, activities, and budgets for the year beginning January 1, 2019 through December 31, 2019. In addition, staff is proposing to amend prior years' Action Plans to allocate capital reserve and program income from the federal programs to fund activities. A noticed public hearing soliciting comments on the 2019 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 17, 2018.

HUD consolidated the planning and application process of formula grant programs in 1995, with the purpose of coordinating program requirements and simplifying the process of requesting and obtaining federal funds. The County of Sacramento receives three formula grants: CDBG, HOME, and ESG. The consolidated planning process is intended to achieve the following:

- Promote citizen participation in the development of local priority needs benefiting low- and moderate- income persons.
- Develop a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consult with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs including: 1) Provide affordable housing, including for those with special needs; 2) Provide a suitable living environment through more livable and integrated neighborhoods; and 3) Expand economic opportunities, especially for low- and moderate-income persons. The activities the County will undertake to achieve the stated objectives are detailed in Attachment 1. These activities are designed to serve extremely low-, low-, and moderate-income residents by funding programs and projects in the following categories: 1) Infrastructure and Public Improvements, 2) Affordable Housing Development, and 3) Public Services. The Consolidated Plan's goals and priorities for the County were developed through an extensive community engagement process and consultation with

Approval Of The 2019 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment To The Citizen Participation Plan; Award And Execute A Five-Year Consolidated Plan Consultant Contract; Authorize Of Release of HOME Regulatory Agreements; And Other Related Actions
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public agencies in the County and adopted by the County Board of Supervisors in 2013.

Consolidated Plan, Action Plan, and Analysis of Impediments

The purpose of the annual One-Year Action Plan is to update the Consolidated Plan. It also provides the County with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER). The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. Throughout the year, SHRA meets with County Departments, the County Executive's Office and Board Members to receive input on Action Plan activities.

The current Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended from 2017 to 2019 in order to allow for sufficient time to complete a regional Assessment of Fair Housing (AFH). In 2015, HUD published the Final Rule for Affirmatively Furthering Fair Housing (AFFH) which replaced the Analysis of Impediments (AI) with the Assessment of Fair Housing (AFH). The AFFH rule established a process that participating jurisdictions such as; local governments, States, and public housing agencies, must use to meet their long-standing obligations to affirmatively further fair housing. SHRA, on behalf of the City and the County, has a responsibility to affirmatively further fair housing within the jurisdictions covered by its programs. In 2016, the County authorized SHRA to enter into collaboration agreements with surrounding municipalities and public housing authorities to perform a regional AFH.

In January 2018, HUD suspended the AFH requirement and instructed grantees to complete an AI, which is currently underway. The public comment period will occur in mid-2019 with submittal to HUD by Fall of 2019. The AI identifies appropriate actions to overcome the effects of any impediments and requires grantees to keep records of these actions. The AI will be utilized in the development of the Consolidated Plan.

The next Five-Year Consolidated Plan period is 2020-2024. SHRA issued an RFP to select a qualified consultant(s) to develop the Consolidated Plan,

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which is due to HUD by November 15, 2019. The consultant(s) will also review and revise, as necessary, SHRA's processes, procedures, and documents related to effective HUD grant administration. SHRA and County staff are collaborating in the development of the AI and the Consolidated Plan.

The Action Plan's key components are broken down in the following sections:

Citizen Participation Plan

Jurisdictions are required to adopt a Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various federal funds. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities and non-English speaking persons, and persons with disabilities. Updates must be made to the CPP as federal rules and regulations change, such as the change from the AFH to AI. Additionally, other proposed changes relate to the definition of a substantial plan amendment. The proposed changes to the CPP are attached as Attachment 2.

Infrastructure and Public Facility Improvements

There is a continuing need within the County for infrastructure and public facility improvements to serve low- and moderate-income areas in the County within older neighborhoods that either have inadequate facilities or where existing facilities suffering from heavy use or deferred maintenance, leading to disrepair. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents.

Supporting large infrastructure and public facility improvement projects benefiting low- and moderate-income areas remains a key objective of the County's CDBG Program. The Consolidated Plan identifies targeted priority areas which represent the intersection of various considerations for effectively targeting funding and maximizing impact. To the extent a pipeline of projects exists within the priority areas, the program goal is to strategically support such projects. However, area benefit projects outside the priority areas will also be supported where strategic projects exist in

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broader low- and moderate-income areas and to the extent that capital and public facility funding remains available.

The proposed One-Year Action Plan infrastructure and public facility improvement projects were selected through consultation with County staff and were based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current County of Sacramento priorities. The Action Plan recognizes the limited federal, state and local funding and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create activities which generate strategic and visible impacts that promote positive changes within the community.

Housing

The housing activities outlined out in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor and emergency repairs to existing single-family homes, and provide decent and affordable housing to low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the limited amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development, which is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the Board of Supervisors separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

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HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction. Additionally, HOME funds are also used for rehabilitation of existing housing.

In accordance with HOME regulations (24 CFR Part 92), projects are subject to regulatory restrictions for a term of five through twenty years depending on the amount and type of assistance. In the past, restrictions were recorded for longer periods than required, typically for the purpose of uniformity among different funding sources. In an effort to maximize the opportunity for rehabilitation projects to secure new financing, such as Mortgage Revenue Bond and Tax Credits, staff recommends HOME restrictions be only for the period required by HUD. Once the HOME loan has been repaid, the HOME affordability period has been satisfied, and continued affordability is assured through the placement of a new restriction, the HOME regulatory agreement will be released. The new restrictions will generally remain in force for a minimum of fifty-five years.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partnering with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA continues to participate in discussions about the most effective ways to reach out to homeless individuals and to assess their individual needs as part of ongoing coordination efforts. It is recognized within the Action Plan that the County has determined addressing homelessness as a high priority. SHRA continues to work with County staff on the most strategic use of federal funding for homeless services, including CDBG and ESG to reflect and complement the broader commitments of the County to prevent and end homelessness.

Objectives to address homelessness in 2019 include supporting the continuation of the CoC homeless assistance system for individuals and families through the provision of emergency shelters, rapid re-housing/prevention services, and permanent supportive housing services, and supportive services for low-and moderate-income individuals and those

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with special needs, including the homeless and persons living with HIV/AIDS.

As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs such as the North 5th Street Emergency Shelter formally known as Comprehensive Alcohol Treatment Center, emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

Emergency Solutions Grant

SHRA, on behalf of the County of Sacramento, administers ESG funding. Upon approval of the Action Plan by the Sacramento Board of Supervisors, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

State ESG Update

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG RRH program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233. Additional information regarding accomplishments is outlined in Attachment 3.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support the provision of vital services to the County's most vulnerable populations, such as providing meals to seniors and the services and emergency shelter to homeless households.

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Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove and Rancho Cordova implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

COMMISSION ACTION

At its meeting of October 17, 2018 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

POLICY CONSIDERATIONS

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the adopted Consolidated Plan which include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements and planning activities.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): 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. The recommended actions are considered administrative or fiscal activities and do not constitute a

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commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA per 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment.

National Environmental Policy Act (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 expenditure unless such projects are deemed exempt from review. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3).

M/WBE/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.

FINANCIAL ANALYSIS

Proposed activities are based on the following estimated revenues:

Revenue Source	Previous Years Reprogramming	2019 Estimated Revenue	Total
CDBG Entitlement	\$0	\$5,713,987	\$5,713,987
CDBG Program Income ¹	\$419,048	\$24,671	\$443,719
CDBG Reprogrammed Funds ²	\$0	\$0	\$0
CDBG Capital Reserve	\$168,576	\$267,595	\$436,171
HOME Entitlement	\$0	\$3,180,255	\$3,180,255
HOME Program Income ¹	\$41,749	\$891,756	\$933,505
ESG Entitlement	\$0	\$461,638	\$461,638
Revenue Subtotal	\$629,373	\$10,539,902	\$11,169,275

¹Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). 2019 program income is estimated.

²Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

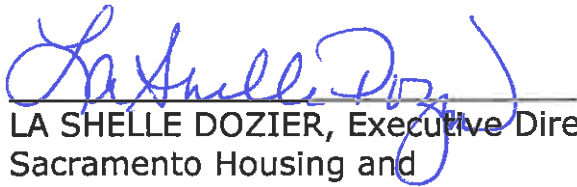
The Action Plan includes reprogramming of funds for the 47th Avenue Pedestrian and Bicycle Improvements Project and Mather Community Campus/Homeless Triage Center due to project timelines and availability of funds (see attachment 1). The CDBG Unallocated capital reserve budgeted in the 2019 One-Year Action Plan is approximately 8 percent (or \$436,171) of the 2019 CDBG entitlement. Refer to Attachment 1 for additional information. Staff anticipates that the 2019 federal budget will be held constant at 2018 funding levels. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. SHRA is

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authorized to obligate the capital reserve to activities described in this Action Plan.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
ROBERT B. LEONARD
Deputy County Executive

Attachments:

- RES – County BOS Resolution
- ATT 1 – Proposed Action Plan Activities
- ATT 2 – Citizen Participation Plan
- ATT 3 – State ESG Update

RESOLUTION NO.

APPROVAL OF THE 2019 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; AUTHORIZATION TO EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN; AUTHORIZE THE AWARD AND EXECUTION OF A FIVE-YEAR CONSOLIDATED PLAN CONSULTANT CONTRACT; APPROVAL OF RELEASE OF REGULATORY AGREEMENTS; ENVIRONMENTAL; OTHER RELATED ACTIONS

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

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, and Neighborhood Stabilization Program (NSP) funding originated from HUD; and

WHEREAS, as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of non-profit subrecipients; and

WHEREAS, the recommended actions are consistent with the goals of the 2013-17 Consolidated Plan which was approved by Board of Supervisors Resolution No. 2013-0018; and

WHEREAS, On November 1, 2016, the authorization to extend the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) to through 2019 was adopted by Board of Supervisors Resolution No. 2016-0840; and

APPROVAL OF THE 2019 ONE-YEAR ACTION; AMENDMENT OF PRIOR YEARS' ACTION PLANS AND AGENCY BUDGET; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN

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WHEREAS, the Joint City-County Citizen Participation Plan was approved by Board Resolution No. 2015-0842; and

WHEREAS, when the term of the affordability as required in 2013 HOME Rule, 24 Code of Federal Regulation (CFR) Part 92 has been achieved, and the HOME loan has been repaid, an existing HOME regulatory agreement is eligible for release.

WHEREAS, a noticed public hearing soliciting comments on the 2019 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 17, 2018; and

WHEREAS, the recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a) (1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions.

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

Section 1: All evidence present having been duly considered, the Sacramento County Board of Supervisors accepts the findings, which are found to be true and correct and are hereby adopted.

Section 2: Amendments to prior years Action Plans and adoption of the 2019 One-Year Action Plan, which allocates CDBG, HOME, and ESG funds to various programs and projects as set forth in Attachment 1, are approved.

Section 3: SHRA is authorized to amend its budget in accordance with Attachment 1 and amend CDBG, HOME, and ESG budgets if HUD awards are

APPROVAL OF THE 2019 ONE-YEAR ACTION; AMENDMENT OF PRIOR YEARS' ACTION PLANS AND AGENCY BUDGET; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN

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less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in Attachment 1.

