



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, August 5, 2020 – 6:00 pm
801 12th Street Commission Room
Sacramento CA

The August 5, 2020 Sacramento Housing and Redevelopment Commission meeting will be broadcast live on YouTube. To view the meeting please visit:

https://youtu.be/Nxk_g1ySoF4

Members of the public who wish to make comments can do so in a variety of ways including:

1. Email comments to publiccomments@shra.org which will be read into the record by the Clerk during the meeting.
2. Join by phone: For higher quality, select an area code closest to your current location - the underlined phone number is nearest to Sacramento:
Dial: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or
Toll Free Phone Numbers: 833 548 0276 or 833 548 0282 or 877 853 5257 or 888 475 4499. **Use Webinar ID: 859 5249 2540, Password: 204329.** Once you have joined the meeting you will be placed in the waiting room and prompted to use the “raise hand” feature in Zoom in order to speak on a specific agenda item. Please contact the Agency Clerk’s office at 916-440-1363, if you have questions about this procedure.

Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor’s Emergency Declaration related to COVID-19, and the Governor’s Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, Staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

The Sacramento Housing and Redevelopment Agency (SHRA), in compliance with the Americans with Disabilities Act (ADA), requests that individuals who require special accommodations to access and/or participate in SHRA Commission meetings to please contact the office at (916) 440-1363 at least 24 hours before the scheduled meeting to ensure that assistance can be provided if needed.

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. 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. Members of the public wishing to provide comment should either email comments to publiccomments@shra.org or use one of the methods to join the meeting as outlined above.

APPROVAL OF MINUTES – July 15, 2020.

CONSENT

1. State Emergency Solutions Grant (ESG) report
2. Participation In The Renewal of The Stockton Boulevard Property and Business Improvement District - City Report
3. Participation In The Renewal of The Stockton Boulevard Property and Business Improvement District - County Report

BUSINESS/DISCUSSION

4. 2020 Mid-Year Revision for the Housing Authority of the City and County of Sacramento to the Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan
5. Approval of Homekey Program Application - City Report
6. Approval of Homekey Program Application - County Report

PRESENTATIONS

7. Mirasol Village update
8. Rental Assistance Demonstration (RAD) 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 online at www.shra.org. If you need assistance with locating reports or would like to request copies contact the Agency Clerk at 916-440-1363.



MINUTES
Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
July 15, 2020
Meeting noticed on July 10, 2020

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:02 p.m. by Chair Morgan. Note that meeting was held via teleconference following the Governor's executive order during the coronavirus pandemic.

MEMBERS PRESENT: Alcalay, Boyd (arrived 6:15pm), Morgan, Nunley, Staajabu, Starks (arrived 6:40pm), Woo

MEMBERS ABSENT: Griffin, Osmany (two vacancies)

STAFF PRESENT: La Shelle Dozier, Brad Nakano, Mark Hamilton, James Shields, Ahmad Halimi, Lira Goff, Vickie Smith, Sarah O'Daniel, Celia Yniguez, Jerry Graber, Tyrone Roderick Williams, Cecette Hawkins, Anne Nicholls, Susie Jackson, Maria Avdalas

APPROVAL OF AGENDA

The Agenda was approved as submitted, without objection. Chair Morgan announced that items 2 and 3 would be presented and approved together.

CITIZENS COMMENTS

Jefferey Tardaguilla and William Berg of Preservation Sacramento provided comment.

APPROVAL OF MINUTES – May 20, 2020 and June 17, 2020 minutes were approved as submitted.

PUBLIC HEARING

1. 2020 Mid-Year Revision for the Housing Authority of the City and County of Sacramento to the Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan

Maria Avdalas presented the item. Sarah Ropeleto from Legal Services of Northern California provided comment which was read into the record by the Agency Clerk.

Commissioner Nunley motioned to approve closing the public hearing for this item. Commissioner Alcalay seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Nunley, Staajabu, Woo

NOES: None

ABSENT: Griffin, Osmany

ABSTAIN: None

Not present to vote: Starks

BUSINESS/DISCUSSION

2. 2021 Sacramento Housing and Redevelopment Agency Proposed Budget – City Report
3. 2021 Sacramento Housing and Redevelopment Agency Proposed Budget – County Report

Susie Jackson presented items 2 and 3 together.

Commissioner Alcalay requested information on the budget expenditures related to actual costs instead of projected.

Commissioner Nunley motioned to approve the staff recommendation for the item listed above. Commissioner Woo seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Nunley, Staajabu, Starks, Woo

NOES: None

ABSENT: Griffin, Osmany

ABSTAIN: None

4. Villa Jardin and Coral Gables Tax Equity and Fiscal Responsibility Act Hearing, and Approval of Tax-Exempt Bonds, Predevelopment Loan, Loan Commitment, Assignment and Assumption Commitments, and Disposition and Development Agreement

Anne Nicholls presented the item.

Commissioner Nunley motioned to approve the staff recommendation for the item listed above. Commissioner Morgan seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Nunley, Staajabu, Starks, Woo

NOES: None

ABSENT: Griffin, Osmany

ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

Executive Director La Shelle Dozier reviewed the following:

- Next meeting will be August 5, 2020.
- Staff is working on a virtual tour tentatively scheduled for August 19th

COMMISSION CHAIR REPORT

Chair Morgan gave an update on the proposed gift for Commissioner Griffin.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Nunley asked if having an outdoor meeting would be feasible. Staff indicated this might be a challenge to set up the equipment out doors to do the online livestream of the meeting.

Commissioner Alcalay stated that he would need to participate remotely even if the remainder of the Commission participated in a group setting.

Commissioner Boyd asked for an update on the opening of the Meadowview shelter. Staff indicated that the shelter is scheduled to open mid-August.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 7:15 pm.

Clerk

August 5, 2020



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session

SUBJECT Authorization to Submit 2020 ESG-Coronavirus (CV) Applications to the California Department of Housing and Community Development (HCD) and Amend the Sacramento Housing and Redevelopment Agency (SHRA) Budget

RECOMMENDATION

Staff recommends adoption of the attached resolution correcting an administrative error in the authorized maximum grant amount to receive for the State Emergency Solution Coronavirus Grant Program: The resolution authorizes the Executive Director, or her designee, to: a) use the grant pursuant to the 2020 ESG-CV NOFA funds in a manner consistent and in compliance with all applicable state, federal, and other statutes, rules, regulations, guidelines and laws, including without limitation all rules and laws regarding the ESG Program, as well as any and all contracts SHRA may have with HCD, b) receive an ESG-CV grant from HCD, in an amount not to exceed \$2,286,400 and amend SHRA's budget accordingly. If the award is less than \$2,286,400, SHRA is authorized to amend its budget to accept the actual amount of the award, c) use the ESG funds for eligible activities as approved by HCD and in accordance with all Program requirements, and other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between SHRA and HCD, d) execute HCD's Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents related to the Program or the ESG-CV grant awarded to State ESG Administrative Entity, as HCD or SHRA may deem appropriate, and f) execute a contract or contracts and any subsequent amendments with subrecipient(s) providing emergency shelter and rapid re-housing services.

CONTACT PERSONS

Tyrone Roderick Williams, Deputy Executive Director, 916-440-1319
Celia Yniguez, Program Manager, 916-440-1350

Updated 10-15-19

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SUMMARY

Coronavirus Aid, Relief, and Economic Stimulus (CARES) Act

On March 27, 2020, the CARES Act, Public Law 116-136 was signed by the President of the United States. This made available \$4 billion in Emergency Solutions Grant Coronavirus (ESG-CV) funds to respond to the growing effects of the historic COVID-19 public health crisis. The California Department of Housing and Community Development (Department) received approximately \$42 million in federal funds for the Emergency Solutions Grants Program and released a Notice of Funding Availability on June 1, 2020.

BACKGROUND

Administrative Entity Process

Beginning in 2016, and every two years thereafter, HCD has solicited for qualified local government entities to act as the AE within its CoC Service Area to administer ESG funding in collaboration with its CoC. To qualify, an AE must:

- be a unit of general purpose local government that has administered ESG funds as a U.S. Department of Housing and Urban Development (HUD) entitlement during at least one of the past five years;
- have no unresolved ESG monitoring findings with HUD or HCD that has been determined to pose a substantial risk to HCD;
- demonstrate the ability and willingness to perform functions of an AE; and
- be recommended by its CoC and willing to collaborate to the maximum extent feasible with its CoC.

