



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
Wednesday, November 7, 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 17, 2018

DISCUSSION/BUSINESS

1. 2019 and Subsequent Years Authorization For Solicitation Award and Approval of Annual Expenditure Caps and per Contract Caps For Routine Services

PRESENTATION

2. Twin Rivers Update – Urban Strategies Presentation

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting of October 17, 2018
Meeting noticed on October 12, 2018**

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Griffin, Johnson, Macedo, Morgan, Nunley, Starks

MEMBERS ABSENT: Creswell, Staajabu, Wedding (one vacancy)

STAFF PRESENT: La Shelle Dozier, Vickie Smith, David Levin, Susan Veazey, Christine Weichert, Brad Satterwhite, Celia Yniguez, LaTanna Jones, Jim Shields, Tyrone R. Williams,

APPROVAL OF AGENDA – Staff requested that items 3 and 4 be presented last.

CITIZENS COMMENTS

None

APPROVAL OF MINUTES – October 3, 2018 minutes were approved as submitted.

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

Chair Macedo opened the public hearing for items #1 and #2 which were presented and approved together.

Brad Satterwhite presented the item.

Susan Veazey presented a report on citizen participation related to the preparation of the action plan.

Donald Clark provided comments.

Chair Macedo closed the public hearing.

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

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Staajabu, Wedding (one vacancy)

ABSTAIN: None

3. Sacramento Housing and Redevelopment Agency Proposed 2019 Budget – City Report
4. Sacramento Housing and Redevelopment Agency Proposed 2019 Budget – County Report

Chair Macedo opened the public hearing for items #3 and #4 which were presented and approved together.

Russ Robertson and La Shelle Dozier presented the item.

Donald Clark provided comments.

Chair Macedo closed the public hearing.

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

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Staajabu, Wedding (one vacancy)

ABSTAIN: None

DISCUSSION/BUSINESS

5 Transformative Climate Communities (TCC) Program Grant and Memorandum of Understanding (MOU)

Tyrone Williams presented the item.

Commission Morgan requested that Tyrone attend the upcoming resident committee with this presentation.

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

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Staajabu, Wedding (one vacancy)

ABSTAIN: None

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 Conversion 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 Conversion Applications to the United States Department of Housing and Urban Development (HUD) – County report

Items 6 and 7 were presented and approved together.

LaTanna Jones and Nicole Graham from CSG Advisors presented the item.

Donald Clark provided comments.

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

AYES: Alcalay, Griffin, Johnson, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Staajabu, Wedding (one vacancy)

ABSTAIN: None

EXECUTIVE DIRECTOR REPORT

Executive Director La Shelle Dozier made the following announcements:

- 1) Next meeting will be November 7th.
- 2) October 24th event for Pensione K.
- 3) December 12th event for Courtyard Inn.
- 4) The Shasta Hotel received tax credits which will be used to fund a renovation project in 2019.

COMMISSION CHAIR REPORT

None

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Macedo adjourned the meeting at 7:45 pm.

Clerk



November 7, 2018

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2019 AND SUBSEQUENT YEARS AUTHORIZATION FOR
SOLICITATION, AWARD AND APPROVAL OF ANNUAL EXPENDITURE
CAPS AND PER CONTRACT CAPS OF ROUTINE SERVICES

RECOMMENDATION

Staff recommends adoption of the attached resolution which: 1) authorizes the Executive or designee to solicit competitive bids and proposals, and award contracts according to adopted Sacramento Housing and Redevelopment Agency (Agency) Procurement Policy and Procedures for routine and recurring services and, 2) authorizes the Executive Director or designee to execute contracts, in amounts not to exceed annual expenditure or per contract amounts set forth for routine and recurring services.

CONTACT PERSON

Vance Kelly, Procurement Manager, 916-440-1327
Jim Shields, Director of Administration, 916-440-1306

SUMMARY

The attached resolution authorizes the Executive Director or designee to solicit competitive bids and/or proposals, make awards, and enter into agreements with responsive and responsible bidders and/or offerors for the services required in 2019 and the subsequent years.

BACKGROUND

The Agency is requesting permission to procure routine services for various activities needed for general administration and operations. This report covers anticipated service requirements during 2019 and subsequent years and a list of those services is included as Attachment 1. If the length of the contract is greater than one year, the resolution authorizes the Executive Director or designee to amend the contract each subsequent year for the dollar amounts listed up to the total number of years listed. Any procurement that exceeds \$100,000 and is not included in this report or in the adopted budget resolution will be presented individually for approval at a future meeting.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
November 7, 2018
Page 2

FINANCIAL CONSIDERATIONS

Attachment 1 outlines the anticipated procurements for 2019 and subsequent years. This list is similar to the types of routine services that have been previously approved by the Commission and staff does not anticipate any substantial changes to the specifications.