Section 4: The County Executive, or designee, is authorized to execute agreements with SHRA to carry out Action Plan activities contained in the 2019 One-Year Action Plan and amendment to the various years' Action Plans in compliance with adopted policies, guidelines, regulations, and federal law as approved to form by SHRA Counsel and County Counsel.

Section 5: SHRA is authorized and delegated the authority to act as agent on behalf of the County and execute agreements and contracts with the appropriate entities to carry out projects and programs in accordance with the 2019 One-Year Action Plan and amendments to prior years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA Counsel.

Section 6: SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the activities identified in the amended various years' Action Plans and 2019 One-Year Action Plan in compliance with applicable federal laws and regulations.

Section 7: SHRA is authorized to submit the 2019 One-Year Action Plan and amendments to prior years' Action Plans to HUD.

Section 8: SHRA is authorized to amend the Citizen Participation Plan as outlined in Attachment 2.

Section 9: SHRA is authorized to award and execute a contract(s) with a qualified consultant(s) selected through a competitive procurement process to develop the Five-Year Consolidated Plan in accordance with applicable federal laws and regulations and amend its budget accordingly.

Section 10: SHRA is authorized to execute the release of HOME regulatory agreements for those projects where the HOME loan has been repaid, the requirements of 2013 HOME Rule, 24 Code of Federal Regulation

APPROVAL OF THE 2019 ONE-YEAR ACTION; AMENDMENT OF PRIOR YEARS' ACTION PLANS AND AGENCY BUDGET; AMENDMENT TO THE CITIZEN PARTICIPATION PLAN

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(CFR) Part 92 has been achieved, and the project's continued affordability is otherwise assured.

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 this 30 day of October, 2018, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

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

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

**County of Sacramento
2019 One-Year Action Plan and Previous Years' Reprogramming**

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission. The concept of the Consolidated Plan was developed to further HUD's statutory goals through a collaborative process involving the community to establish a unified vision for future community development actions.

The Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, HOPWA, and ESG funds for the period 2013-19. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs and specific objectives of the 2013-19 Consolidated Plan, adopted by the Board of Supervisors on January 8, 2013. The Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) were extended to 2019 and adopted by Board of Supervisors on November 1, 2016.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, and AI. These documents, on file with the Agency Clerk, are incorporated into this report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below:

Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
Emergency Solutions Grant (ESG)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years Revenue Sources				Total
	2014-2016	2017	2018	2019 Action Plan	
Estimated Entitlement				\$5,713,987	\$5,713,987
Reprogrammed Funds*	\$91,505	\$86,383	\$368,576		\$546,464
Program Income**	\$0	\$0	\$419,048	\$24,671	\$443,719
Total	\$91,505	\$86,383	\$787,624	\$5,738,658	\$6,704,170

The following summarizes proposed CDBG activities for 2019. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration and Capital Reserve.

CDBG Activity Summary	Previous Years Revenue Uses				Total
	2014-2016	2017	2018	2019 Action Plan	
Infrastructure and Public Facility Improvements	\$20,000	\$7,888	\$571,579	\$2,830,021	\$3,429,488
Housing Development, Preservation and Homeownership	\$0	\$0	\$0	\$992,569	\$992,569
Public Services	\$0	\$0	\$0	\$791,991	\$791,991
Grant Planning and Administration	\$0	\$0	\$47,469	\$691,482	\$738,951
Agreement Cities	\$0	\$0	\$150,000	\$165,000	\$315,000
Capital Reserve	\$71,505	\$78,495	\$18,576	\$267,595	\$436,171
Proposed Funding Total	\$91,505	\$86,383	\$787,624	\$5,738,658	\$6,704,170

The following summarizes previously approved activities that were funded with Neighborhood Stabilization Program funds to be reallocated with CDBG PI funds in order to ensure timely completion of projects.

CDBG Activity Summary - Reprogramming	Proposed Reprogramming	Total	Previous Source	Proposed Source
47th Avenue Pedestrian and Bicycle Improvements Project	\$281,579	\$281,579	NSP PI	CDBG PI
Mather Community Campus/ Homeless Triage Center	\$90,000	\$90,000	NSP PI	CDBG PI
Proposed Funding Total	\$371,579	\$371,579		

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2019 is estimated.

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other County Departments to maximize leveraging with the County's capital improvement plans.					
LED Street Light Project Phase 2: The phase 2 project, which was approved in a previous Action Plan, will construct additional LED street lights within the boundary of Florin Road, Stockton Boulevard, 65th Street, 53rd Avenue, and Briggs Drive	\$100,000	\$0	\$100,000	2018 CDBG EN	03K / 4902 / IMA
	\$0	\$243,000	\$243,000	2019 CDBG EN	
	\$100,000	\$243,000	\$343,000	Total	
Rosemont Area Street Light Project Phase 2: The phase 2 project, which was approved in a previous Action Plan, will construct additional LED street lights within the boundary of Kiefer Boulevard, Rosemont Drive, and Huntsman Drive.	\$0	\$1,384,482	\$1,384,482	2019 CDBG EN	03K / 9108 / LMA
Florin Area Street Light Project: The phase 2 project, which was approved in a previous Action Plan, will construct additional LED street lights within the boundary of Florin Road, Stockton Boulevard, Palmar House Drive, and Fleming Avenue	\$0	\$780,000	\$780,000	2019 CDBG EN	03K / 5001 / IMA
Rosemont Community Park Improvements Phase I: Improvements to the park located at 9326 Americana Way.	\$8,000	\$0	\$8,000	2015 CDBG EN	03E/9108/LMA
	\$12,000	\$0	\$12,000	2016 CDBG EN	
	\$7,888	\$0	\$7,888	2017 CDBG EN	
	\$100,000	\$0	\$100,000	2018 CDBG EN	
	\$0	\$74,892	\$74,892	2019 CDBG EN	
	\$127,888	\$74,892	\$202,780	Total	
47th Avenue Pedestrian and Bicycle Improvements Project: Project was approved in a previous Action Plan. CDBG PI funds will be used instead of NSP PI funds to ensure timely completion of project. Funds will be used for the pre-construction activities and right of way acquisition of 47th Avenue between Stockton Boulevard and the City/County of Sacramento border. Funds will also be used for an alternate route through the residential area to the 44th Avenue pedestrian bridge. This includes pedestrian and bicycle improvements to 44th Street (47th Avenue to 43rd Avenue) and 43rd Avenue (44th Street to the pedestrian bridge).	\$281,579	\$0	\$281,579	2018 CDBG PI	03K/LMA
Mather Community Campus/Homeless Image Center Improvements: Project was approved in a previous Action Plan. CDBG PI funds will be used instead of NSP PI funds to ensure timely completion of project. Funds will be used to make capital improvements to the Mather Community Campus	\$90,000	\$0	\$90,000	2018 CDBG PI	03C/LMC

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.	\$0	\$100,000	\$100,000	2019 CDBG EN	TBD
Capital Improvement Projects and Environmental Scoping: Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility.	\$0	\$50,000	\$50,000	2019 CDBG EN	3 / LMA
Public Improvements Implementation and Delivery: Staffing and supportive services for capital improvement projects.	\$0	\$197,647	\$197,647	2019 CDBG EN	3 / LMA
Total Infrastructure and Public Improvements	\$599,467	\$2,830,021	\$3,429,488		

HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)

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

Minor Repair & ADA for Seniors and Low-Income Homeowner's Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program, and the Home Assistance Repair Program for Seniors (HARPS)	\$0	\$50,000	\$50,000	2019 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$150,000	\$150,000	2019 CDBG EN	14A / LMH
Affordable Housing Rehabilitation Program: Provide loans and/or grants to rehabilitate low- and moderate-income multi-family housing units	\$0	\$500,000	\$500,000	2019 CDBG EN	14B / MH
Housing Programs Implementation and Delivery: Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, and emergency repair/accessibility programs and activities.	\$0	\$138,636	\$138,636	2019 CDBG EN	14A / 14B / 14G
Residential Loan Servicing Program: Provide funds for the delivery and servicing of single family home ownership programs and multi-family housing	\$0	\$153,933	\$153,933	2019 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$0	\$992,569	\$992,569		

Activity Name	Previous Years Reprogramming	2018 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous years program income.					
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.	\$0	\$363,000	\$363,000	2019 CDBG EN	05
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$428,991	\$428,991	2019 CDBG EN	05A
Total Public Services	\$0	\$791,991	\$791,991		

GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Promise and Opportunity Zones Planning and Administration: Funds to provide staffing and grant application activities.	\$0	\$24,710	\$24,710	2019 CDBG EN	20
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$90,000	\$90,000	2019 CDBG EN	21D
	\$47,469	\$0	\$47,469	2018 CDBG PI	
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$0	\$24,671	\$24,671	2019 CDBG PI	21A
	\$0	\$552,101	\$552,101	2019 CDBG EN	
	\$47,469	\$576,772	\$624,241	Total	
Total Grant Planning and Administration	\$47,469	\$691,482	\$738,951		

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
AGREEMENT CITIES					
Folsom-Seniors Helping Seniors Handyman Program: Funds to be used for the City of Folsom's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.	\$0	\$165,000	\$165,000	2019 CDBG EN	14A / LMH
Bing Kong Tong Historic Rehabilitation: Project was approved in a previous Action Plan. Additional funds will be allocated to fully fund the project. Funds to provide for costs related to spot/blight removal and health/safety, including environmental, design and construction of handicapped-accessibility improvements (e.g., restroom and lift), fire suppression, stairs, wall (interior/exterior), floors, ceiling, HVAC, electrical, plumbing, painting, signage and lighting.	\$150,000	\$0	\$150,000	2018 CDBG EN	16B/SBS
Total Agreement Cities		\$165,000	\$315,000		

CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2019 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.	\$3,345	\$0	\$3,345	2014 CDBG EN	22
	\$3,537	\$0	\$3,537	2015 CDBG EN	
	\$64,623	\$0	\$64,623	2016 CDBG EN	
	\$78,495	\$0	\$78,495	2017 CDBG EN	
	\$18,576	\$0	\$18,576	2018 CDBG EN	
Total Capital Reserve		\$267,595	\$267,595	2019 CDBG EN	
Total Capital Reserve		\$168,576	\$436,171		

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	2019 Action Plan	Total
Estimated Entitlement		\$3,180,255	\$3,180,255
Reprogrammed Funds	\$0		\$0
Program Income	\$41,749	\$891,756	\$933,505
Total	\$41,749	\$4,072,011	\$4,113,760

The following summarizes proposed activities for 2019:

Activity Name	Previous Years Reprogramming	2019 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME FUNDS)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing	\$20,874	\$0	\$20,874	2018 HOME PI
	\$0	\$346,054	\$346,054	2019 HOME PI
	\$0	\$1,431,115	\$1,431,115	2019 HOME EN
	\$20,874	\$1,777,169	\$1,798,043	Total
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$20,875	\$0	\$20,875	2018 HOME PI
	\$0	\$346,055	\$346,055	2019 HOME PI
	\$0	\$1,431,115	\$1,431,115	2019 HOME EN
	\$20,875	\$1,777,170	\$1,798,045	Total
Home Program Administration: Administrative services for the implementation of HOME-funded activities	\$0	\$199,647	\$199,647	2019 HOME PI
	\$0	\$318,025	\$318,025	2019 HOME EN
Total Housing Development, Preservation and Homeownership	\$41,749	\$4,072,011	\$4,113,760	Total

EMERGENCY SOLUTIONS GRANT (ESG)

ESG Revenue Source	2019 Action Plan	Total
Estimated Entitlement	\$461,638	\$461,638
Reprogrammed Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$461,638	\$461,638

The following summarizes proposed activities for 2019:

Activity Name	2019 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)			
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$170,807	\$170,807	2019 ESG EN
Emergency Shelters (Public Services): Funds to provide homeless emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$256,209	\$256,209	2019 ESG EN
ESG Program Administration - Administrative services for the implementation of ESG-funded activities.	\$34,622	\$34,622	2019 ESG EN
Total Emergency Solutions Grant	\$461,638	\$461,638	

Endnotes:

¹Source: Program Income = PI and Entitlement = EN

²CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.