Non-Entitlement Areas

The Application requires AEs to ensure that all funded activities are available to non-entitlement areas of the service area using the Coordinated Entry System. In Sacramento County, the non-entitlement areas are Citrus Heights, Elk Grove and Rancho Cordova; all remaining cities are under the County of Sacramento's entitlement umbrella. As the AE, SHRA will ensure these funds are available to all ESG eligible residents. The AE facilitates outreach to populations in the non-entitlement areas and evaluates participation from these areas at least annually.

SHRA has, and will continue to, consult and collaborate with Sacramento Steps Forward, the County of Sacramento and its cities on client outreach and performance

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measures. SHRA will follow HCD's annual reporting instructions. Additionally, SHRA will provide accomplishments annually in Sacramento County's One-Year Action Plan. To satisfy HCDs annual reporting requirements, Sacramento Steps Forward will extract client Coordinated Entry System enrollment location from the Homeless Management Information System (HMIS) and provide that information to HCD.

Governing Board Approvals

On June 17, 2020 SHRC approved State ESG-CV but due to an administrative error the incorrect amount was included on the resolution. This report corrects that error.

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA to receive funds and administer HCD's 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 for ESG grants, to accept grant funds, execute State agreements, and to amend its budget to administer the State ESG Program within the designated CoC Service Area of Sacramento County as determined by the State.

2020 State ESG-CV Grant Award Summary

Anticipated State ESG-CV 2020 Grant Award:	\$1,143,200
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ESG-CV

The anticipated ESG-CV allocation is \$1,143,200. The County and City of Sacramento, Sacramento Steps Forward, and SHRA are working cooperatively to increase resources and efforts to existing emergency shelters and rapid re-housing programs. Therefore, the application includes funding emergency shelter activities in the amount of \$758,060, \$324,940 for rapid re-housing, and \$60,200 for SHRA administration.

HCD will notify AEs of final allocations this fall. HCD encouraged AEs to request double the anticipated allocation as resolutions with a lower final award would be rejected.

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Anticipated Allocations

Sacramento County ESG-CV

Emergency Shelter: \$758,060 (federal ESG)

Rapid Re-Housing: \$324,940 (federal ESG)

SHRA administration: \$60,200 (federal ESG)

Total annual ESG-CV: \$1,143,200

Anticipated Allocations for purposes only of the Resolution:

ESG-CV

Emergency Shelter: \$1,516,120

Rapid Re-Housing: \$649,880

SHRA administration: \$120,400

Total: \$2,286,400

Administrative amounts and expenditure dates are established by HCD.

Required Vendor Solicitation and Award:

In this report, staff requests authorization to submit the ESG-CV 2020 grant year application, accept funds and execute contracts with the one or more rapid re-housing provider selected through a process consistent with SHRA procurement policies, and existing emergency shelters operated by SHRA and/or the City and County of Sacramento.

Anticipated Provider Contract Period:

October 1, 2020 through August 30, 2021

Anticipated 2020 ESG-CV Accomplishments

Sacramento: Will provide RRH services to at least 25 unduplicated countywide households. Activities will/may include: housing search and placement, case management, rental application fees, security/utility deposits, utility payments, short-term rental assistance, and other ESG rapid re-housing eligible activities for literally homeless individuals and non-CalWorks eligible families. Provide emergency shelter and services to approximately 100 unduplicated homeless individuals.

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FINANCIAL CONSIDERATIONS

The June 1, 2020 NOFA for anticipated funding amount of ESG-CV at \$1,143,200. Staff is following HCD resolution instructions to increase the resolution amount by nearly double the estimated funding identified by HCD.

For purposes of this report, utilizing the \$2,286,400 figure, staff anticipates \$1,516,120 will fund emergency shelter operations, \$649,880 for rapid re-housing services and the remaining \$120,400 is available to SHRA for administering the program for a total of \$2,286,400. The allocation could be less depending on final award.

POLICY CONSIDERATIONS

The actions recommended in this report are consistent with previously approved policies, and state and federal requirements.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The recommended activity is considered an administrative activity and therefore is determined not to be a project subject to provisions of CEQA per 14 California Code of Regulations (CCR) §15378(b). Additional environmental review will be completed prior to approval of or commitment to any specific activities or projects under the ESG program.

National Environmental Policy Act (NEPA): The recommended activity is considered an administrative and management activity and therefore is determined to be Exempt from NEPA per 24 CFR §58.34(a) (3), "administrative and management activities". Additional environmental review will be completed prior to approval of or commitment to any specific activities or projects under the ESG program.

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M/WBE AND SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent they may be applicable. LBE Considerations are not applicable to this report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

1 – Resolution ESG-CV



July 31, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval Of Housing Authority Participation In The Renewal Of The Stockton
Boulevard Property and Business Improvement District

SUMMARY

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

Respectfully submitted,


LA SHELLÉ DOZIER
Executive Director

Attachment



REPORT TO HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
August 11, 2020

Chair and Members of the Housing Authority Board

Title: Housing Authority Participation in the Renewal of the Stockton Boulevard Property and Business Improvement District

Location/Council District: Stockton Boulevard, Council District 6

Recommendation: Adopt a **Housing Authority Resolution** a) authorizing the Executive Director, or her designee, as the property owner, to sign petitions and assessment ballots, enter into agreements, execute other related documents, and perform other actions to further the renewal of the Stockton Boulevard Property and Business Improvement District, b) authorizing the Executive Director, or her designee to appropriate, amend the Agency budget, and pay \$2,978.17 of Housing Successor Agency funds to make annual payments of approximately \$2,978 plus any subsequent increases in the assessment rates not to exceed 3 percent annually, to the Stockton Boulevard PBID for the ten (10) year term of the PBID.

Contact: Mark Hamilton, Assistant Director, 916-449-6223; Cecette Hawkins, Project Manager, 916-449-6218

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: The Stockton Boulevard Property and Business Improvement District (PBID) was established in 2001, subsequently renewed in 2011, and is scheduled to expire at the end of 2021. Since the inception of the PBID, the Stockton Boulevard Partnership (SBP), who operates the Stockton Boulevard PBID, has accomplished much to improve the business corridor. Therefore, the SBP Board of Directors and the property owners within the existing Stockton Boulevard PBID are proposing to renew the PBID for a ten (10) year term.

The Housing Authority of the City of Sacramento owns three parcels within the proposed PBID. This report recommends that the Housing Authority, as a significant property owner, participate in renewing the Stockton Boulevard PBID through signing petitions and voting during the formation process. In the event that the PBID is renewed, this report also recommends that the Agency allocate funds to make annual payments for the 10-year life of the PBID for Housing Authority owned property. The Stockton Boulevard PBID provides programs and advocacy that assists in eliminating economic blight by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor.

Policy Considerations: The proposed renewal of the Stockton PBID is consistent with the Housing Authority's Annual Plan as the PBID promotes an increased level of safety and security in the community through its efforts. These efforts include: graffiti abatement, litter removal, streetscape maintenance, and other additional safety measures.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): Activities undertaken under the PBID associated with safety and streetscape maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities undertaken under the PBID have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b). There is no federal funding associated with this action; therefore, the National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: There are no sustainability considerations applicable to the formation process and administration of a special district.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its August, 5, 2020 meeting, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: In 1999, the Stockton Boulevard Merchants and Property Owners Association and the Sacramento Housing and Redevelopment Agency (Agency) determined that the formation of a Property and Business Improvement District (PBID) would enhance the economic development of the Stockton Boulevard commercial area. In 2001, the Agency participated in the funding and the formation of the Stockton Boulevard PBID to assist the newly formed Stockton Boulevard Partnership (SBP) in achieving self-sufficiency and capacity building of the organization.

The Stockton Boulevard PBID has provided programs and advocacy which have assisted in eliminating economic blight conditions by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor. The PBID is critical in restoring and maintaining the economic viability of the Stockton Boulevard commercial corridor. If the renewal is approved, it will continue to provide a security program to support police and property owner crime prevention efforts. In addition, maintenance services will be provided to increase the frequency of litter and debris removal, pressure washing of sidewalks and graffiti abatements. Finally, the PBID will create opportunities for image enhancement and advocacy to promote business interests and allow the business community to speak with one voice and leverage additional funding for Stockton Boulevard improvements.

