



**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and  
Redevelopment Commission**  
**Wednesday, April 17, 2019 – 6:00 pm**  
**801 12<sup>th</sup> Street 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 – April 3, 2019

DISCUSSION/BUSINES ITEMS

1. Approval of Amendment to Building HOPE Program Memorandum of Understanding and Assignment of Funds

INFORMATIONAL ITEMS

2. Purchase and Resale Entity (PRE)-Welcome Home Program Update

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 12<sup>th</sup> Street, Sacramento CA 95814. Agendas and reports are also posted online at [www.shra.org](http://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) Meeting of April 3, 2019**

Meeting noticed on March 29, 2019

#### ROLL CALL

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

MEMBERS PRESENT: Alcalay, Griffin, Morgan, Nunley, Staajabu, Starks, Wedding

MEMBERS ABSENT: Macedo (three vacancies)

STAFF PRESENT: La Shelle Dozier, David Levin, James Shields, Angela Jones, LaTanna Jones, Mark Hamilton, Lira Goff, Glenn Stubbs, Angela Hall, Jo Anna Davis

APPROVAL OF AGENDA – Chair Morgan announced that items 1 & 2 would be heard together.

CITIZENS COMMENTS – Chair Morgan thanked LaTanna Jones for the website update previously presented. Mr. Robert Copeland made several comments regarding the Conventional Housing Comstock Building. He also asked a question about pesticides used in the building. Staff will follow-up.

Mr. Les Light of the Sacramento Tenant's Union asked for information regarding Agency contracting practices. Staff will follow-up.

APPROVAL OF MINUTES – March 20, 2019 minutes were approved.

#### BUSINESS ITEMS

1. Review and Approval of Media Relations Policy

Angela Jones presented the item.

After general discussion among the Commissioners, Commissioner Alcalay made a motion to refer the policy to the Executive Committee of Commission. Commissioner Griffin seconded the motion. This motion was passed without objection.

2. Review and Approval of Code of Conduct and Duty of Loyalty Policy

No presentation was required.

Commissioner Griffin motioned to approval of the Code of Conduct and Duty of Loyalty Policy. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Griffin, Morgan, Nunley, Staajabu, Starks, Wedding

NOES: Alcalay

ABSENT: Macedo (three vacancies)

ABSTAIN: None

INFORMATIONAL ITEMS

3. SIMPL Transformative Climate Communities Grant Update

Jo Anna Davis presented the item.

4. Review of SHRA website updates related to Rental Assistance Demonstration (RAD) and Twin Rivers projects

LaTanna Jones presented the Rental Assistance Demonstration Program portion of the item. The Twin Rivers portion of the item will be presented at a later date. Commissioner Nunley requested that acronyms be explained.

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier reviewed the following:

- Next meeting is on April 17, 2019
- Resignation of Commissioner Johnson
- At the request of Commissioner Starks, Executive Director Dozier recapped her experiences at the Council of Large Public Housing Authorities conference.

COMMISSION CHAIR REPORT

None.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 7:20 pm.

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Clerk

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
May 21, 2019

To: Board of Supervisors

Through: Navdeep S. Gill, County Executive

From: Peter Beilenson, Director, Health Services  
LaShelle Dozier, Executive Director, Sacramento Housing  
and Redevelopment Agency

Subject: Approve Amendment To Building Hope Program  
Memorandum Of Understanding And \$5 Million Assignment  
Of Funds To Building Hope Program

District(s): All

**RECOMMENDED ACTION**

1. Adopt the attached Resolution:
  - a. Authorizing the Department of Health Services (DHS) and the Sacramento Housing and Redevelopment Agency (SHRA) to amend and restate the Building Hope Program Memorandum of Understanding (MOU) to extend the term of the MOU to June 30, 2024, and to do everything necessary to meet the requirements of the Mental Health Services Act (MHSA) housing program and fulfill the terms of the amended and restated MOU;
  - b. Authorizing DHS to assign \$5 million of MHSA Community Services and Supports component funding to SHRA for the Building Hope Program; and
  - c. Authorizing SHRA to amend its budget, and to accept up to \$5 million in FY2018-19 from DHS for the purpose of creating and preserving permanent supportive housing for MHSA eligible clients.