City and County of Sacramento Citizen Participation Plan

INTRODUCTION

Jurisdictions are required to adopt a citizen participation plan that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various federal funds. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities and non-English speaking persons, and persons with disabilities. It is the intent of the City of Sacramento (City), the County of Sacramento (County), and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of the residents in the formulation of priorities, strategies, and funding allocations. Specifically in the development of the following: ~~Affirmatively Further Fair Housing (AFFH) Plan~~Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan and the One-Year Action Plan (Action Plan), Citizen Participation Plan (CPP), Substantial Amendments thereto and performance reports for the following five programs funded by the U.S. Department of Housing and Urban Development (HUD).

- Community Development Block Grant (CDBG);
- Neighborhood Stabilization Program (NSP);
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA).

USE OF THE CITIZEN PARTICIPATION PLAN

The City, County, and SHRA are committed to vigorously follow, implement, and abide by both the letter and spirit of this Citizen Participation Plan. This plan identifies strategies to obtain participation from those persons directly affected by the AI, Consolidated Plan, Action Plans, CPP, and Substantial Amendments thereto. It is SHRA's intent to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens.

The City, County and SHRA will take actions appropriate to encourage the participation of all citizens, including minorities and persons with limited English speaking proficiency, persons with disabilities, and residents of public and assisted housing.- SHRA staff will encourage the participation of residents of public and assisted housing developments and recipients of tenant-based assistance in the process of developing and implementing the goals of AFFH the AI and the Consolidated Plan, along with residents of targeted revitalization areas in which developments are located. Staff will coordinate with the Housing Authority on the development of the AFFH, and shall provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, must consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families. Additionally, as a recipient and administrator of ESG, SHRA must consult with the Continuum of Care (COC) in the allocation, performance, and evaluation of activities assisted with ESG funds.

The general structure of citizen review/participation component has ~~three~~ four tiers: citizens and residents, and citizen-community groups, and organizations, the Sacramento Housing and Redevelopment Agency Commission (SHRC), and the Sacramento City Council ~~or~~ and the Sacramento County Board of Supervisors, the governing bodies of SHRA. Many project ideas occur at the community level.- These ideas are then recommended to the SHRC who reviews all housing and community development activities. The recommendation then proceeds to the City Council or Board of Supervisors (depending upon project/program jurisdiction) for final review and approval.

Citizens may submit comments verbally or in writing at public hearings or directly to SHRA staff. Written comments, questions or inquiries regarding CDBG, NSP, HOME, ESG and HOPWA programs are to be addressed to:

Sacramento Housing and Redevelopment Agency
Attn: Federal Programs
801 12th Street
Sacramento, CA 95814

DEFINITIONS

Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing, which means conducting an Analysis of Impediments to Fair Housing Choice (AI), taking appropriate actions to overcome the

effects of any impediments identified through that analysis, and keeping records of these actions.

Affirmatively Further Fair Housing (AFFH): AFFH refers to an analysis performed in accordance with requirements for consultation and community participation that includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the HUD developed Assessment Tool.

Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, NSP, HOME, ESG, and HOPWA. The document is developed in accordance with Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)), 24 CFR Part 5, and 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, NSP, HOME, ESG, and HOPWA programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the AFFHA, Consolidated Plan and One-Year Action Plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and substantial amendments.

Substantial Amendment: A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously approved (purpose, scope, location and beneficiary). In accordance with the original intent of the funds identified in the previously undertaken citizen participation process, the following administrative changes to previously approved activities or programs are not considered substantial amendments:

- Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.

- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.

Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

~~Amendment: An amendment pertains to the One-Year Action Plan and involves carrying out an activity or program previously described in the existing One-Year Action plan, but includes a change in funding that does not require additional citizen participation. SHRA's Executive Director or respective designee will administratively amend, up to the authority granted during approval by the governing body, the existing budget for activities or programs to efficiently expend funds (including program income) related to previously disclosed activities or programs in accordance to the intent of the funds identified in the previously undertaken citizen participation process. In addition, an existing activity or program can be cancelled administratively if no funds were expended, and said funds can then be re-allocated to an existing One-Year Action Plan activity, program or applicable contingency fund to be allocated to a future activity(ies) or program(s) at a future date.~~

CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN, CITIZEN PARTICIPATION PLAN, AND SUBSTANTIAL AMENDMENTS THERETO

Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. ~~At least one public hearing will be held prior to the adoption of the AI, AFFH, Consolidated Plan, the One-Year Action Plan, and when making Substantial Amendments to either plan.~~

SHRA will notify the public of these hearings by publishing a notice in at least one paper of general circulation and on SHRA's website at least 30 days. Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. The notice will:

- Describe the **AFFH AI** development process and goals prior to adoption;

- For the Consolidated Plan, Substantial Amendment, One-Year Action Plan or Action Plan Amendment, describe the approximate amount of funding and range of possible activities; and;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the **AFFHAI**, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, or Substantial Amendments; and
- State how the public can submit comments.

All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or substantial amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA.

Access to Records: A free copy of the AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, and CAPER are available at no cost to persons and organizations that request it. SHRA will provide access to public records related to the AFFH, Consolidated Plan, One-Year Action Plan, and Amendments and the jurisdiction's use of assistance under the programs covered by the plans during the

preceding five years through written or verbal request. SHRA may charge a fee for copies to recover the cost of material and operations. SHRA will require an appointment to view records and, in most case, will require SHRA staff to be present during inspection of records.

Accessibility, Translation, and Interpretation Services: If limited English proficiency or disabled persons are unable to and request assistance to participate in a public hearing, SHRA staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services. However, if such assistance presents an undue financial or administrative burden, SHRA will consider it mandatory only in instances where it is expected that a significant number of limited English proficiency or disabled persons will be in attendance. Generally, meeting facilities are accessible to persons with disabilities, but if special assistance is needed the Agency Clerk should be contacted at (916) 440-1363 at least 48 hours prior to the meeting.

Technical Assistance: SHRA will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the **AFFHA** and Consolidated Plan; and other available resources. At a minimum, SHRA will advise on all technical questions, such as determining the eligibility of a request.

Complaints: SHRA will respond to written complaints from citizens related to the **AFFHA**, Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility: SHRA will retain responsibility and authority to outreach to minorities and persons with limited English proficiency, as well as persons with disabilities, during the development of the **AFFHA**, the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY AND COUNTY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the ESG, CDBG, HOPWA, NSP and HOME programs for the City or County of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR

Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the ESG, CDBG, HOPWA, NSP, HOME, the Section 108 Loan Guarantees Program, and the Urban Development Action Grant Program.

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City or County of Sacramento to provide funds for a project that will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will

identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

SHRA's Development Department, 801-12th Street, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C-- Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

Depending upon program requirements, SHRA is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.
2. For programs assisted through ESG, HOME, HOPWA, CDBG, NSP or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.
3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project

specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.

4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.
5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

REGULATIONS CITED IN THE DEVELOPMENT OF THIS DOCUMENT

- Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5))
- 24 CFR Part 91.100 Consultation; local governments
- 24 CFR Part 91.105 Citizen participation plan; local governments
- 24 CFR Part 91.505 Amendments to the consolidated plan
- 24 CFR Part 5.150 – 5.180 Affirmatively Furthering Fair Housing
- 24 CFR Part 92 HOME Investment Partnerships Program
- 24 CFR part 570 Community Development Block Grant
- 24 CFR part 574 Housing Opportunities for Persons with AIDS
- 24 CFR part 576 Emergency Solutions Grant

**County of Sacramento
State Emergency Solutions Grant Update**

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's Emergency Solutions Grant (ESG) Rapid Re-housing (RRH) program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233.

As part of this action, the Board also authorized SHRA, through the Commission, to apply annually for the grant and to accept grant funds, execute State agreements, and amend its budget to administer the State ESG Program within the designated Continuum of Care (CoC) Service Areas as determined by the State of California.

2016 Grant Year Accomplishments (Sacramento and Solano Counties)

Sacramento: Volunteers of America competitively procured in 2014, provided RRH services to 399 unduplicated persons (198 households) countywide (including incorporated cities) between December 1, 2017 and June 30, 2018. 360 persons exited the program (113 persons permanently housed and 247 persons temporarily housed) and 39 persons remained in the program. Persons received the following RRH services: housing search and placement, housing stability case management, rental application fees, security/utility deposits, utility pays and short-term rental assistance for literally homeless and non-CalWorks eligible families. Grant Award Allocation: \$441,509; all funds expended.

Solano: CAN-B competitively procured in 2017, provided RRH services to 162 unduplicated persons (101 households) between December 1, 2017 and June 30, 2018. Grant Award Allocation: \$441,508; all funds expended.

SHRA administration allocation as determined by HCD: \$10,889

Total award: \$893,906

2017 Grant Year Anticipated Accomplishments
Underway-Sacramento and Solano Counties

Sacramento: Volunteers of America, competitively procured in 2018, is providing RRH services for the period of July 1, 2018 to June 30, 2019 to at

least 225 unduplicated countywide households (includes incorporated cities) to receive RRH activities Grant Award Allocation: \$700,093.

Solano (final year of SHRA AE commitment): Shelter Inc. competitively procured in 2018, will provide RRH services for the period of September 1, 2018 to June 30, 2019 to at least 30 unduplicated countywide households. Performance outcome is lower due to smaller funding allocation and new provider that began operating the program in September 2018. RRH activities are the same as above. Grant Award Allocation: \$251,000

SHRA administration allocation as determined by HCD: \$29,653

Total award: \$980,946

2018 Grant Year Anticipated Accomplishments (AE for Sacramento Only)

Volunteers of America competitively procured in 2018, will provide RRH services to at least 20 unduplicated countywide households (including incorporated cities). Anticipated Grant Award Allocation: \$82,102.

First Steps Communities competitively procured in 2018, will provide emergency shelter and services to approximately 80 unduplicated homeless individuals. Grant award not received at time of this report. Anticipated program start date is July 1, 2019. Anticipated Grant Award Allocation: \$123,154.

The anticipated funding allocation is lower for 2018 than for 2017 because HCD bifurcated State ESG (SB 2 funds) from the state's federal ESG thereby reducing the anticipated Sacramento allocation from \$1,036,083 to \$211,186 (\$82,102 for RRH, \$123,154 for emergency shelter activities, and \$5,930 for SHRA administration).