Financial Considerations: This report recommends appropriating \$2,978.17 of Housing Successor Agency funds annually which will be used to pay the assessment for the Stockton Blvd. Property Based Improvement District. The annual assessment rate for the PBID is \$0.0165 per square foot of land for Housing Authority owned properties that have frontage on Stockton Boulevard and that are within the PBID boundary. Assessment rates are subject to an increase of no more than three percent annually and the proposed allocation provides for the annual increase.

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

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Attachments

1-Resolution

2-Map

RESOLUTION NO. 2020 -

Adopted by the Housing Authority of the City of Sacramento

on date of

APPROVAL OF HOUSING AUTHORITY PARTICIPATION IN THE RENEWAL OF THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND ALLOCATION OF RECOGNIZED OBLIGATED PAYMENT SCHEDULE

BACKGROUND

- A. In 1999, the Stockton Boulevard Merchants and Property Owners Association and the Sacramento Housing and Redevelopment Agency (Agency) determined that the formation of a Property and Business Improvement District (PBID) would enhance the economic development of the Stockton Boulevard commercial area.
- B. The PBID was renewed in 2011 and expires at the end of 2021 and requires renewal through a property owner ballot voting process to continue its business activities in the PBID area.
- C. The Stockton Boulevard Partnership has proposed the renewal of the Stockton Boulevard PBID to fund economic development programs and the boundaries of the PBID would encompass the Agency's property.
- D. Activities undertaken under the PBID associated with landscape and maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities undertaken under the PBID have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b).
- E. The property and business owners within the Stockton Boulevard commercial corridor propose to renew the Stockton Boulevard PBID for a ten (10) year term under the Property and Business Improvement District Law of 1994, which is required by part 7 (beginning with section 36600) of division 18 in the California Streets and Highways Code.
- F. The Housing Authority of the City owns the following commercially zoned properties within the Stockton Project Area and the Stockton Boulevard PBID:
 - 026-0073-004 – 5266 Young Street
 - 026-0073-005 – 5280 Young Street
 - 026-0073-014 – 5700 Stockton Boulevard

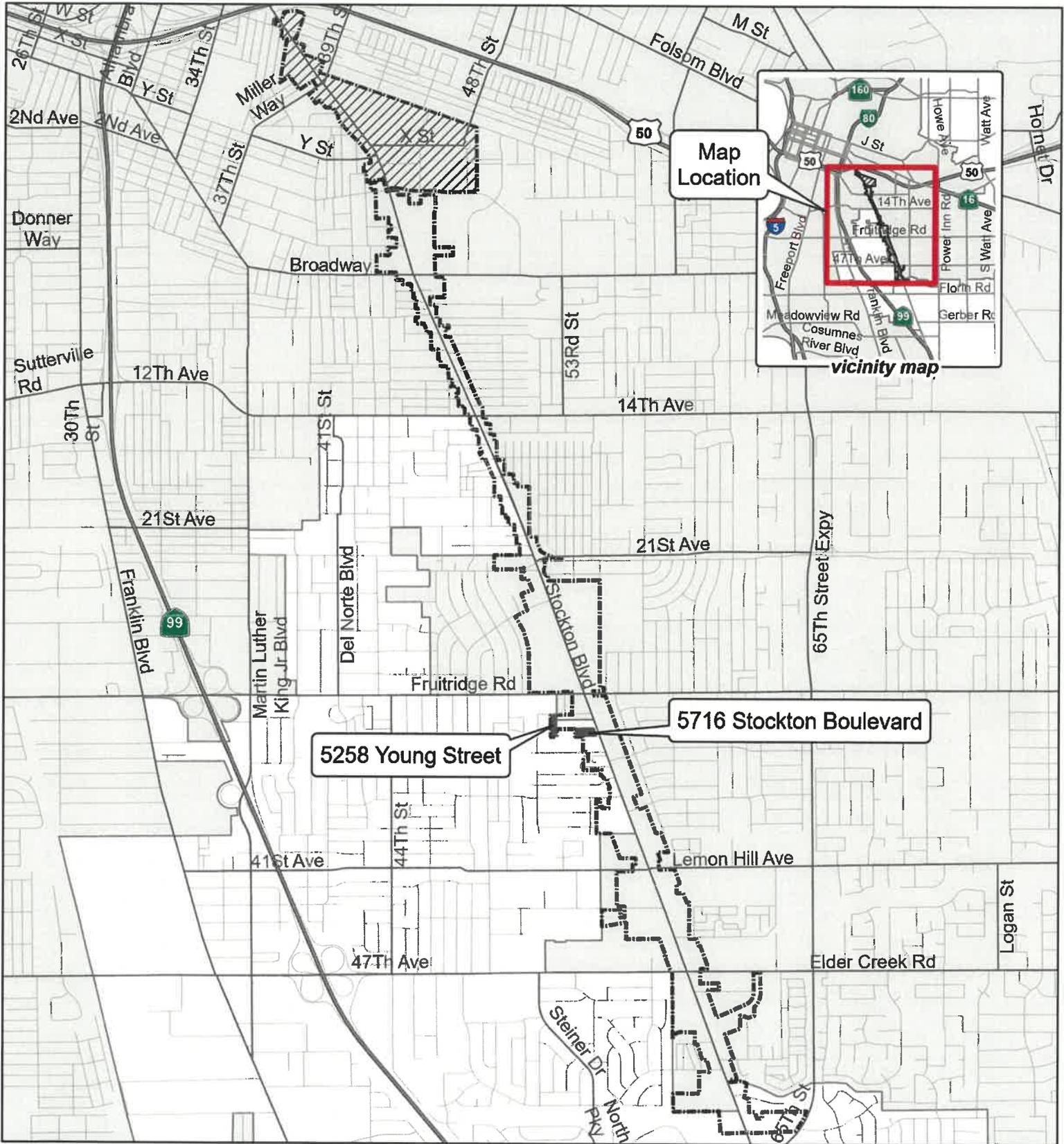
- G. The Housing Authority has determined that the public interest will be served by having Housing Authority properties participate in the Stockton Boulevard PBID.

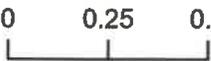
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.
- Section 2. The Executive Director, or her designee, is authorized to sign petitions and assessment ballots, enter into agreements, execute other related documents, and perform other actions to further the renewal of the Stockton Boulevard Property and Business Improvement District.
- Section 3. The Executive Director, or her designee, is authorized to appropriate, amend the Agency budget and pay \$2,978.17 of Housing Successor Agency funds to make annual payments, plus any subsequent increases in the assessment rates not to exceed 3 percent annually, to the Stockton Boulevard PBID for the ten (10) year term of the PBID.



Stockton Boulevard Property and Business Improvement District Renewal



	Housing Authority Parcel		Stockton Boulevard PBID Expansion	Miles 0 0.25 0.5 		SHRA GIS June 25, 2020
	Stockton Boulevard PBID		City of Sacramento			



July 31, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval Of Housing Authority Participation In The Renewal Of The Stockton
Boulevard Property and Business Improvement District

SUMMARY

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

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
August 11, 2020

To: Housing Authority of the County of Sacramento

Through: Navdeep S. Gill, County Executive
Bruce Wagstaff, Deputy County Executive

From: LaShelle Dozier, Executive Director

Subject: Approval Of Housing Authority Participation In The Renewal
Of The Stockton Boulevard Property and Business
Improvement District

District(s): Kennedy

RECOMMENDED ACTION

The report recommends approval of the attached Housing Authority Resolution which:

1. Authorizes the Executive Director, or her designee, to sign petitions and assessment ballots, enter into agreements, execute other related documents, and perform other actions to further the renewal of the Stockton Boulevard Property and Business Improvement District.
2. Authorizes the amendment of the Sacramento Housing and Redevelopment Agency (Agency) budget to appropriate and pay \$2,580.31 of Housing Successor Agency Funds annually plus any subsequent increases in the assessment rate not to exceed three percent annually to the Stockton Boulevard PBID for the ten (10) year term of the PBID.

BACKGROUND

In 1999, the Stockton Boulevard Merchants and Property Owners Association worked with the Sacramento Housing and Redevelopment Agency (Agency) to form a Property and Business Improvement District (PBID) along Stockton Boulevard to enhance the economic development of the Stockton Boulevard commercial area. The PBID was established in 2001, was last renewed in 2011, and will expire at the end of 2021. The Stockton Boulevard PBID has provided programs and advocacy that assisted in eliminating economic blight conditions in the Stockton Boulevard Project Areas by retaining, attracting,

and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor. Therefore, the Stockton Boulevard Partnership Board of Directors and the property owners within the existing Stockton Boulevard PBID are proposing to renew the PBID for a ten (10) year term. The Housing Authority of the County of Sacramento owns two parcels within the proposed PBID.