**BACKGROUND**

The Division of Behavioral Health Services (BHS) and SHRA entered into the Building Hope Program MOU effective January 17, 2007, to establish the Building Hope Fund, delineate responsibilities with regard to the creation and preservation of affordable housing for extremely low-income people with psychiatric disabilities, and to provide a mechanism for the transfer of fund proceeds to financially support development of such housing.

Approve Amendment To Building Hope Program Memorandum Of Understanding And \$5 Million Assignment Of Funds To Building Hope Program

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In 2007, BHS assigned \$4 million in MHSA funding to the Building Hope Program to be administered and overseen by SHRA to invest in permanent supportive housing for homeless adults, transition age youth, and children and families living with serious mental illness and/or serious emotional disturbance. In 2013, the MOU was renewed and in 2016, the MOU was amended and restated.

Since the inception of MHSA planning, housing for homeless individuals living with mental illness has been a high priority. BHS, in partnership with SHRA, has achieved considerable success in this area through the Building Hope Program. To date, the funds have directly assisted the construction or renovation of 100 dedicated permanent supportive housing units for MHSA tenants and have provided leverage funds for an additional 302 affordable units at the following locations: Ardenaire Apartments, the YWCA, Martin Luther King, Jr. Village, Boulevard Court Apartments, The Studios at Hotel Berry, and Folsom Oaks Apartments. Additionally, in 2011, Building Hope funds assisted in the preservation of Saybrook Permanent Housing Program and Adolfo Permanent Supportive Housing Program.

The MHSA-funded Full Service Partnership Programs and other core outpatient programs provide permanent supportive housing services and supports for these individuals. These combined efforts to date support approximately 660 households, housing a total of about 760 homeless persons living with mental illness at any given time.

The recommended actions will provide the authority required to assign local MHSA funds to the Building Hope Program for the continued commitment to the creation and preservation of permanent supportive housing units for MHSA eligible tenants and to ensure that refinancing of existing developments as well as consideration of future development opportunities are supported through this long-standing partnership between DHS and SHRA.

### **FINANCIAL ANALYSIS**

There is no net County cost associated with assignment of \$5 million of MHSA Community Services and Supports component funding to the Building Hope Program. Revenue and appropriations in the amount of \$5 million are included in the DHS FY 2018-19 Adopted Budget. These funds will be leveraged with other federal, state, and/or local housing development funding. SHRA is requesting authority to amend its budget to accept the \$5 million transfer in FY 2018-19.

Approve Amendment To Building Hope Program Memorandum Of Understanding And \$5 Million Assignment Of Funds To Building Hope Program  
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Attachment(s):

RES - Amendment To Building Hope Program MOU and Assignment Of Funds

**RESOLUTION NO. \_\_\_\_\_**

**APPROVE AMENDMENT TO BUILDING HOPE PROGRAM MEMORANDUM OF UNDERSTANDING AND \$5 MILLION ASSIGNMENT OF FUNDS TO BUILDING HOPE PROGRAM**

**WHEREAS**, the Sacramento County Department of Health and Human Services (DHHS), Division of Behavioral Health Services (BHS), assigned \$4 million in Mental Health Services Act (MHSA) funding in 2007 to invest in housing for homeless adults, transition age youth, and children and families living with serious mental illness and/or serious emotional disturbance, and reside in Sacramento County; and

**WHEREAS**, BHS and Sacramento Housing and Redevelopment Agency (SHRA) entered into the Building Hope Program Memorandum of Understanding (MOU) effective January 17, 2007, to establish the \$4 million Building Hope Fund, delineate responsibilities with regard to the creation and preservation of affordable housing for extremely low-income people with psychiatric disabilities, and to provide a mechanism for the transfer of the fund proceeds to financially support development of such housing;

**WHEREAS**, BHS and SHRA executed a renewal of the Building Hope Program MOU on March 26, 2013, for the purpose of development, rehabilitation, and preservation of permanent supportive housing units for individuals of all ages who are homeless, have psychiatric disabilities and/or serious emotional disturbance and reside in Sacramento County and BHS and SHRA entered into an amended and restated MOU effective April 18, 2016; and

**WHEREAS**, SHRA and Department of Health Services (DHS) continue to desire to provide permanent supportive housing to homeless people with psychiatric disabilities and serious emotional disturbance in accordance with the MHSA; and

**WHEREAS**, BHS desires to assign an additional \$5 million in MHSA funds to the Building Hope Program consistent with the stated purpose and intent of the program; these funds may be leveraged with statewide MHSA housing program funds, other funding streams, tax credits, and monies from