October 14, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

2019 Sacramento Housing and Redevelopment Agency Proposed Budget

SUMMARY

The attached report is presented for your review prior to review and approval by the City of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



**REPORT TO HOUSING AUTHORITY
AND CITY COUNCIL**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Public Hearing

November 8, 2018

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

Title: 2019 Sacramento Housing and Redevelopment Agency Proposed Budget

Location/Council District: Citywide

Recommendation: Conduct a public hearing and upon conclusion: 1) adopt a **Council Resolution:** a) approving the 2019 proposed budget for the Sacramento Housing and Redevelopment Agency (Agency); b) delegating authority to the Agency to administer certain federal funds; c) authorizing the Agency to submit grant applications for activities within the jurisdiction of the Agency; d) authorizing the Agency to enter into contracts, make fund transfers, transfer project appropriations, amend the Agency budget and to undertake other actions necessary to implement the delegated authorizations; and e) consent to the Agency's submittal of the annual housing operating budgets and application for Capital Fund Plan funding to HUD. 2) adopt a **Housing Authority Resolution:** a) approving the 2019 proposed budget for the Housing Authority of the City of Sacramento (Authority); b) delegating authority to administer certain federal funds; c) authorizing the Authority to submit grant applications for activities within the jurisdiction of the Authority; d) authorizing the Executive Director to submit the annual housing operating budgets to HUD and the application to HUD for Capital Fund Plan funding; and e) authorizing the Executive Director to enter into contracts, make fund transfers, transfer project appropriations, amend the Agency budget and undertake other actions necessary to implement the delegated authorizations. 3) Adopt a **Council Resolution** adopting a Multi-Family Loan and Mortgage Revenue Bond Application Schedule that correspond with California Tax Credit Allocation Committee and California Debt Limit Allocation Committee application deadlines.

Contact: Russ Robertson, Finance Director, 449-6256, LaShelle Dozier, Executive Director, 440-1319

Presenters: La Shelle Dozier, Executive Director, Russ Robertson, Director of Finance

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: The annual budget of the Sacramento Housing and Redevelopment Agency (Agency) incorporates the budgets of the Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento, and the administration of specific funds on behalf of the City and County of Sacramento.

The proposed 2019 budget provides a plan by which the Agency operates in an efficient manner and in compliance with the regulatory requirements of our funding sources and the Government Accounting Standards Board. The Agency's budget and fiscal year is the calendar year from January 1st through December 31st. Neither the City nor the County provides General Fund support for the Agency's budget.

The Agency proposes a balanced budget in the amount of \$192.7 million representing the operational activities and projects for 2019. The 2019 proposed budget represents a \$2 million or 1.1 percent increase in net appropriations compared with the prior year. This change in annual budget appropriations is primarily the result of an increase in capital projects related to the Twin Rivers Project.

Some of the guiding principles used to develop the Agency's budget include:

- Protecting "core services" to the greatest extent possible, with delivery of housing programs, public services and capital projects being a major priority;
- Managing program activities by focusing on the efficiency of program delivery and the maximization of results;
- Considering the overall financial health of the organization, not just the cash flow from year to year;
- Using partnerships with public entities, community based organizations and private entities whenever practicable; and
- Developing budget plans that deal with the immediate needs of the Agency and employing strategies that address the long-term needs of the communities we serve.

Calendar Year 2019 Proposed Budget (\$\$\$ In Millions)						
	2015	2016	2017	2018	2019	Variance
	Budget	Budget	Budget	Budget	Budget	(2018 to 2019)
OPERATIONS						
Salaries and Benefits	20.9	22.3	24.7	24.4	27.3	2.9 11.6%
Services and Supplies	15.2	17.0	18.3	17.9	17.8	(0.1) -0.7%
Housing Assistance Payments	108.1	105.6	108.0	100.7	100.3	(0.4) -0.4%
Debt Service	3.2	2.4	3.3	2.2	2.6	0.4 20.2%
Financial Transactions	0.5	0.4	0.7	3.3	0.3	(3.0) -90.0%
Public Services	5.2	5.7	6.0	6.7	5.1	(1.6) -23.6%
Subtotal	\$153.2	\$153.4	\$159.0	\$155.2	\$153.4	(\$1.8) -1.1%
CAPITAL PROJECTS						
Housing Development and Preservation	19.4	18.7	20.7	28.0	14.7	(13.3) -47.7%
Housing Authority Capital Projects	2.8	2.1	3.2	2.9	18.5	15.6 535.3%
Infrastructure and Public Improvements	8.7	7.4	7.6	4.6	6.1	1.5 34.7%
Subtotal	\$30.9	\$28.2	\$31.5	\$35.5	\$39.3	3.8 10.7%
TOTAL	\$184.1	\$179.6	\$190.5	\$190.7	\$192.7	\$2.0 1.1%

The Agency receives 89 percent of its funding from the federal government through the Department of Housing and Urban Development. Though funding for the Housing Choice Voucher (HCV) program increased slightly in 2018, based upon the funding letter received from HUD, there will be an anticipated slight decrease in revenue in 2019. Public Housing revenues remained constant in 2018 and based on federal budget projections, operating subsidy revenues are expected to dip slightly in 2019.

Federal programs such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) were drastically reduced due to Sequestration cuts in 2013. As a result, this reduced the number of housing projects, public services, and infrastructure improvements the Agency could fund. From 2014 to 2017, appropriation levels remained constant. In 2018, there was an increase in both the CDBG and HOME programs and it is expected that funding levels will be similar in 2019.

Although federal revenues were anticipated to remain fairly constant, prior year reserves consisting of both federal and non-federal funding sources such as loan repayments and interest revenue were utilized to fund projects and other operating expenses.

The following table provides a visual representation of the funding levels for the Agency's major federal programs over the past several years.

City & County Federal Funding (In Millions)						
FUNDING SOURCES	2014	2015	2016	2017	2018 Est	2019 Est
Community Development Block Grant (CDBG)	\$ 9.09	\$ 9.41	\$ 9.52	\$ 9.57	\$ 10.58	\$ 10.58
HOME Investment Partnerships Program (HOME)	\$ 3.91	\$ 3.64	\$ 3.97	\$ 3.90	\$ 5.81	\$ 5.81
Entitlement Programs Sub-Total:	\$ 13.00	\$ 13.05	\$ 13.49	\$ 13.47	\$ 16.39	\$ 16.39
Public Housing Authority Operating Fund	\$ 10.02	\$ 10.22	\$ 10.47	\$ 11.62	\$ 11.12	\$ 9.85
Public Housing Capital Fund Program	\$ 3.95	\$ 3.91	\$ 4.28	\$ 4.06	\$ 6.08	\$ 4.06
Public Housing Sub-Total:	\$ 13.97	\$ 14.13	\$ 14.75	\$ 15.68	\$ 17.20	\$ 13.91
Housing Choice Voucher Assistance Payments	\$ 101.02	\$ 100.68	\$ 101.98	\$ 96.80	\$ 100.30	\$ 96.10
Housing Choice Voucher Administration	\$ 8.31	\$ 8.75	\$ 9.80	\$ 8.90	\$ 8.75	\$ 8.68
HCV Sub-Total:	\$ 109.33	\$ 109.43	\$ 111.78	\$ 105.70	\$ 109.05	\$ 104.78
Emergency Solutions Grant (ESG)	\$ 0.92	\$ 0.81	\$ 0.85	\$ 0.86	\$ 0.86	\$ 0.86
Shelter Plus Care	\$ 4.80	\$ 4.49	\$ 4.42	\$ 4.34	\$ 4.50	\$ 4.61
Housing Opportunities for Persons With Aids (HOPWA)	\$ 0.87	\$ 0.91	\$ 0.91	\$ 1.04	\$ 1.18	\$ 1.18
Public Services Sub-Total:	\$ 6.59	\$ 6.21	\$ 6.18	\$ 6.24	\$ 6.54	\$ 6.65

Policy Considerations: The actions recommended in this report are consistent with adopted Consolidated Plan goals, the annual Housing Operating budget, the Capital Fund Plan, and adopted Agency policies.

This report also recommends adoption of the Agency's Multi-Family Loan and Mortgage Revenue Bond 2019 Application Schedule and anticipated funding for Agency funded projects. The schedule will allow applicants to apply for funding on certain dates corresponding to the California Tax Credit Allocation Committee (TCAC) and California Debit Limit Allocation Committee (CDLAC) application deadlines.

Economic Impacts: Not applicable

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed actions are administrative and fiscal activities and do not make any commitments to, or give approvals for, specific projects or activities which have the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Therefore, the proposed actions do not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b). Environmental Review for specific projects will be completed prior to any discretionary action(s) being carried out with regard to such projects.

Sustainability Considerations: N/A

National Environmental Policy Act (NEPA): The proposed actions are administrative and fiscal activities and do not make any commitments to, or give approvals for, specific projects or activities and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(2) and (3). Environmental Review for specific projects will be completed prior to any choice limiting action(s) being carried out with regard to such projects.

Commission Action: At its meeting of October 17, 2018, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: The proposed budget provides a fiscal strategy for operations and capital projects during 2019. The budget is in balance and complies with applicable federal, state, and local regulations on the use of the funds.

Financial Considerations: The 2019 proposed budget recommends total expenses of \$192.7 million, with the Housing Assistance Payments budget at \$100.3 million; the Operating budget at \$45.1 million; the Capital Project budget at \$39.3 million; the Public Services budget at \$5.1 million; and, the Debt Service and Financial Transaction budget at \$2.9 million. The 2019 proposed budget of \$192.7 million represents a \$2 million or 1.1 percent increase compared with the total 2018 Adopted budget.

For 2019, the Agency proposes to increase its authorized full-time equivalent (FTE) positions to 236.5 from the 232.5 FTE in 2018. These additional positions will provide staffing to support the Housing Authority related to the Choice Neighborhood Initiative and a Contract Administrator. Over the next two years, the Housing Authority will implement a strategy utilizing vouchers and public housing units to serve up to 1,755 homeless families and individuals and those on the verge of homelessness, in addition to families on housing assistance wait lists. New initiatives for the Promise Zone include increasing public and private partnerships to support the initiative's goals; developing and implementing a multidisciplinary strategy for the Performance Partnership Pilots for Disconnected Youth Program (P3) to serve 100 individuals age 18-24 by providing housing with case management; and pursuing grant opportunities to support implementation of the Twin Rivers Redevelopment Project.

LBE - M/WBE and Section 3 requirements: The action proposed in this report has no M/WBE or Section 3 impact; therefore, M/WBE or Section 3 considerations do not apply. LBE Considerations do not apply to this report.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

- 01 - Background
- 02 - City Council Resolution
- 03 - Exhibit A – Summary of Changes to the Agency 2019 budget
- 04 - Housing Authority of the City of Sacramento Resolution
- 05 - Exhibit A - Summary of Changes to the Agency 2019 budget
- 06 - Exhibit B -1 - 2019 City Public Housing Asset Management Projects (AMP) and Central Office Cost Center (COCC)
- 07 - Exhibit B - 2 – HUD Resolution Approving the 2018 City Public Housing Asset Management Projects (AMP) and Central Office Cost Center (COCC)
- 08 - City Council Resolution Multi-Family Loan and Mortgage Revenue Bond Application Schedule
- 09 - Exhibit A - Multi-Family Loan and Mortgage Revenue Bond Application Schedule
- 10 - Proposed Agency 2019 Budget

BACKGROUND

Housing Choice Voucher Program (HCV):

The Housing Choice Voucher (formerly Section 8 Housing Assistance) program is funded by HUD through Annual Contribution Contracts (ACC). The Agency administers this program on behalf of the Housing Authority of the County of Sacramento. The Housing Choice Voucher (HCV) program permits the applicant to obtain housing in the private rental market using housing vouchers or in site specific developments utilizing HCV Project Based Vouchers (PBV's). The program participants pay a portion of their income (an adjusted 30 percent of gross family income) towards rent and the remaining due to the owner is paid by the Housing Authority. Participants can utilize their voucher anywhere in the City or County of Sacramento or port out to jurisdictions around the country.