COMMISSION ACTION

At its meeting on August 5, 2020, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. Staff will notify the Board in the event the item is not approved.

POLICY CONSIDERATIONS

The proposed renewal of the Stockton PBID is consistent with the Housing Authority's Annual Plan as the PBID promotes an increased level of safety and security in the community through its efforts at graffiti abatement, litter removal, streetscape maintenance, and additional safety measures.

ENVIRONMENTAL REVIEW

Activities undertaken under the PBID associated with safety and streetscape maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities undertaken under the PBID have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b). There is no federal funding associated with this action, therefore the National Environmental Policy Act (NEPA) does not apply.

M/WBE/SECTION 3 CONSIDERATIONS

The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE requirements.

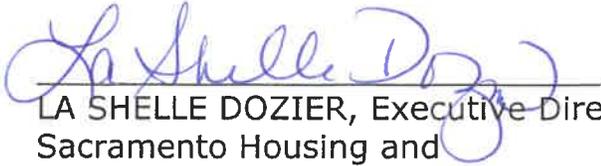
FINANCIAL ANALYSIS

This report recommends appropriating \$2,580.31 of Housing Successor Agency funds annually to the Stockton Blvd. Property Based Improvement District. The annual assessment rate for the PBID is \$0.0165 per square foot of land for Housing Authority owned properties that have frontage on Stockton Blvd. and that are located within the PBID boundary. Assessment rates may be subject to an increase of no more than three percent annually and the proposed allocation provides for the annual increase.

Housing Authority Participation In The Renewal of The Stockton Boulevard
Property And Business Improvement District
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Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

Attachments:
RES – HACOS Resolution
ATT 1 – Map

RESOLUTION NO.

**ADOPTED BY THE HOUSING AUTHORITY OF THE
COUNTY OF SACRAMENTO**

**APPROVAL OF HOUSING AUTHORITY PARTICIPATION IN THE
RENEWAL OF THE STOCKTON BOULEVARD PROPERTY AND BUSINESS
IMPROVEMENT DISTRICT AND ALLOCATION OF RECONIZED
OBLIGATION PAYMENT SCHEDULE FUNDS**

WHEREAS, in 2001, the Sacramento Housing and Redevelopment Agency (Agency) participated in the funding and the formation of the Stockton Boulevard Property Business Improvement District (PBID) to assist the Stockton Boulevard Partnership (SBP) in achieving self-sufficiency and capacity building of the organization. The PBID was renewed in 2011 and expires at the end of 2021 and requires renewal through a property owner ballot voting process to continue its business activities in the PBID area; and

WHEREAS, the Stockton Boulevard PBID will provide programs and advocacy that will assist in eliminating economic blighting conditions in the Stockton Boulevard Project Area by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard Commercial District; and

WHEREAS, the activities undertaken under the PBID associated with landscape and maintenance are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. The remaining activities undertaken under the PBID have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b); and

WHEREAS, the property and business owners within the Stockton Boulevard commercial corridor propose to renew the Stockton Boulevard PBID for a ten (10) year term under the Property and Business Improvement

District Law of 1994, which is required by part 7 (beginning with section 36600) of division 18 in the California Streets and Highways Code; and

WHEREAS, the Housing Authority of the County of Sacramento owns the following commercially zoned properties within the Stockton Boulevard Project Area and the Stockton PBID:

026-0073-003—5258 Young Street

026-0073-017—5716 Stockton Boulevard

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. The Executive Director, or her designee, is authorized to sign petitions and assessment ballots, enter into other agreements, execute other related documents, and perform other actions to further the renewal of the Stockton Boulevard Property and Business Improvement District.

Section 3. The Executive Director, or her designee, is authorized to appropriate, amend the Agency budget and pay \$2,580.31 of Housing Successor Agency Funds to make annual payments, plus any subsequent increases in the assessment rates not to exceed 3 percent annually, to the Stockton Boulevard PBID for the ten (10) year term of the PBID.

On a motion by Member _____, seconded by Member _____, the foregoing Resolution was passed and adopted by the Board of the Housing Authority of the County of Sacramento this 11th day of August, 2020, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

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

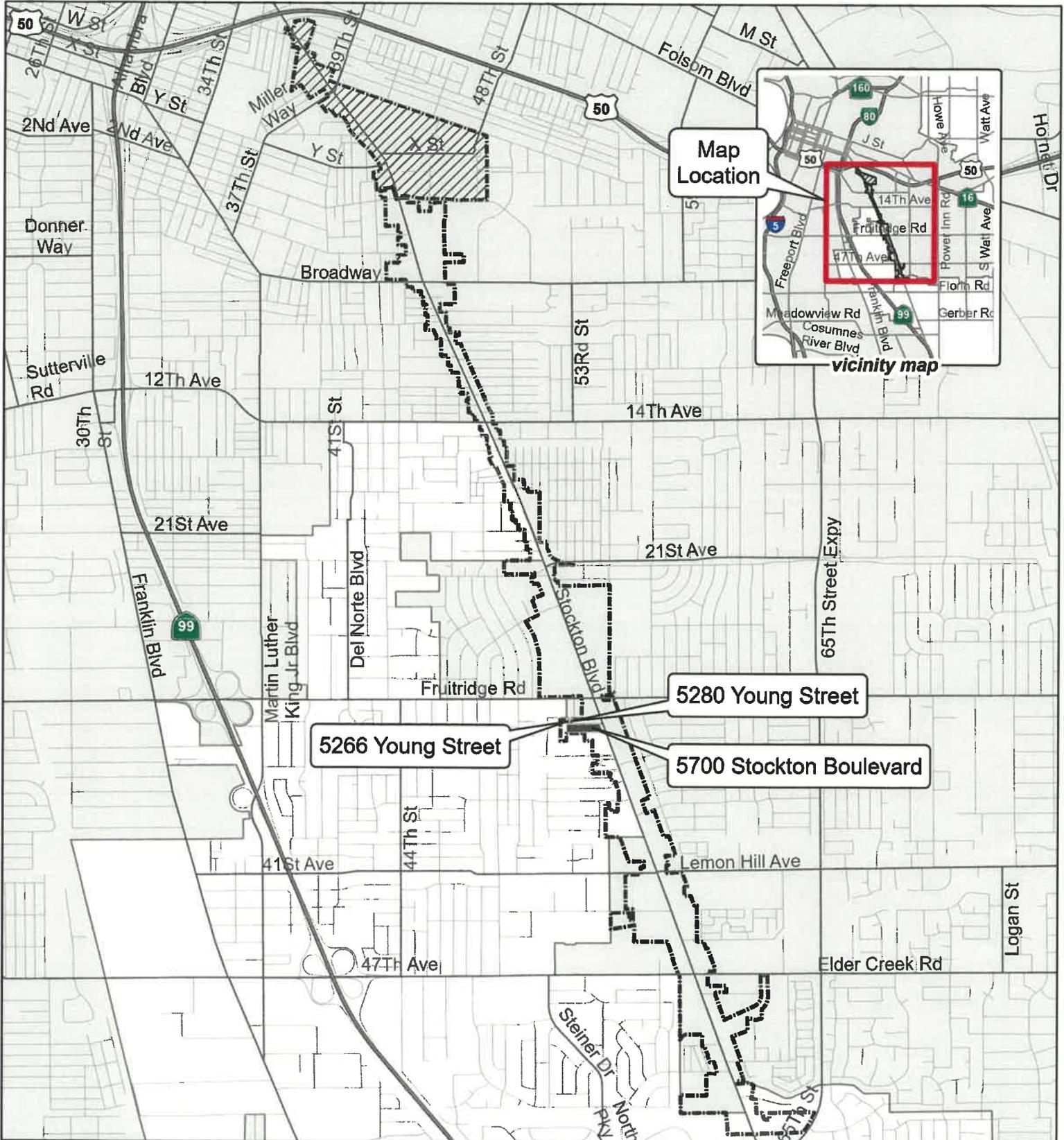
Chair of the Board of the Housing Authority
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk



Stockton Boulevard Property and Business Improvement District Renewal



Housing Authority Parcel
 Stockton Boulevard PBID Expansion
 Stockton Boulevard PBID
 City of Sacramento