Approve Amendment To Building Hope Program Memorandum Of Understanding And \$5 Million Assignment Of Funds To Building Hope Program Page 2

other agencies for the preservation and creation of permanent supportive housing for MHSA eligible clients residing in Sacramento; and

**WHEREAS**, these actions are not considered a project pursuant to the California Environmental Quality Act Guidelines at 14 California Code of Regulations sections 15378(b) (5), and there is no federal funding or other federal involvement associated with the proposed actions; therefore, the National Environmental Policy Act does not apply.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Sacramento, State of California, that this Board finds as follows:

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

Section 2: DHS and SHRA are authorized and directed to enter into and execute a second amendment and restated MOU, approved to form by agency counsel, to extend the term of the MOU to June 30, 2024, and to do everything necessary to meet the requirements of the MHSA housing program and to fulfill the terms of the amended and restated MOU.

Section 3: DHS is authorized and directed to assign \$5 million of MHSA Community Services and Supports component funding to SHRA for the Building Hope Program and SHRA is authorized to amend its budget, and to accept up to \$5 million in Fiscal Year 2018-19 from DHS for the purpose of creating and preserving permanent supportive housing for MHSA eligible clients.

Approve Amendment To Building Hope Program Memorandum Of Understanding And \$5 Million Assignment Of Funds To Building Hope Program Page 2

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 21st day of May 2019, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

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

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Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

## 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

**April 17, 2019**

### **AMENDMENT TO BUILDING HOPE PROGRAM MEMORANDUM OF UNDERSTANDING AND ASSIGNMENT OF FUNDS**

**WHEREAS**, the Sacramento County Department of Health Services (DHS) Division of Behavioral Health Services (BHS) assigned \$4 million in Mental Health Services Act (MHSA) funding in 2007 to invest in housing for homeless adults, transition age youth, and children and families living with serious mental illness and/or serious emotional disturbance, and reside in Sacramento County; and

**WHEREAS**, BHS and Sacramento Housing and Redevelopment Agency (SHRA) entered into the Building Hope Program Memorandum of Understanding (MOU) effective January 17, 2007, to establish the \$4 million Building Hope Fund, delineate responsibilities with regard to the creation and preservation of affordable housing for extremely low-income people with psychiatric disabilities, and to provide a mechanism for the transfer of the Fund proceeds to fund development of such housing;

**WHEREAS**, BHS and SHRA executed a renewal of the Building Hope Program MOU on March 26, 2013, for the purpose of development, rehabilitation, and preservation of permanent supportive housing units for individuals of all ages who are homeless, have psychiatric disabilities and/or serious emotional disturbance and reside in Sacramento County and BHS and SHRA entered into an Amended and Restated MOU effective April 18, 2016; and

**WHEREAS**, SHRA and BHS continue to desire to provide permanent supportive housing to homeless people with psychiatric disabilities and serious emotional disturbance in accordance with the MHSA; and

**WHEREAS**, BHS desires to assign an additional \$5 million in MHSA funds to the Building Hope Program consistent with the stated purpose and intent of the Program; these funds may be leveraged with statewide MHSA Housing Program funds, other funding streams, tax credits, and monies from other agencies for the preservation and

creation of permanent supportive housing for MHSA eligible clients residing in Sacramento; and

**WHEREAS**, these actions are not considered a project pursuant to the California Environmental Quality Act (CEQA) Guidelines at 14 California Code of Regulations (CCR) sections 15378(b) (5), and there is no federal funding or other federal involvement associated with the proposed actions; therefore, the National Environmental Policy Act (NEPA) does not apply.

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

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

Section 2: Subject to approval by the Sacramento County Board of Supervisors, the SHRA Executive Director, or her designee, is authorized to execute a Second Amendment and Restated MOU, approved to form by Agency counsel, to extend the term of the MOU to June 30, 2024, and to do everything necessary to meet the requirements of the MHSA housing program and to fulfill the terms of the Amended and Restated MOU.

Section 3: The Executive Director, or her designee, is authorized to amend the SHRA budget, and to accept up to \$5 million in Fiscal Year 2018-19 from DHS for the purpose of creating and preserving permanent supportive housing for MHSA eligible clients.

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CHAIR

ATTEST:

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CLERK