Revenue under the HCV program is received from HUD in the form of Housing Assistance Payments (HAP) and Administrative Fees (AF). The federal appropriations process dictates the amount of funding that will be allocated to the HCV program on a national level. Jurisdictional funding allocations are performance based, with the funding level determined by the number of authorized vouchers leased. Currently, the Housing Authority has 12,397 vouchers authorized for leasing each month and the program strives to maintain a leasing level between 98-100 percent utilization of all vouchers authorized by HUD. In addition, the Agency also administers 735 vouchers for miscellaneous programs such as the Shelter Plus Care program serving disabled, homeless individuals and families, relocation vouchers for Twin Rivers and certificates for the Moderate Rehabilitation program. In total, between all programs the HCV department houses 13,132 families on an annual basis.

The utilization level of vouchers makes the HCV program eligible for maximum funding from HUD. However, despite being entitled to maximum funding for the program, depending upon federal appropriations, HUD prorates the amount received by each Agency to remain within the parameters of the federal budget. In 2018, the Agency's HAP eligibility was at 98.8 percent. Staff anticipates a similar funding level for 2019 based upon the current proposals moving through Congress. In addition, HUD intentionally provides less funding than required to cover HAP costs in an effort to recapture accumulated HAP reserves from public housing authorities across the country. In 2018 HUD intentionally recaptured HAP reserves leaving the Housing Authority with approximately two weeks of reserves; therefore, managing leasing levels effectively became exceptionally critical.

HCV administrative funding eligibility is based upon the number of units leased within the Housing Authority's authorized voucher allocation, currently 12,397 units per month. Once eligibility is determined, HUD uses a formula to determine administrative fees for the Agency. For 2018, the Agency receives \$92.06 per unit for the first 7,200 unit months leased and \$85.92 per unit on all remaining unit months leased. HUD then applies a proration to the formula to reduce fees paid so that the administrative fees paid to housing authorities' matches the appropriations provided by Congress. In 2017 the proration was 77.5 percent of administrative funding eligibility. This proration was increased to 80 percent of administrative funding eligibility in 2018. The Agency expects funding in 2019 to remain similar to that purposed by the administration and Congress in 2018.

Public Housing:

The Housing Authority manages a total of 3214 units of affordable housing for over 7600 extremely low-, very low- and low-income persons, including children, seniors, and disabled individuals. Of this total, 2712 are part of the Public Housing Program which utilizes apartments, duplexes, and some single family homes to house qualified low income families. Public Housing is owned, managed, and maintained by the Housing Authority, making it one of the largest landlords in Sacramento County.

HUD provides an annual operating subsidy to pay the cost of the Public Housing Program not covered by tenant rents which is appropriated annually through the federal budget process. The federal budget process has recently been erratic, with annual appropriations reaching as high as 103 percent of funding eligibility in 2010 to as low as 82 percent in 2013. In 2018, the program was funded at 93 percent of funding eligibility, meaning that the program received only 93 percent of what HUD believes the Agency needs to run the program. This requires that the Public Housing Program cut operating costs whenever possible and utilize operating reserves. The Agency anticipates a similar level of funding for 2019.

Local Housing (Non-Federal)

The Housing Authority also owns and manages 271 affordable units funded with tax credits and local funds. These local housing projects are not regulated by HUD and have 2019 revenues that is relatively status quo with 2018.

The non-profit organization Sacramento Housing Authority Repositioning Program Inc. (SHARP) owns three high-rise properties funded through project based vouchers. These properties contain 231 elderly only units which are also managed by Housing Authority staff.

The budget for the Sacramento Housing Development Corporation (SHDC), a nonprofit public benefit corporation created to serve as the general partner of Riverview Plaza Associates (RPA) is also included in the Agency budget. SHDC is the General Partner of the Riverview Plaza Associates (RPA) - a California limited partnership created to provide affordable housing to seniors with limited income. One of the governing boards of the Agency (the County Board of Supervisors) serves as the Board of Directors of the general partner. The Housing Authority of the City of Sacramento serves as the limited partner. The 2018 budget of SHDC and its limited partnership is \$731,795 and is approved annually by the County Board of Supervisors sitting as the Board of SHDC.

Capital Fund Program (CFP):

The HUD CFP provides funding specifically intended for the development, financing, modernization, and management improvements needed at properties owned under the HUD public housing program. Funds are allocated annually via a formula. The Agency receives funding for the public housing properties owned by both the City and County Housing Authorities. Between 2003 and 2015, HUD funding for the CFP decreased 36 percent, with the sharpest decrease coming in 2011 at 21 percent. In 2018, the CFP experienced a 50% increase in funding. 2019 HUD funding for the CFP is not expected to remain at the 2018 levels and should be more in line with the 2017 levels. Revenue estimates are based on the current year grant amounts and are adjusted based upon Federal appropriation proposals.

Community Development Block Grant (CDBG):

CDBG is a federal entitlement program provided to communities annually for the benefit of low-income persons through housing improvement, public improvements, economic development, public service and elimination of blighting conditions. Areas of Sacramento which are low-income and extremely physically blighted have been selected for targeted CDBG assistance in the areas of capital improvements, housing preservation and renovation, and economic development and commercial revitalization activities. These funds must be used to augment but not replace local funds and responsibilities.

The annual HUD CDBG entitlement budget is allocated to cities and counties based on a formula comprised of several measures. The Agency receives grants for both the City and the County of Sacramento. Since 2010, CDBG appropriations have been cut by as much as 25 percent. However, in 2018 CDBG experienced a 10% increase. Though funding levels are currently unknown, 2019 revenues are projected to be status quo with 2018 levels.

Home Investment Partnership Program (HOME):

The Agency administers the HOME program on behalf of the City and County of Sacramento as well as the City of Citrus Heights and Rancho Cordova through a consortium agreement. This program provides for the preservation and expansion of affordable housing to very low and low-income persons. Housing developers and sponsors (both for-profit and non-profit) apply to the Agency for funding. In the past, HOME funds have assisted families in purchasing their first home, renovating deteriorating housing units, and assisting with the development of new housing.

The annual HUD HOME budget is allocated to participating jurisdictions as formula grants. Since 2010, federal appropriations for the HOME program have declined significantly. In 2018, the HOME program increased 49% due to appropriations from Congress. 2019 federal funding levels are anticipated to be similar to 2018 funding levels.

Housing Trust Funds (HTF):

The Agency administers Housing Trust Funds on behalf of both the City and County of Sacramento. The City and County of Sacramento adopted ordinances in 1989 and 1990 respectively, for the purposes of generating fees for the development of affordable housing near employment centers. Fees collected from non-residential development are deposited in the Housing Trust Fund, and are used to fund affordable housing projects that are intended to serve the low income workforce employed by commercial businesses in the surrounding area.

Housing Trust Fund fees dropped dramatically from 2009 to 2012 due to the sharp decline in the number of commercial building permits being issued. Since 2013, there has been a steady increase in revenues due to an increase in building permits and prior year loan repayments.

Affordable and Mixed Income Housing Programs:

The Agency administers the Affordable Housing and the Mixed Income Housing Ordinance on behalf of the City and County of Sacramento respectfully. Residential nexus analyses demonstrate the relationship between the development of market-rate residential units and the need for additional workforce housing. The fees associated with the ordinances are applicable to new housing developments and used to increase the supply of affordable workforce housing.

Fee collection in the City began in 2015 with the adoption of the revised Mixed Income Housing Ordinance. In 2014 the County increased the ability for developers to pay a fee, rather than construct affordable units, with revisions to Affordable Housing Ordinance.

Emergency Solutions Grant (ESG):

The ESG program is designed to directly assist homeless individuals and families by providing funding to support the provision of emergency shelters and rapid rehousing assistance. ESG funding is used for operations and essential social services necessary to support shelter residents and for the rapid re-housing of eligible individuals and families. The ESG program is designed to assist homeless subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children, and veterans. ESG funds can also be used, in narrowly defined situations, to aid people who are imminently at risk of becoming homeless. Revenues for 2019 are projected to be relative status quo with 2018 levels.

Housing Opportunities for Persons With AIDS (HOPWA):

HOPWA funding provides housing assistance and related supportive services in an effort to develop consortium-wide strategies and to form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. Revenues for 2019 are projected to be relative status quo with 2018 levels.

As a HOPWA recipient, SHRA has the responsibility to serve eligible individuals within the Eligible Metropolitan Statistical Area (EMSA) which is a metropolitan area with more than 500,000 people and more than 2,000 persons living with HIV or AIDS. For HOPWA funds allocated to the City, the eligible area includes Sacramento, Yolo, Placer, and El Dorado counties. SHRA works with sub-recipients to provide services to HOPWA-eligible clients.

RESOLUTION NO. 2018-

Adopted by the Sacramento City Council

on date of

APPROVAL OF 2019 BUDGET FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY; RELATED FINDINGS, APPROVALS, DELEGATIONS AND IMPLEMENTING AUTHORIZATIONS INCLUDING AUTHORITY FOR HUD SUBMISSIONS, GRANTS AND FUND TRANSFERS

BACKGROUND

- A. The Sacramento Housing and Redevelopment Agency (Agency) is a joint powers agency created to eliminate duplicate staffing efforts and to manage and administer federal housing and community development programs on behalf of the City and County of Sacramento. This structure provides a competitive advantage to the City and County when seeking federal and other housing and community development funding opportunities. The consolidation of multiple departments from different jurisdictions achieves close coordination of housing and community development programs and provides budget savings for operation and overhead. The Agency Executive Director reports directly to the City and the County governing boards. The Agency is recognized statewide and nationally as a model public agency that achieves multi-jurisdictional cooperation and effectively leverages local, state and federal housing and community development funds.
- B. The Agency receives annual funding from a combination of federal, state and local sources. The sources of Agency revenue require that an operating budget be adopted prior to the start of each new fiscal year. The Agency's fiscal year is the calendar year from January 1st through December 31st.
- C. Pursuant to Health and Safety Code Section 34176, City Resolution No. 2012-018, and Housing Authority Resolution No. 2012-001, the City of Sacramento designated the Housing Authority of the City of Sacramento (Authority), managed and staffed by the Agency, as the designated local authority to retain the housing assets and housing functions previously performed by its Redevelopment Agency, and the Housing Authority consented to serve in that role.

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

- Section 1. The proposed actions are administrative and fiscal activities and do not make any commitments to, or give approvals for, specific projects or activities which have the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Therefore, the proposed actions

do not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b), and are exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(2) and (3). Environmental Review for specific projects will be completed prior to any discretionary action(s) being carried out with regard to such projects.