0 0.25 0.5 Miles
 SHRA GIS
 June 25, 2020

August 5, 2020



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT **2020 Mid-Year Revision for the Housing Authority of the City and County of Sacramento to the Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan – Public Hearing**

RECOMMENDATION

Staff recommends adoption of the attached resolution(s) which: 1) certifies that the required public hearing has been held and comments have been received and considered, 2) approves the *2020 Mid-Year Revision to the Public Housing Agency (PHA) Annual Plan (Plan), Admissions and Continued Occupancy Policy (ACOP), and the Administrative Plan* for the Housing Choice Voucher (HCV) program for the Housing Authority of the County of Sacramento (HACOS), 3) authorizes the Executive Director or her designee to make non-substantive changes to the *Plan, ACOP, and the Administrative Plan* based on additional public comments, 4) authorizes the Executive Director or her designee to make changes to the *PHA Plan, ACOP, and Administrative Plan* as directed by the United States Department of Housing and Urban Development (HUD) or as required for compliance with the Quality Housing and Work Responsibility Act of 1998, 5) certifies that the *Plan* is consistent with the *Consolidated Plan* per 24 Code of Federal Regulations (CFR) §903.15, and 6) authorizes the Executive Director or her designee to execute and submit all required documents for the submission and certification of the *2020 Mid-Year Revision to the PHA Annual Plan* to HUD.

CONTACT PERSONS

Maria Avdalas, Management Analyst, 916-449-6201
Cecette Hawkins, Project Manager, 916-449-6218

SUMMARY

This report recommends approval of the *2020 Mid-Year Revision to the PHA Annual Plan (Plan)* (Attachment 1), and the *Administrative Plan for the Housing Choice Voucher program* (Attachment 2) for the Housing Authority of the City and County of Sacramento.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
August 5, 2020
Page 2

BACKGROUND

Applicable federal law and HUD regulations require that each Housing Authority develop and adopt a Five-Year PHA *Plan* and update it on an annual basis. The *PHA Annual Plan* provides detail about Housing Authority programs, services, and general policies. Applicable federal law and HUD regulations allow Housing Authorities to amend or modify their PHA Plans after submitting their *Annual Plans* to HUD by submitting a Mid-Year revision.

HUD regulations require a public outreach process including a 45-day public comment period when there are significant changes made to the *Plan*, *ACOP*, and/or the *Administrative Plan*. Notices were published in local English language and non-English language newspapers providing the location of the draft documents available for review. Notices and documents were also posted on the Agency's website at www.shra.org for review.

After the public comment review period and upon approval by the Commission, the final changes will be made and the documents will be submitted to HUD for review and approval. HUD has 75 days to issue a notification of approval or denial of the revised *Plan*. Once the *Plan* is approved, staff can implement changes immediately.

Staff updated the 2020 *PHA Plan* and the *Administrative Plan* to include significant changes which are detailed below, including:

- Amending the PHA Plan to include updated language in the revised PIH Notice: H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 – Final Implementation which include changes to the eligibility and selection criteria as well as clarifications of existing instructions.
- Adding language for new voucher funding and the qualifications for the Family Unification Program per HUD definition.
- Updating the Administrative Plan to reflect current regulations.
- Providing an explanation of Enhanced Vouchers.
- Establishing alternative ways to help clients' complete paperwork.
- Establishing a time frame for families to move to an appropriate sized unit when necessary
- Identifying the procedure to request an emergency transfer related to the Violence Against Women Act (VAWA).

Information on all significant changes can be found in the attached *Significant Changes to the 2020 Mid-Year Significant Changes* (Attachment 4).

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
August 5, 2020
Page 3

FINANCIAL CONSIDERATIONS

The recommended action before the Commission requires no additional funding considerations.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The recommended actions are considered administrative and therefore determined not to be a project subject to provisions of CEQA pursuant to 14 California Code of Regulations (CCR) §15378(b).

National Environmental Policy Act (NEPA): The recommended actions are considered administrative and planning activities are therefore determined to be Exempt from NEPA pursuant to 24 CFR §58.34(a)(1) and (3).

M/WBE AND SECTION 3 CONSIDERATIONS

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

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

SHRC Resolution

Attachment 1 - 2020 Mid-Year Revision to the PHA Annual Plan – City

Attachment 2 - 2020 Mid-Year Revision to the PHA Annual Plan – County

Attachment 3 - 2020 Administrative Plan for the Housing Choice Voucher Program

Attachment 4 - 2020 Mid-Year Significant Changes

Attachment 5 - Comment Letter from Legal Services of Northern California

Attachment 6 – SHRA Response Letter to Legal Services of Northern California

Attachments 1-3 are on file with the Agency Clerk and available at www.shra.org



July 30, 2020

Ms. Sarah Ropelato
Legal Services of Northern California (LSNC)
515 12th Street
Sacramento, CA 95814

Dear Ms. Ropelato,

Thank you for your letter providing feedback during the public comment period for the 2020 Mid-Year 5-Year and Draft Annual Plan which includes the Admissions and Continued Occupancy Policies (ACOP) for the Public Housing Program and the Administrative Plan (Admin Plan) for the Housing Choice Voucher Program.

Legal Services of Northern California (LSNC) and the Housing Authority of the City and County of Sacramento continue to have a positive working relationship to address the needs of low income families in Sacramento County. During the comment period the Housing Authority and LSNC staff discussed and resolved a majority of LSNC's comments and concerns. Below are the comments provided in your letter dated July 15, 2020 with responses from the Public Housing Agency (PHA).

ACOP - COMMENTS AND RESPONSES

LSNC Comment:

I. Minimum Rent

In light of the COVID-19 pandemic and the resulting and widespread strain on families, we recommend revising the Administrative Plan to reduce the minimum rent to \$0. Many families we serve are experiencing unemployment and long waits to obtain unemployment benefits. Likewise, many families have experienced increased costs for food and other necessary items during the pandemic. As a result, the current minimum rent of \$50 is a significant hardship for families with extremely low to no income and puts them at risk of losing their housing. Further, it is a particularly difficult time for families to try to navigate any process with SHRA for a hardship exemption in light of office closures and the high demands on agency staff serving participants remotely. Reducing the minimum rent to \$0 would ease some of the burden on families. In such trying times, when the Agency can reduce such burdens, it should.

Page 2

July 30, 2020

PHA Response:

PHA agrees with your request and will make the following changes:

Chapter 6, A. Minimum Rent

The minimum rent for this PHA is ~~fifty dollars (\$50)~~ zero dollars-\$0.

LSNC Comment:

II. Flexible Guest Policies

Additionally, we recommend the Agency create more flexible guest policies for families who need to temporarily house other family members due to the COVID-19 pandemic. The combination of the very small amount of rental housing available, the limits of being able to look for housing due to stay in place orders and public health guidance, and the danger of family guests being required to leave when public health officials recommend everyone stay in place and leave only for essential business calls for the Agency's policies to adjust to meet the moment we are in. Adjustments to the guest policies would help families to meet their family obligations as required by the Agency without requiring them to turn out family members against their conscience. As the policies stand now, participants must choose between potentially risking their assistance and putting a family member and potentially the wider community at significant risk.

PHA Response:

PHA agrees with your request and will make the following changes:

Chapter 9, D Additions to the Lease

Residents may not allow a visitor to stay overnight for more than thirty cumulative days in a twelve (12) month period without consent of management. **If the family has mitigating circumstances, a family can request in writing for a visitor to stay over 30 days up to 60 days once management has approved the request.** Any adult not included on the HUD 50058, who has been in the unit more than fourteen (14) consecutive days, or a total of fifteen (15) cumulative days in the month, will be considered to be living in the unit as an unauthorized household member. The PHA reserves the right to request written proof of domicile for any guest who is seen visiting the leased premises more than fourteen (14) days in a thirty (30) day period. Should a resident fail to provide such written proof of domicile, or should the fact be sufficient to evidence such guest's domicile in the lease premises, the PHA reserves the right to terminate the lease.