Services will be procured by competitive bids and proposals in accordance with the Agency Procurement Policy and Procedures. Funds for the above services are budgeted in the requesting departments' 2019 budgets and will be included in subsequent years operating or project budgets.

POLICY CONSIDERATIONS

Actions proposed in this report are consistent with adopted Agency Procurement Policy.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA): Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and per Contract Caps is an administrative and fiscal activity and is therefore not considered a project under CEQA, pursuant to CEQA Guidelines 15378(b), and is exempt under NEPA pursuant to 24 CFR 58.34(a)(2) and (3). This is not considered a choice limiting action.

Environmental determinations for individual activities related to routine services, supplies, maintenance and Public Works maintenance projects are detailed in Attachment 2. Many of the activities are exempt or categorically excluded from environmental review under CEQA and NEPA. Some activities, as identified in Attachment 2, will require additional environmental review under CEQA and/or NEPA, which will be required to be completed prior to a project contract being executed or prior to taking any choice limiting or discretionary action.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
November 7, 2018
Page 3

M/WBE AND SECTION 3 CONSIDERATIONS

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

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Table of Contents

Attachment 1 – Anticipated procurements for 2019 and subsequent years
Attachment 2 – Environmental Review
Attachment 3 – Resolution – 2019 and Subsequent Years Solicitation

Attachment 2

Environmental Determinations

Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and pursuant to Contract Caps is an administrative and fiscal activity and is therefore not considered a project under CEQA pursuant to CEQA Guidelines 15378(b), and exempt under NEPA pursuant to 24 CFR 58.34(a)(2) and (3). This is not considered a choice limiting action.

Environmental determinations for individual activities related to routine services, supplies, maintenance and Public Works maintenance projects are detailed below:

Activity	CEQA	NEPA
Computer Equipment	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(3), "administrative and management activities"
Criminal Background Checks	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(3), "administrative and management activities"
IT- Integrated Business Solution	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(3), "administrative and management activities"
Moving & Storage Services	Not subject to CEQA pursuant to 15378	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including maintenance..."
Painting Services- Interior/Exterior for Vacant and Occupied Properties	Exempt pursuant to 15301, "existing facilities" and 15061(b)(3), "no potential to have adverse effects"	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including maintenance..."
Resident Services Program Coordinator	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(3), "administrative and management activities"
Roofing Services	Exempt pursuant to 15301, "existing facilities" and 15061(b)(3), "no potential to have adverse effects"	Roof repair is Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including maintenance...". New roof installation or whole roof replacement is Categorically Excluded pursuant to 24 CFR 58.35(a)(3). All roofing services will require site specific environmental review.
Vacant Lot & Property Landscape Maintenance Services	Exempt pursuant to 15301, "existing facilities" and 15304, "minor alterations to land"	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including maintenance..."
Sewer / Drain Cleaning	Exempt pursuant to 15301, "existing facilities" and 15061(b)(3), "no potential to have adverse effects"	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including maintenance..."
Architectural Services	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(8), "engineering or design costs"
Property Management Services	Not subject to CEQA pursuant to 15378	Exempt pursuant to 24 CFR 58.34(a)(3), "administrative and management activities"
Temporary Staffing Services	Not subject to CEQA pursuant to 15378	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including...staff training and recruitment"

Attachment 2

Resident Training Services	Not subject to CEQA pursuant to 15378	Categorically Excluded pursuant to 24 CFR 58.35(b)(3), "operating costs including...staff training and recruitment"
----------------------------	---------------------------------------	---

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
November 7, 2018

2019 AND SUBSEQUENT YEARS SOLICITATION AWARD AND APPROVAL OF ANNUAL EXPENDITURE CAPS AND PER CONTRACT CAPS OF ROUTINE SERVICES, SUPPLIES, MAINTENANCE AND PUBLIC WORKS MAINTENANCE PROJECTS

WHEREAS, the proposed actions are administrative and fiscal activities and are therefore not considered a project under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15378(b), and exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(2) and (3). Environmental determinations for individual activities related to routine services, supplies, maintenance and Public Works maintenance projects are detailed in Attachment 2. Some activities will require additional environmental review under CEQA and/or NEPA, which will be required to be completed prior to a project contract being executed or prior to taking any choice limiting or discretionary action.

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

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

Section 2. The Executive Director or designee is authorized to solicit competitive bids and proposals, and award contracts according to adopted Agency Procurement Policy and Procedures for routine and recurring services, supplies, maintenance and public works maintenance projects set forth in Attachment 1.

Section 3. The Executive Director or designee is authorized to execute contracts for routine and recurring services, supplies, maintenance and public works maintenance projects, in amounts not to exceed the annual expenditure cap or per contract cap set forth in Attachment 1.

ATTEST:

CHAIR

CLERK