- Section 2. The 2019 Operating Budget totaling \$153,436,253 and the 2019 Project Budget totaling \$39,311,160, all as further described in the 2019 Proposed Agency Budget (hereinafter "2019 Agency Budget" or "Budget"), a copy of which is on file with the Agency Clerk and copies of which have been provided to the respective governing board members, are approved as the Budget of the Agency for the 2019 fiscal year. The 2019 Agency Budget incorporates the budgets of the Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento, and the Sacramento Housing Development Corporation, and adoption of those budgets is contingent upon the approval of each of these respective entities.
- Section 3. A total of 236.5 Agency full time equivalent positions (FTE) are approved subject to classification review by the Executive Director of the Sacramento Housing and Redevelopment Agency.
- Section 4. The budgeted amount for any item in the Budget may be amended by majority vote of the governing body of each entity actually undertaking and funding the activity. Such an amendment to the Budget so enacted shall be deemed to have been approved by all of the entities that originally adopted the Budget without further action of the remaining entities.
- Section 5. The Agency is authorized to amend the Budget as necessary and to transfer funds among operating budgets or project budgets to facilitate legal directives of the California State Department of Finance and/or the State Controller's Office and the actions taken by the City of Sacramento acting as Successor Agency to the former Redevelopment Agency as approved by the Successor Agency's Oversight Board regarding housing successor matters.
- Section 6. The Agency is authorized to submit the 2019 Annual Housing Operating Budget and all supporting documents to the United States Department of Housing and Urban Development (HUD), including all required amendments for utilities and other miscellaneous adjustments. Furthermore, the Agency is authorized to amend the Budget to reflect actual HUD approved expenditures and revenues for HUD funded programs and projects.
- Section 7. The proposed expenditures under the 2019 Housing Operating Budget are necessary in the efficient and economical operation of Agency housing to serve low-income families.

- Section 8. The housing financial plan set forth in the 2019 Housing Operating Budget is reasonable in that:
- a. It indicates a source of funding adequate to cover all proposed expenditures.
 - b. It does not provide for the use of federal funding in excess of amounts payable under the provisions of the pertinent regulations.
 - c. It proposes rental charges and expenditures that are consistent with provisions of law and the Annual Contributions Contract.
 - d. It includes asset management project budgets prepared on an individual basis as shown in the schedule of public housing AMP and Central office 2019 budget.
- Section 9. The Housing Authority of the City of Sacramento (Authority), staffed by the Agency, is authorized to submit applications to HUD for the Capital Fund Plan and Program funding. If such grants are awarded, the Agency is authorized to accept the grant or grants, execute all related documents, execute contracts to implement the Capital Fund Program subject to HUD approval of the annual statements and amend the budget accordingly. The Agency is directed to comply with all policies, procedures, and requirements prescribed by HUD as a condition of such grants. The Agency is authorized to submit the Comprehensive Plan or annual statement to HUD, after receiving public comments and resident review and approval of the Sacramento Housing and Redevelopment Agency Commission.
- Section 10. On an annual basis, HUD requires the Authority, staffed by the Agency, to conduct a physical inventory, analyze receivables for collectability, and, accordingly, reconcile and adjust related financial records. The Agency is authorized to amend the Budget and financial records as needed for such adjustments.
- Section 11. The Agency is authorized to purchase all lines of applicable insurance for its properties and operations through local independent agents, direct carriers, or risk retention pools, provided that the insurance requirements, coverage and terms are commercially reasonable and provided that the cost does not exceed the amounts in the approved Budget. The Agency is also authorized to obtain flood insurance through the federal flood insurance program for Agency properties and this coverage may be secured through a local independent agent.
- Section 12. Subject to availability under the Budget of any required funds, the Agency is authorized to approve conversion of HUD funded conventional public housing dwelling units to non-dwelling use or disposition as long as the use or disposition is approved by HUD and consistent with adopted Agency/Housing Authority policy and governing board approvals. The

Agency is authorized to amend the Budget as necessary and to transfer funds among operating budgets or project budgets to facilitate the approved HUD approved conversion.

- Section 13. The Agency is authorized and directed to approve, submit and implement the Public Housing Agency (PHA) Annual Plan and PHA Five-Year Plan and the attachments and/or amendments to such Plans to comply with the Quality Housing and Responsibility Act of 1998, as approved by the Sacramento Housing and Redevelopment Commission.
- Section 14. The Agency is delegated authority to administer and accept specific federal entitlement grant funds, execute all related documents, and amend the Budget in the event that the actual federal entitlement grant funds exceeds or is less than the amount estimated in the Budget. The Agency is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants.
- Section 15. The Agency is authorized to administer ESG and HOPWA funds, or delegate authority to other appropriate entities approved by the governing boards to administer ESG and HOPWA programs, and is also authorized to expend funds and execute contracts with the appropriate entities to carry out the ESG and HOPWA funded activities contained in the approved Action Plan, strictly in accordance with the terms of the approved Action Plan and funding source requirements.
- Section 16. The Agency is authorized to enter into necessary grants and agreements with HUD, the State Housing and Community Development Department (HCD), and other governmental or private entities for homeless programs for which the Agency is the designated recipient of grant funds or contracting agency. The Agency is authorized to accept such grants, execute contracts to implement homeless activities as outlined in the Agency public services schedule and funded in the Budget, and amend the Budget accordingly, provided that the activities are fully funded by the grant or are within the Agency Budget.
- Section 17. The Agency is authorized to submit grant applications on behalf the City of Sacramento for any and all housing and community development activities within the jurisdiction of Agency. If such grants are awarded and approved by the governing board if in excess of \$100,000, Agency is authorized to accept the grant or grants, execute contracts to implement grant activities with the appropriate entities (provided that the activities are fully funded by the grant or within the Budget), execute all related documents and amend the Budget. Budget expenditure and amendments for such grants are permitted for positions, services and supplies, equipment and projects. Agency is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants. Such grants may include but are not limited to the following:

- Homeless Prevention and Rapid Re-housing Program (HPRP)
- Neighborhood Stabilization Program
- Family Unification Program
- Family Self Sufficiency
- Veteran's Assistance and Supportive Housing
- United States Environmental Protection Agency Brownfield Assessment
- United States Environmental Protection Agency Brownfield Clean Up
- United States Environmental Protection Agency Brownfield Revolving Loan Fund
- United States Environmental Protection Agency Brownfield Job Training
- California State Water Resources Control Board – Underground Storage Cleanup
- CAL REUSE Cleanup Grant and Loan Program
- Social Innovation Funds

Section 18. The Agency is authorized to amend the Budget to make transfers of fund balances to accommodate reserve requirements. The Agency may allocate and transfer any available fund balances to accounts held for future projects or reduce budget shortfalls in any other fund balances, provided monies so used are not otherwise restricted by law or regulations related to the funding source. Further, the Agency is authorized to expend available balances from the payroll fund for the cost of liabilities such as post retirement medical benefits, sick leave, and vacation accruals.

Section 19. The Agency Budget is controlled at the fund group level. Except as provided in this resolution, no expenditure will exceed the approved Budget.

Section 20. The Agency is authorized to amend the Budget to appropriate for expenditure all revenues received in revolving funds.

Section 21. The Agency is authorized to increase or decrease operating Budget appropriations up to \$100,000. Operating Budget appropriation increases and decreases in excess of \$100,000 must be approved by the appropriate governing board.

Section 22. The Agency is authorized to transfer appropriations up to \$100,000 per transaction in Operating Budget and contingency reserves.

Section 23. The Agency is authorized to increase or decrease project budget appropriations by not more than \$100,000 for each project or activity. Project budget appropriation increases and decreases in excess of \$100,000 must be approved by the appropriate governing board.

- Section 24. The Agency is authorized to transfer project appropriations among fund groups.
- Section 25. The Agency is authorized to amend the Budget to reflect all required debt service payments, pass through payments loan repayments, and other existing obligations based on actual higher or lower revenues.
- Section 26. The Agency is authorized to amend the Operating Budget or Capital Project Budget or transfer funding of approved capital projects or operating budgets within the respective project area funds in compliance with approvals, bond covenants, tax laws and applicable redevelopment laws and regulations or changes to the aforementioned.
- Section 27. The Agency is authorized to execute and implement internal loans between Agency managed funds as reflected in the Budget and as consistent with bond covenants, tax laws and applicable redevelopment laws and regulations; and to modify the terms of loans and reconcile available revenues as needed to assure receipt of anticipated revenues.
- Section 28. The Agency is authorized to exercise default remedies and take other actions to protect Agency assets under contracts, loans, disposition and development agreements, owner participation agreements and other Agency agreements and to appropriate the associated revenues in the Budget. The Agency is authorized to enter into "loan work outs," to the extent reasonably necessary to protect Agency assets, and in entering such "work outs," the Agency is authorized to renegotiate and rewrite the terms of the loan as if the loan were made according to current loan program underwriting criteria (including forgiveness of principal as necessary to reflect underwriting the loan at current fair market value of the subject property). Further, the Agency is authorized to renegotiate existing Agency debt obligations and execute new security instruments provided the terms of the new debt do not increase the principal outstanding and either result in a cost savings or provide the Agency with more favorable loan terms.
- Section 29. All project appropriations in existence as of December 31, 2018 will be carried over and continued in 2019.
- Section 30. All multi-year operating grant budgets in existence as of December 31, 2018 shall be continued in 2019.
- Section 31. All encumbrances for valid purchase orders and contracts in effect as of December 31, 2018 may remain in effect in 2019. The Agency is authorized to increase the Budget for valid encumbrances as of December 31, 2018, but only to the extent that the applicable division's 2018 operating budget appropriations exceeded 2018 expenditures.
- Section 32. The Agency is authorized to incorporate the changes listed on Exhibit A as part of the 2019 Budget.

Section 33. If any entity requires a separate resolution to confirm any action approved within this resolution, the Sacramento Housing and Redevelopment Commission is delegated the authority to approve and deliver such resolution.

Section 34. The Agency is authorized to delegate the authorities as set out in this resolution to Agency's Executive Director.

Section 35. This resolution shall take effect immediately.

Table of Contents:

Exhibit A - Summary of Changes to Sacramento Housing and Redevelopment Agency
Proposed 2019 Budget

EXHIBIT A

SUMMARY OF CHANGES TO SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY PROPOSED 2019 BUDGET

Approved 2019 Total Operating Budget	\$ 153,436,253
Revised Approved 2019 Total Operating Budget	\$0
Approved 2019 New Projects	\$ 39,311,160
Revised Approved 2019 New Projects	\$0
TOTAL AGENCY BUDGET	\$ 192,747,413

RESOLUTION NO. 2018-

Adopted by the Housing Authority of the City of Sacramento

on date of

APPROVAL OF 2019 BUDGET FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY; RELATED FINDINGS, APPROVALS, DELEGATIONS, AND IMPLEMENTING AUTHORITIES; INCLUDING AUTHORITIES FOR HUD SUBMISSIONS, GRANTS AND FUND TRANSFERS

BACKGROUND

- A. The Sacramento Housing and Redevelopment Agency (Agency) is a joint powers agency created to eliminate duplicate staffing efforts and to manage and administer federal housing and community development programs on behalf of the City and County of Sacramento. This structure provides a competitive advantage to the City and County when seeking federal and other housing and community development funding opportunities. The consolidation of multiple departments from different jurisdictions achieves close coordination of housing and community development programs and provides budget savings for operation and overhead. The Agency Executive Director reports directly to the City and the County governing boards. The Agency is recognized statewide and nationally as a model public agency that achieves multi-jurisdictional cooperation and effectively leverages local, state and federal housing and community development funds.
- B. The Agency receives annual funding from a combination of federal, state and local sources. The sources of Agency revenue require that an operating budget be adopted prior to the start of each new fiscal year. The Agency's fiscal year is the calendar year from January 1st through December 31st.
- C. Pursuant to Health and Safety Code Section 34176 and City Resolution No. 2012-018 and Housing Authority Resolution 2012-001, the City of Sacramento designated the Housing Authority of the City of Sacramento (HACS), managed and staffed by the Agency, as the local authority to retain the housing-assets and housing-functions previously performed by its Redevelopment Agency and the Housing Authority consented to serve in that role.