Chapter 12, B. Termination by PHA

The lease may be terminated by the PHA at any time by giving written notice for violation of material terms of the lease, such as, but not limited to, the following:

July 30, 2020

- Not provide accommodations for boarders or lodgers. The Tenant may not allow a visitor to stay overnight for more than thirty cumulative days in a twelve (12) month period without consent of management. **If the family has mitigating circumstances, a family can request in writing for a visitor to stay over 30 days up to 60 days once management has approved the request.** Any adult not included on the HUD 50058, who has been in the unit more than fourteen (14) consecutive days, or a total of fifteen (15) cumulative days in the month, will be considered to be living in the unit as an unauthorized household member. The PHA reserves the right to request written proof of domicile for any guest who is seen visiting the leased premises more than fourteen (14) days in a thirty (30) day period. Should Tenant fail to provide such written proof of domicile, or should the fact be sufficient to evidence such guest's domicile in the lease premises, the PHA reserves the right to terminate the lease.

HCV ADMINISTRATIVE PLAN - COMMENTS AND RESPONSES

1. LSNC Comment: Minimum Rent

In light of the COVID-19 pandemic and the resulting and widespread strain on families, we recommend revising the Administrative Plan to reduce the minimum rent to \$0. Many families we serve are experiencing unemployment and long waits to obtain unemployment benefits. Likewise, many families have experienced increased costs for food and other necessary items during the pandemic. As a result, the current minimum rent of \$50 is a significant hardship for families with extremely low to no income and puts them at risk of losing their housing. Further, it is a particularly difficult time for families to try to navigate any process with SHRA for a hardship exemption in light of office closures and the high demands on agency staff serving participants remotely. Reducing the minimum rent to \$0 would ease some of the burden on families. In such trying times, when the Agency can reduce such burdens, it should.

PHA Response:

The PHA agrees with this comment and has made the following changes in red to the 2020 Mid-Year Administrative Plan.

Chapter 6

A. MINIMUM RENT

"Minimum rent" for this PHA is ~~\$50~~ \$0. Minimum rent is a minimum TTP. A family whose TTP has been set at the minimum rent may receive a utility reimbursement. Families may request an exemption to this policy based on hardship and complete a PHA-approved form to request such an exemption.

2. LSNC Comment: Flexible Guest Policies

We recommend the Agency create more flexible guest policies for families who need to temporarily house other family members due to the COVID-19 pandemic. The combination of the very small amount of rental housing available, the limits of being able to look for housing due to stay in place orders and public health guidance, and the danger of family guests being required to leave when public health officials recommend everyone stay in place and leave only for essential business calls for the Agency's policies to adjust to meet the moment we are in. Adjustments to the guest policies would help families to meet their family obligations as required by the Agency without requiring them to turn out family members against their conscience. As the policies stand now, participants must choose between potentially risking their assistance and putting a family member and potentially the wider community at significant risk.

PHA Response:

The PHA agrees with this comment and has made the following changes in red to the 2020 Mid-Year Administrative Plan.

**Chapter 6
Visitors**

Any adult or minor child not included on the HUD Form 50058 who has been in the unit more than 30 consecutive days without PHA approval, or a total of thirty (30) days in a twelve (12) month period, will be considered to be living in the unit as an unauthorized occupant. **If the family has mitigating circumstances, a family can request in writing for a visitor to stay over 30 days up to 60 days once a Landlord has approved the request.** If the PHA determines based on the evidence that an individual is an unauthorized occupant, the PHA will propose termination of the household's participation in the HCV Program since prior approval was not requested for the additional household member. When the PHA makes the determination that there is an unauthorized occupant/household member in the unit, the family may provide evidence that the individual (who the PHA purports to be an unauthorized occupant) is a guest (who has not been in the unit for a longer period of time than the PHA's guest policy allows) and not an occupant of the unit.

3. LSNC Comment: Waivers

We understand the SHRA has implemented some waivers allowed by HUD due to the pandemic. To ensure that these waivers are implemented across the board and that participants/advocates know about the waivers, we recommend both publishing those that have been adopted online and including them in the Annual Plan documents. We understand SHRA is in the process of publishing the waivers on its website, which will be very helpful. SHRA also provided them to us today, which we appreciate.

Further, to the extent there are any other potential waivers that would increase protections to participants or residents, we ask SHRA to implement those waivers as well.

PHA Response:

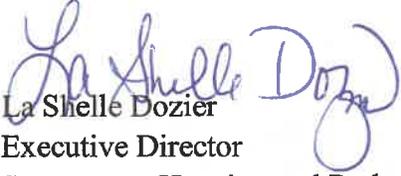
The PHA (HCV and Public Housing) agrees with this comment and has implemented CARES Act waivers to assist applicants and participants on the program. Documentation on the implemented waivers is posted on the SHRA website at www.shra.org in the Covid-19 Response section.

LSNC's contributions to refine the HCV program policies are greatly appreciated. We have made an incredible amount of progress over the years with our ACOP and Administrative Plan.

Page 6
July 30, 2020

We look forward to this continued positive partnership and thank you for your valuable input.

Sincerely,


La Shelle Dozier
Executive Director
Sacramento Housing and Redevelopment Agency



July 15, 2020

Sacramento Housing and Redevelopment Commission
630 I Street
Sacramento, CA 95814

Submitted via e-mail to vsmith@shra.org

Re: Comments on 2018 Mid-Year Revisions to Annual Plan

Dear Honorable Members in Session:

Legal Services of Northern California provides legal assistance to low-income families throughout Sacramento County. We respectfully submit the following comments in response to the request for public comment issued by the Agency regarding the mid-year revisions to the 2020 Annual Plan.

During the comment period, Agency staff reached out to us and answered our questions. We are thankful for the opportunity to have our questions answered and to discuss our concerns.

The brief comments below address three issues we wish to highlight for the Agency and the Commission as it proceeds forward.

I. Minimum Rent

In light of the COVID-19 pandemic and the resulting and widespread strain on families, we recommend revising the Administrative Plan to reduce the minimum rent to \$0. Many families we serve are experiencing unemployment and long waits to obtain unemployment benefits. Likewise, many families have experienced increased costs for food and other necessary items during the pandemic. As a result, the current minimum rent of \$50 is a significant hardship for families with extremely low to no income and puts them at risk of losing their housing. Further, it is a particularly difficult time for families to try to navigate any process with SHRA for a hardship exemption in light of office closures and the high demands on agency staff serving participants remotely. Reducing the minimum rent to \$0 would ease some of the burden on families. In such trying times, when the Agency can reduce such burdens, it should.

II. Flexible Guest Policies

Additionally, we recommend the Agency create more flexible guest policies for families who need to temporarily house other family members due to the COVID-19 pandemic. The combination of the very small amount of rental housing available, the limits of being able to look for housing due to stay in place orders and public health guidance, and the danger of

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515 12th Street
Sacramento, CA 95814
P: 916.551.2150
F: 916.551.2196
www.lsnrc.net

A Legal Services Corporation Program 

family guests being required to leave when public health officials recommend everyone stay in place and leave only for essential business calls for the Agency's policies to adjust to meet the moment we are in. Adjustments to the guest policies would help families to meet their family obligations as required by the Agency without requiring them to turn out family members against their conscience. As the policies stand now, participants must choose between potentially risking their assistance and putting a family member and potentially the wider community at significant risk.

III. Waivers

We understand the SHRA has implemented some waivers allowed by HUD due to the pandemic. To ensure that these waivers are implemented across the board and that participants/advocates know about the waivers, we recommend both publishing those that have been adopted online and including them in the Annual Plan documents. We understand SHRA is in the process of publishing the waivers on its website, which will be very helpful. SHRA also provided them to us today, which we appreciate.

Further, to the extent there are any other potential waivers that would increase protections to participants or residents, we ask SHRA to implement those waivers as well.

Thank you for considering our comments. If you have any further questions or need any additional information, I may be reached at sropelato@lsnc.net or (916) 551-2150.

Sincerely,

Sarah R. Ropelato
Managing Attorney

2020 Mid-Year Significant Changes to the PHA Plan, Admissions and Continued Occupancy Plan, and Housing Choice Voucher Administrative Plan

The Public Housing Authority (PHA) must define any significant changes to its policies or plans. The PHA defines a “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. The proposed changes below have not been deemed “significant”.

New language is indicated in red. Deleted language is shown in ~~strikeout~~.

PUBLIC HOUSING AGENCY PLAN (PHA PLAN)

The PHA Plan is being amended to include the following attachments and updated definition:

1. **Attachment R - Rental Assistance Demonstration (RAD)**
2. **H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 – Final Implementation** for resident rights, participation, waiting list, and grievance procedures required for RAD Conversion

Explanation of the Change: The PHA Plan was updated to include the revised PIH Notice which includes a change in the eligibility and selection criteria as well as clarifications of existing instructions.

HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

Chapter 4 Establishing Preferences

Special Admissions

- Family Unification Program (FUP) is a program under which housing assistance is provided under the Housing Choice Voucher (HCV) program in partnership with Public Child Welfare Agencies to two groups:
 1. Families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in

out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care; and
2. Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older. As required by statute, a FUP voucher issued to such a youth may only be used to provide housing assistance for the youth for a maximum of 36 months.

Explanation of the Change: Defining the qualifications for the Family Unification Program per HUD definition

Chapter 5 Subsidy Standards **Under-housed CFR 982.403**

If a unit does not meet HQS space standards due to an increase in family size (unit too small), the PHA will ~~terminate the current contract and~~ issue a new voucher of the appropriate size as soon as the under-housed situation is identified. ~~The PHA will terminate the HAP contract once an appropriate HQS approvable sized unit has been found.~~

Explanation of the Change: The PHA will not terminate the contract for families to give additional time to find an appropriate size unit.

Chapter 8 Voucher Issuance

Tolling/Suspension of Search Time

~~No tolling time will be allowed if the tenant voids a RFTA after a move-in inspection has occurred or if the tenant voids a RFTA more than one (1) time during a move process.~~ Additional time will be given to the family to choose an appropriate size unit following a reasonable accommodation decision for individuals with disabilities that affect their ability to search for and/or secure an appropriate rental unit.

Explanation of the Change: Amending Administrative Plan to current regulation.

Chapter 12 Recertifications

~~STREAMLINED ANNUAL RECERTIFICATION FOR FIXED INCOME (24 CFR §§960.257, 982.516, NOTICE PIH 2016-05 (HA))~~

~~The PHA has the discretion to adopt a streamlined income determination for any family member with a fixed source of income. The term "fixed-income" includes income from:~~

- Social Security payments, to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI);
- Federal, state, local, and private pension plans; and
- Other periodic payments with ongoing fixed amounts received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic payments.

Explanation of the Change: Amending Administrative Plan to current regulation

Chapter 13, Restrictions on Portability (24 CFR §982.353)

If the family is a non-resident applicant in the PHA's jurisdiction at the time of their initial application for assistance, the family will not be permitted to exercise portability upon initial issuance of a voucher. Nonresident applicants have no right to move under portability for 12 months from the time the family is admitted to the HCV program.

Explanation of the Change: Amending Administrative Plan to current regulation.

Chapter 19 Special Housing Types

J. Enhanced Vouchers

Enhanced Vouchers are a form of "Tenant Protection Vouchers" that are provided to tenants living in properties with private, project-based assistance when an "eligibility event," as defined in Section 8(t)(2) of the Housing Act of 1937, takes place.

Enhanced Voucher Payment Standard and Minimum Rent

A higher "enhanced" payment standard is used to determine the amount of the housing assistance payment when the gross rent of the unit exceeds the normally applicable PHA payment standard. Second, the family must continue to contribute towards rent an amount that is at least the amount the family was paying for rent at the time of the eligibility event. This minimum rent contribution is known as the enhanced voucher minimum rent. The enhanced voucher minimum rent is discussed in detail in HUD Notice PIH 2001-41, Part II.C.3

If the enhanced voucher family's rent suffers a significant decrease in income (a decrease of at least 15 percent from the family income on the date of the eligibility event Section 8(t) further provides that the enhanced voucher minimum rent changes from the dollar amount the family was paying for rent to the percentage of income the family was paying for rent at the time of the eligibility event. Specifically, for families who were previously unassisted on the eligibility event, the family's revised enhanced voucher minimum rent is the greater of (A) the percentage of the monthly adjusted income the

family paid for gross rent on the effective date of the eligibility event, or (B) 30 percent of the family's current adjusted monthly income. For families who were previously assisted under a project-based or tenant based contract on the eligibility event, the family's revised enhanced voucher minimum rent is the greater of

(A) the percentage of adjusted monthly income the family Total Tenant Payment (TTP) or the voucher family share on the effective date of the eligibility event, or

(B) 30 percent of the family's current adjusted monthly income.

Under HUD Notice PIH 2001-41, if the enhanced voucher minimum rent changed because of the significant decrease in income, it remained that percentage of adjusted monthly income for as long as the family continued to receive enhanced voucher assistance. The enhanced voucher minimum rent from that point on was that specific percentage applied to the family's current adjusted monthly income, regardless of whether the family's income subsequently increased or decreased.

Over-Housed Family

Once the PHA determines the family is over-housed, the PHA must inform the family. If the family indicates they wish to remain at the project with enhanced voucher assistance, the PHA must inform the owner of the project that the family is in an over-sized unit. The PHA and the owner will work together to identify an available appropriate size unit according to PHA subsidy standards at the project.

The over-housed family must move to an appropriate size unit in the project if one is available in order to receive enhanced voucher assistance. The enhanced voucher housing assistance payment calculation is based on the gross rent of the appropriate size unit.

If an over-housed enhanced voucher family refuses to move to the appropriate size unit, and one exists and is available for occupancy, the PHA will calculate the family's housing assistance payment for the over-sized unit based on the normally applicable voucher subsidy formula using the applicable payment standard established by the PHA for its voucher program (see 24 CFR §982.402(c) and (d)). The family will be responsible for any amount of the gross rent not covered by the housing assistance payment

Explanation of the Change: Providing explanation of Enhanced Vouchers per current regulations and requirements.

Chapter 20, Program Integrity

I. ELECTRONIC SIGNATURES (CA Civil Code Section 1633.1 – 1633.17)

The PHA may use electronic signature in lieu of manual signature for documents and contracts. The PHA may use various electronic systems for electronic signatures including but not limited to DocuSign and SHRA Resident Portal. The use is at the option of the parties to the transaction. When using electronic signature, it is under the sole control of the person using it. Electronic signature shall have the same force and effect as a manual signature.

Explanation of the Change: This change assists clients to complete paperwork with an alternative method.

Chapter 21, Project Based

Occupancy of Wrong Size or Accessible Units

When a family is occupying a wrong-size unit or a unit that has accessibility features not required by the family, the family will be offered a right size units based on PHA subsidy standards and will have 30 days to move to the new unit from the date of the referral otherwise housing assistance on the unit will be terminated.

Explanation of the Change: This change is to establish the time the family will have to move to the appropriate sized unit.

Chapter 28 Violence Against Women Act

N. Emergency Transfers

Sacramento Housing and Redeployment Agency (SHRA) is concerned about the safety of its participants, and such concern extends to participants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), SHRA allows participants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the participant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of SHRA to honor such requests for participants currently receiving assistance, however, may depend upon a preliminary determination that the participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.

This plan identifies participants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to participants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that ensures SHRA's covered housing programs comply with VAWA.

1.) Eligibility for Emergency Transfers

A participant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if:

The participant expressly requests the transfer; and
Either:

- a.) The participant reasonably believes that there is a threat of imminent harm from further violence if the participant remains within the same unit; or
- b.) If the participant is a victim of sexual assault, the participant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

Participants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

2.) Emergency Transfer Request Documentation

To request an emergency transfer, participants with rental assistance should submit their written request to the following:

SHRA Main Office: 630 I Street, Sacramento, CA 95814

The participant will have the option of submitting HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, of Stalking and Alternate Documentation (form HUD-5382). The participant may submit one of the following types of third-party documentation:

- a) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency documenting the domestic violence, sexual assault or stalking.
 - Documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom the victim has sought assistance relating to domestic

violence, dating violence, sexual assault, or stalking, or the effects of abuse in which the professional attests under the penalty of perjury to the professional's belief that the incident or incidents in question are bona fide incidents of abuse and that the victim of VAWA attests to the documentation.

SHRA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the individual will suffice. If SHRA receives two or more completed form HUD-5382 that conflicts, SHRA can require the participant to submit third-party documentation within (30) calendar days. Given the third-party documentation submitted, SHRA will make a best judgment determination of which individual is the true victim in order to resolve the conflict. Lastly, SHRA will provide reasonable accommodations to this policy for individuals with disabilities.

Emergency Transfer Timing and Availability

SHRA will expedite any pending processes once a participant submits an Emergency Transfer due to VAWA.