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

- Section 1. The above recitals are found to be true and correct and are hereby adopted.
- Section 2. The proposed actions are administrative and fiscal activities and do not make any commitments to, or give approvals for, specific projects or

activities which have the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Therefore, the proposed actions do not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b), and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(2) and (3). Environmental Review for specific projects will be completed prior to any discretionary or choice limiting action(s) being carried out with regard to such projects.

- Section 3. The 2019 Operating Budget totaling \$153,436,253 and the 2019 Project Budget totaling \$39,311,160, all as further described in the 2019 Proposed Agency Budget (hereinafter "2019 Agency Budget" or "Budget"), a copy of which is on file with the Agency Clerk and copies of which have been provided to the respective governing board members, are approved as the Budget of Agency for the 2019 fiscal year. The 2019 Agency Budget incorporates the budgets of the Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento, the Sacramento Housing Development Corporation, and the adoption of those budgets is contingent upon the approval of each of these respective entities.
- Section 4. A total of 236.5 Agency full time equivalent positions (FTE) are approved subject to classification review by the Executive Director of the Sacramento Housing and Redevelopment Agency.
- Section 5. The Executive Director, or designee, is authorized to amend the Budget as necessary and to transfer funds among operating budgets or project budgets to facilitate legal directives of the California State Department of Finance and/or the State Controller's Office and the actions taken by the City of Sacramento acting as Successor Agency to the former Redevelopment Agency as approved by the Successor Agency's Oversight Board regarding housing successor matters.
- Section 6. The budgeted amount for any item in the Budget may be amended by majority vote of the governing body of each entity actually undertaking and funding the activity. Such an amendment to the Budget so enacted shall be deemed to have been approved by all of the entities that originally adopted the Budget without further action of the remaining entities.
- Section 7. The Executive Director, or designee, is authorized to submit the 2019 Annual Housing Operating Budget and all supporting documents to the United States Department of Housing and Urban Development (HUD), including all required amendments for utilities and other miscellaneous adjustments. Furthermore, the Executive Director, or designee, is authorized to amend the Budget to reflect actual HUD approved expenditures and revenues for HUD funded programs and projects. See Exhibit B-1 for a summary of the public housing operating budget.
- Section 8. The proposed expenditures under the 2019 Housing Operating Budget are

necessary for the efficient and economical operation of Agency housing to **serve** low-income families.

- Section 9. The housing financial plan set forth in the 2019 Housing Operating Budget is reasonable in that:
- a. It indicates a source of funding adequate to cover all proposed expenditures.
 - b. It does not provide for the use of federal funding in excess of amounts payable under the provisions of the pertinent regulations.
 - c. It proposes rental charges and expenditures that are consistent with provisions of law and the Annual Contributions Contract
 - d. It includes asset management project budgets prepared on an individual basis as shown in the Schedule of Public Housing AMP and Central Office 2019 Budget attached as Exhibit B-1.
- Section 10. Form HUD-52574 (04/2013), attached as Exhibit B-2 for signature by the Chair of the Board of the Housing Authority, provides necessary certifications for submission of the Operating Budgets described in Section 7d.
- Section 11. Based on the HUD requirement for public housing authorities to implement Asset Management that includes fee for service, the proposed Budget implements the fee for service provisions and support service costs. The fee for service provision is predicated on the concept that fee revenues will cover the cost of the services provided. Such services include, but are not limited to property management services. Subject to applicable laws, regulations and policies governing Agency procurement, the Agency is authorized to competitively procure and execute contracts for such fee for services.
- Section 12. The Executive Director, or designee, is authorized to submit applications to HUD for the Capital Fund Plan and Program funding. If such grants are awarded, the Executive Director, or designee, is authorized to accept the grant or grants, execute all related documents and to execute contracts to implement the Capital Fund Program subject to HUD approval of the annual statements and amend the budget accordingly. The Executive Director, or designee, is directed to comply with all policies, procedures, and requirements prescribed by HUD as a condition of such grants. The Executive Director, or designee, is authorized to submit the Comprehensive Plan or annual statement to HUD, after receiving public comments and resident review.
- Section 13. On an annual basis the Agency, on behalf of HACS, conducts a physical inventory, analyzes receivables for collectability and, accordingly, reconciles and adjusts related financial records. The Executive Director, or designee, is authorized to amend the Budget and financial records as needed for such adjustments.

- Section 14. The Executive Director, or designee, is authorized to purchase all lines of applicable insurance for its properties and operations through local independent agents, direct carriers, or risk retention pools, provided that the insurance requirements, coverage and terms are commercially reasonable and provided that the cost does not exceed the amounts in the approved Budget. The Agency, on behalf of HACS, is also authorized to obtain flood insurance through the federal flood insurance program for HACS properties and this coverage may be secured through a local independent agent.
- Section 15. Subject to availability under the Budget of any required funds, the Executive Director, on behalf of HACS, is authorized to approve conversion of HUD funded conventional public housing dwelling units to non-dwelling use or disposition as long as the use or disposition is approved by HUD and consistent with adopted HACS policy and governing board approvals. The Executive Director, or designee, is authorized to amend the Budget as necessary and to transfer funds among operating budgets or project budgets to facilitate the HUD approved conversion.
- Section 16. The Executive Director, or designee, is authorized and directed, on behalf of HACS, to approve, submit and implement the Public Housing Agency (PHA) Annual Plan and the PHA Five-Year Plan, and the attachments and/or amendments to such Plans to comply with the Quality Housing and Responsibility Act of 1998.
- Section 17. The Executive Director, or designee, is authorized to submit to HUD the One Year Action Plan for Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for People with AIDS (HOPWA). HACS, staffed by the Agency, is delegated authority to administer federal funds appropriated by HUD and is the designated recipient of funds outlined in the One Year action Plan. If such grants are awarded, the Agency is authorized to accept the grant or grants, execute all related documents and amend the Budget accordingly. The Agency is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants. Agency is authorized to amend the Capital Reserve Project budget in the event that the actual entitlement exceeds, or is less than, that estimated in the Budget.
- Section 18. The Executive Director, or designee, is authorized to administer funds or delegate authority to other appropriate entities approved by the governing boards to administer ESG and HOPWA programs, and is also authorized to expend funds and execute contracts with the appropriate entities to carry out the ESG and HOPWA funded activities contained in the approved Action Plan, strictly in accordance with the terms of the approved Action Plan and funding source requirements.

- Section 19. The Executive Director, or designee, is authorized to enter into necessary grants and agreements with HUD, the State Housing and Community Development Department (HCD), and other governmental or private entities for homeless programs for which HACS/Agency is the designated recipient of grant funds or contracting agency. The Agency, on behalf of HACS, is authorized to accept such grants, execute contracts to implement homeless activities funded in the Budget, and amend the Budget accordingly (provided that the activities are fully funded by the grant or are within the Agency Budget). The Executive Director, or designee, is authorized to execute contracts for homeless activities funded in the Agency Budget as outlined in the Agency public services schedule.
- Section 20. HACS finds and declares that the proposed expenditure of tax increment housing funds, as set forth in approved recognized obligation payment schedules, for activities serving the homeless, including providing subsidies to, or for the benefit of, extremely low income households through either site specific rental assistance or tenant based rental assistance, as allocated/outlined in the budget, will not cause or exacerbate racial, ethnic or economic segregation and will be beneficial to all former Redevelopment Project Areas by facilitating the production of affordable housing and providing housing for a population which remains in or frequents the former Redevelopment Project Areas and is perceived as a blighting influence by business owners, property owners, workers and residents, and as a result impedes the elimination of blight in the community.
- Section 21. HACS further finds and declares that the proposed expenditure of tax increment housing funds, as set forth in approved recognized obligation payment schedules to provide subsidies to, or for the benefit of, extremely low income households through either site specific rental assistance or tenant based rental assistance, increases, improves, and preserves the community's supply of low and moderate-income housing available at an affordable housing cost to persons and families that are extremely low, very low, low or moderate income households and will be of benefit to the community.
- Section 22. HACS finds and declares that the proposed planning and administrative expenses which may be paid for from the former low and moderate income housing fund, pursuant to an approved recognized obligation payment schedule, is necessary for the production, improvement and/or preservation of low and moderate income housing during the 2019 Agency Budget year.
- Section 23. HACS is authorized to amend the budget to transfer or accept funding or assets consistent with an approved recognized obligation payment schedule to the Agency or City Redevelopment Agency Successor Agency (RASA) for approved capital projects or operating expenses in compliance with all bond covenants, tax laws and applicable laws and regulations or changes to the aforementioned.

Section 24. HACS is authorized to amend the budget to receive assets or transfer assets, receive funds or transfer funds to the City RASA and execute agreements with the City or RASA as necessary to facilitate authorized directives of the State of California, the California State Department of Finance and/or the State Controller's Office or to provide staffing services to RASA. Agreements between the Agency or HACS and the City RASA are subject to Successor Agency Oversight Board Approval.

Section 25. The Executive Director, or designee, is authorized to submit grant applications on behalf of the Housing Authority of the City of Sacramento for any and all housing and community development activities within the jurisdiction of Agency. If such grants are awarded, Agency is authorized to accept the grant or grants execute contracts to implement grant activities with the appropriate entities (provided that the activities are fully funded by the grant or within the Budget), execute all related documents and amend the Budget. Budget expenditure and amendments for such grants are permitted for positions, services and supplies, equipment and projects. The Agency is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants. Such grants may include but are not limited to the following:

- Homeless Prevention and Rapid Re-housing Program HPRP
- Neighborhood Stabilization Program
- Family Unification Program
- Family Self Sufficiency
- Veteran's Assistance and Supportive Housing
- United States Environmental Protection Agency Brownfield Assessment
- United States Environmental Protection Agency Brownfield Clean Up
- United States Environmental Protection Agency Brownfield Revolving Loan Fund
- United States Environmental Protection Agency Brownfield Job Training
- California State Water Resources Control Board – Underground Storage Cleanup
- CAL REUSE Cleanup Grant and Loan Program
- Social Innovation Fund

Section 26. The Executive Director, or designee, is authorized to amend the Budget to make transfers of fund balances to accommodate reserve requirements. The Executive Director, or designee, may allocate and transfer any available fund balances to accounts held for future projects or reduce budget shortfalls in any other fund balances, provided monies so used are not otherwise restricted by law or regulations related to the funding source. Further, the Agency is authorized to expend available balances from the payroll fund for the cost of liabilities such as post retirement medical benefits, sick leave and vacation accruals.

- Section 27. The Agency Budget is controlled at the fund group level. Except as provided in this resolution, no expenditure will exceed the approved Budget.
- Section 28. The Executive Director, or designee, is authorized to amend the Budget to appropriate for expenditure all revenues received in revolving funds.
- Section 29. The Executive Director, or designee, is authorized to increase or decrease operating Budget appropriations up to \$100,000. Operating Budget appropriation increases and decreases in excess of \$100,000 must be approved by the appropriate governing board.
- Section 30. The Executive Director, or designee, is authorized to transfer appropriations up to \$100,000 per transaction in Operating Budget and contingency reserves.
- Section 31. The Executive Director, or designee, is authorized to increase or decrease project budget appropriations by not more than \$100,000 for each project or activity. Project budget appropriation increases and decreases in **excess** of \$100,000 must be approved by the appropriate governing board.
- Section 32. The Executive Director, or designee, is authorized to transfer any available fund balances from HACS instrumentalities or affiliates to allocate for future HACS projects or to reduce budget shortfalls, provided the use and receipt of funds is not otherwise restricted by law or regulations. Such transactions are subject to HACS instrumentality or affiliate board approval.
- Section 33. The Executive Director, or designee, is authorized to amend the Budget to reflect all required debt service payments, pass through payments, loan repayments, and other existing obligations based on actual higher or lower revenues.
- Section 34. The Executive Director, or designee, is authorized to amend the operating budget or capital project budget or transfer funding of approved capital projects or operating budgets in compliance with appropriate approvals, bond covenants, tax laws and applicable laws and regulations or changes to the aforementioned.
- Section 35. The Executive Director, or designee, on behalf of HACS serving as the Successor Housing Entity, is authorized to execute, and implement internal loans between Agency managed funds as reflected in the Budget and as consistent with bond covenants, tax laws and applicable redevelopment laws and regulations; and to modify the terms of loans and reconcile available revenues as needed for the completion of enforceable housing obligations of the former redevelopment agency to assure receipt of anticipated revenues.
- Section 36. The Executive Director, or designee, is authorized to exercise default remedies and take other actions to protect HACS assets under contracts, loans, disposition and development agreements, owner participation

agreements and other HACS agreements and to appropriate the associated revenues in the Budget. Agency, on behalf of HACS is authorized to enter into "loan work outs," to the extent reasonably necessary to protect HACS assets, and in entering such "work outs," The Agency is authorized to renegotiate and rewrite the terms of the loan as if the loan were made according to current loan program underwriting criteria (including forgiveness of principal as necessary to reflect underwriting the loan at current fair market value of the subject property). Further, The Executive Director, or designee, is authorized to renegotiate existing HACS debt obligations and execute new security instruments provided the terms of the new debt do not increase the principal outstanding and either result in a cost savings or provide HACS with more favorable loan terms.

- Section 37. All project appropriations in existence as of December 31, 2018 will be carried over and continued in 2019.
- Section 38. All multi-year operating grant budgets in existence as of December 31, 2018 shall be continued in 2019.
- Section 39. All encumbrances for valid purchase orders and contracts in effect as of December 31, 2018 may remain in effect in 2019. The Executive Director, or designee, is authorized to increase the Budget for valid encumbrances as of December 31, 2018, but only to the extent that the applicable division's 2018 operating budget appropriations exceeded 2018 expenditures.
- Section 40. The Executive Director, or designee, is authorized to incorporate the changes listed on Exhibit A as part of the 2019 Budget.
- Section 41. If any entity requires a separate resolution for any action approved within this resolution other than resolutions for approval or amendment of projects, programs or the Agency Budget, the Sacramento Housing and Redevelopment Commission is delegated the authority to approve and deliver such resolution.
- Section 42. The Executive Director, or designee, or designee, is authorized to delegate the authorities as set out in this resolution.
- Section 43. Form HUD-52574 (04/2013), attached as Exhibit B-2 for signature by the Chair of the Board of the Housing Authority, provides necessary certifications for submission of the Operating Budgets described in Section 8d.
- Section 44. This resolution shall take effect immediately.

Table of Contents:

Exhibit A: Summary of Changes to Sacramento Housing and Redevelopment Agency
Proposed 2019 Budget

Exhibit B-1: 2019 City Public Housing Asset Management Projects (AMP) and Central
Office Cost Center (COCC)

Exhibit B-2: HUD Resolution Approving the 2019 AMP Budgets

EXHIBIT A

SUMMARY OF CHANGES TO SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY PROPOSED 2019 BUDGET

Approved 2019 Total Operating Budget	\$ 153,436,253
Revised Approved 2019 Total Operating Budget	\$0
Approved 2019 New Projects	\$ 39,311,160
Revised Approved 2019 New Projects	\$0
TOTAL SHRA BUDGET	\$ 192,747,413

City Public Housing AMP, Central Office and Central Services Budget

January 1 - December 31, 2019

PHA Code: CA005 City of Sacramento	City AMP 1	City AMP 2	City AMP 3	City AMP 4	City AMP 5	City AMP 7	Total City Public Housing	City COCC Central Office & Central Svc
Beginning fund equity	\$ 1,754,405	\$ 3,138,772	\$ 2,300,425	\$ 864,404	\$ 868,175	\$ 862,505	9,788,686	\$ 199,999
Revenues:								
HUD Operating Subsidy	1,466,459	1,795,088	656,490	708,898	757,812	635,724	6,020,471	-
Maintenance Charges to Tenants	3,000	3,000	3,000	10,000	10,000	7,000	36,000	-
Washer/Dryer Income	600	60	15,000	5,000	4,000	4,000	28,660	-
Rental Income - Dwelling	875,000	850,000	900,000	660,000	650,000	530,000	4,465,000	-
Rental Income - Commercial	-	-	330,000	-	-	-	330,000	-
Rental income other	15,000	15,000	-	-	-	-	30,000	-
Interest Income - Investment	20,000	27,000	21,000	9,000	10,000	10,000	97,000	5,888
Bad Debt Recovery	3,000	1,000	1,000	1,000	2,000	1,000	9,000	-
Return Check Fee	30	60	75	30	60	30	285	-
Miscellaneous income	10,000	10,000	3,000	2,000	4,000	4,000	33,000	22,146
Management Fee	-	-	-	-	-	-	-	1,818,432
IT/Bookkeeping Fee	-	-	-	-	-	-	-	174,870
Asset Management Fee	-	-	-	-	-	-	-	218,640
Admin Fee (CFP)	-	-	-	-	-	-	-	266,389
Central services fees	-	-	-	-	-	-	-	448,553
Total operating revenue	2,393,089	2,701,208	1,929,565	1,395,928	1,437,872	1,191,754	11,049,416	2,954,918
CFP Mgmt impr transfers	36,397	36,445	41,333	32,411	32,411	34,226	213,223	-
Local Housing Transfers	-	-	-	-	-	-	-	520,655
Total revenues and transfers in	2,429,486	2,737,653	1,970,898	1,428,339	1,470,283	1,225,980	11,262,639	3,475,573
Expenditures:								
Employee Services:								
- Management/Maintenance	776,218	732,644	504,582	464,800	356,114	376,531	3,210,889	1,223,556
- Resident Trainees	36,397	36,445	41,333	32,411	32,411	34,226	213,223	-
Total Employee Services	812,615	769,089	545,915	497,211	388,525	410,757	3,424,112	1,223,556
Services & Supplies:								
- Management/Maintenance	1,069,535	1,285,568	936,431	632,646	779,529	541,405	5,245,114	2,452,016
Other Charges:								
Financial Transactions	2,813	4,926	3,989	1,705	1,541	1,427	16,401	-
- Central Service Fees	94,587	103,430	88,425	54,930	56,002	51,179	448,553	-
- Miscellaneous (PILOT, Depr.)	52,329	57,312	49,838	32,394	29,902	27,410	249,185	-
Management Fee	287,667	314,559	268,924	167,059	170,318	155,650	1,364,177	-
IT / Bookkeeping Fee	31,770	34,740	29,700	18,450	18,810	17,190	150,660	-
Asset Management Fee	43,200	46,920	39,720	25,560	25,080	23,400	203,880	-
Total operating expense	2,394,516	2,616,544	1,962,942	1,429,955	1,469,707	1,228,418	11,102,082	3,675,572
Ending Balance	\$ 1,789,375	\$ 3,259,881	\$ 2,308,381	\$ 862,788	\$ 868,751	\$ 860,067	\$ 9,949,243	\$ -

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

Exhibit B-2
OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average **10 minutes 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority-City of Sacramento PHA Code: CA005

PHA Fiscal Year Beginning: 01/01/2019 Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | <u>11/6/2018</u> |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | _____ |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | _____ |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | _____ |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mayor Darrell Steinberg	Signature: _____	Date: 11/6/18
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RESOLUTION NO. 2018 -

Adopted by the Sacramento City Council

On date of

APPROVAL OF MULTI-FAMILY LENDING AND MORTGAGE REVENUE BOND POLICIES PROGRAM APPLICATION SCHEDULE

BACKGROUND

- A. The Sacramento Housing and Redevelopment Agency (SHRA) has revised and implemented the Multifamily Lending and Mortgage Revenue Bond Policies Program Application Schedule to correspond with California Tax Credit Allocation Committee and California Debt Limit Allocation Committee application deadlines.

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

Section 1. SHRA is authorized to adopt the 2019 Multifamily Lending and Mortgage Revenue Bond Policies Program Application Schedule as outlined Exhibit A.

Section 2. The proposed action is an administrative and fiscal activity and does not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b), and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(2) and (3).

Table of Contents:

Exhibit A: Multifamily Lending and Mortgage Revenue Bond Policies Program Application Schedule for 2019

**Sacramento Housing and Redevelopment Agency
Multifamily Loan and Mortgage Revenue Bond Applications
2019 Schedule ***

July 9% TCAC & CDLAC Applications:

Pre-Application Deadline	January 2, 2019
Application Deadline	March 1, 2019
Environmental Deadline*	April 24, 2019
Sacramento Housing and Redevelopment Commission (SHRC)	June 5, 2019
Board of Supervisors (Board) / City Council (Council)	June 25, 2019
Est. 9% TCAC/CDLAC Application Deadlines	July 1, 2019

March 9% TCAC & CDLAC Applications:

Pre-Application Deadline	August 1, 2019
Application Deadline	October 2, 2019
Environmental Deadline **	December 20, 2019
SHRC	February 5, 2020
Board / Council	February 18, 2020
Est. 9% TCAC/CDLAC Application Deadlines	February 26, 2020

Optional CDLAC Applications:

(based on funding availability)

Pre-Application Deadline:	October 1, 2019
Application Deadline	December 2, 2019
Environmental Deadline *	February 28, 2020
SHRC	April 15, 2020
Board / Council	May 5, 2020
CDLAC Application Deadline	May 20, 2020

* Schedule subject to change if needed to align with State or Federal funding program deadlines.

** Environmental clearance (CEQA and NEPA) not received by this date will result in project approvals being delayed and the TCAC/CDLAC application being submitted at a later date.