A. Tenant- Based Assistance under the HCV program

SHRA will assist the participant ~~with their move to a safe unit~~ by issuing a voucher quickly. If an emergency transfer request is received during the initial term of the lease the family will be issued a Mutual Agreement to terminate the contract. For guidance on Moves with Continued Assistance see Administrative Plan Chapter 13.

B. Project-Based Assistance

If the participant has not lived in the PBV unit for at least a year, SHRA will work with the property management to offer another PBV right sized unit, if available, and ready for move-in with 30-days. If a participant believes a proposed transfer would not be safe the participant may request a transfer to a different unit.

If the property manager has no available units for which a participant who needs an emergency transfer is eligible, SHRA will issue a tenant based voucher. SHRA will also assist participants in contacting local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

If a participant makes an emergency transfer request and has been living in the PBV unit for one year or more, SHRA will work with property management to offer another PBV right sized unit, if available, and ready for move-in within 30-days or upon the participant's request SHRA will issue a tenant based voucher to move. For guidance on Moves with Continued Assistance see Administrative Plan Chapter 13.

C. Moderate Rehabilitation (Mod Rehab)

If the victim is a participant in the Mod Rehab program and requests an emergency transfer from the owner as described in this plan, the owner will assist the victim with the move to an available unit as quickly as possible. If a unit is not available for a participant who qualifies for an emergency transfer, SHRA will work with the property management and

1. Review the owner's (and other Section 8 Mod Rehab communities) existing inventory of units and determine when the next vacant unit may be available; and
2. Provide a listing of nearby HUD subsidized rental properties, with or without preference for persons who are victims of VAWA crimes domestic violence, dating violence, sexual assault, or stalking, and contact information for the local HUD field office

~~Emergency Transfers will not take priority over Housing Choice Voucher program waiting list admissions for programs under this category.~~ At the victim's request, SHRA will refer the victim to organizations that may be able to assist the victim and provide a list of housing service providers in the community.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the participant is urged to take all reasonable precautions to be safe.

Participants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Participants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Local Organizations offering Assisting Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799- 7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact:

1. WEAVE 1900 K Street Sacramento, CA 95811, Phone number: (916)448-2321

2. A Community for Peace 6060 Sunrise Vista Drive #2240 Citrus Heights, CA 95610, Phone number: (916) 728-5613
3. My Sisters House 3053 Freeport #120 Sacramento, CA 95818, Phone number: (916)930-0626

For participants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact

1. WEAVE 1900 K Street Sacramento, CA 95811, Phone number: (916)448-2321
2. A Community for Peace 6060 Sunrise Vista Drive #2240 Citrus Heights, CA 95610, Phone number: (916) 728-5613
3. My Sisters House 3053 Freeport #120 Sacramento, CA 95818, Phone number: (916)930-0626

Victims of stalking seeking help may contact

1. WEAVE 1900 K Street Sacramento, CA 95811, Phone number: (916)448-2321
2. A Community for Peace 6060 Sunrise Vista Drive #2240 Citrus Heights, CA 95610, Phone number: (916) 728-5613
3. My Sisters House 3053 Freeport #120 Sacramento, CA 95818, Phone number: (916)930-0626

Explanation of the Change: Amending Administrative Plan to identify the steps in requesting an emergency transfer in a VAWA situation

FSS Addendum

FSS SELECTION PREFERENCE

The PHA will encourage enrollment of FUP-eligible participants to the FSS program. FUP-eligible families and FUP-eligible youth that do not enroll in FSS will be added to the email list to be notified of FSS program workshops and opportunities to encourage the families to enroll in the FSS program.

Explanation of the Change: This addition is a requirement of voucher funding for the Family Unification Program.



July 31, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of Homekey Program Application

RECOMMENDATION

Staff is presenting this information to the Commission for review prior to final review by the City of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



REPORT TO HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Discussion
August 11, 2020

Chair and Members of the Board of the Housing Authority

Title: Approval of Homekey Program Application

Location/Council District: Citywide

Recommendation: Adopt a Resolution authorizing the Housing Authority of the City of (Housing Authority) through its Executive Director, or her designee, to: 1) submit an co-application, along with Jamboree Housing Corporation, to the California Department of Housing and Community Development in the amount of \$10,200,000 for funding under the Homekey Program; 2) execute a Standard Agreement for such funding and execute any documents necessary to participate in the Homekey Program, and any amendments thereto; and 3) amend the Housing Authority budget to receive and expend the \$10,200,000 in Homekey Program funds for the acquisition and rehabilitation of a motel conversion to permanent supportive housing for the homeless.

Contact: Christine Weichert, Assistant Director, (916) 440-1353, Tyrone Roderick Williams, Deputy Executive Director, (916) 440-1316, Sacramento Housing and Redevelopment Agency

Presenters: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: On July 16, 2020 the State of California Department of Housing and Community Development (HCD) announced that it is making \$550 million available through a Notice of Funding Availability (NOFA) for the Homekey Program. The Homekey Program will provide funding to cities, counties, and other local entities to convert motels, hotels, and other non-residential structures into permanent supportive housing for the State's unhoused population. The Homekey Program is funded with federal Coronavirus Relief Funds (CRF) which must be spent by December 30, 2020. In addition, the State is providing \$50 million in General Funds to provide initial operating subsidies under the program which must be expended by June 30, 2022. Applications under the NOFA have a priority deadline of August 13, 2020.

The Housing Authority is proposing to present a co-application with Jamboree Housing Corporation (Jamboree) that seeks funding to acquire a motel in the City and undertake the moderate rehabilitation necessary for the motel rooms to serve as permanent housing for unhoused individuals and families.

The Housing Authority will seek funding from the Homekey Program to cover the cost of acquisition and some rehabilitation. The Housing Authority and the developer are partnering with the County of Sacramento for an allocation of Mental Health Services Act funding for operating funds. The Housing Authority will commit to covering the costs for five years of operation as required by the Homekey program.

Jamboree Housing Corporation is the co-applicant, and will purchase, acquire and operate the motel funded using Homekey Program funds. Jamboree is an affordable housing developer with 28 years of experience in residential development, including 91 developments consisting of more than 8,200 homes and an asset portfolio of \$1.1 billion across California. Jamboree is the owner of the Hotel Berry in downtown Sacramento.

Policy Considerations: The Policy is consistent with the Sacramento COVID-19 Homeless Response Plan and will assist the City in meeting the 2013-2021 Housing Element goal of promoting the construction of extremely low income housing.

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): Submission of the Homekey application is not a project subject to CEQA pursuant to CEQA Guidelines Section 15378. Any motel conversion project undertaken with Homekey funds will be subject to subsequent CEQA analysis prior to approving the project.

Sustainability Considerations: Not applicable.

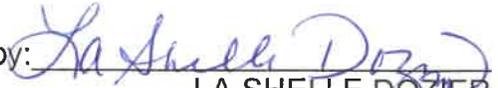
Commission Action: *Sacramento Housing and Redevelopment Commission:* The Sacramento Housing and Redevelopment Commission was briefed on this item at their August 5, 2020 meeting.

Rationale for Recommendation: The number of people living unsheltered in Sacramento has increased significantly since the previous Point in Time Count.

Financial Considerations: The Homekey Program will provide the City with much-needed resources to provide housing for currently unhoused or unsheltered individuals and families. The proposal seeks approval to apply for \$10,200,000 in funding for acquisition and rehabilitation.

LBE - M/WBE and Section 3 requirements: Not applicable.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

1-Description/Analysis

2-Resolution

RESOLUTION NO. 2020 –

Adopted by the Housing Authority of the City of Sacramento

On date of

A RESOLUTION OF THE HOUSING AUHTORITY OF THE CITY OF SACRAMENTO AUTHORIZING JOINT APPLICATION TO THE HOMEKEY PROGRAM

BACKGROUND

- A. WHEREAS, The Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA), dated July 16, 2020, for the Homekey Program (Homekey or Homekey Program). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.).
- B. WHEREAS, the Housing Authority of the City of Sacramento (Co-Applicant) desires to jointly apply for Homekey grant funds with Jamboree Housing Corporation. Towards that end, Co-Applicant is joining Jamboree Housing Corporation in the submittal of an application for Homekey funds (Application) to the Department for review and consideration.
- C. WHEREAS, The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement (Standard Agreement), and all other legal requirements of the Homekey Program.
- D. WHEREAS, the proposed action does not constitute a project under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15378(b)(4).
- E. WHEREAS, the proposed action is an exempt activity under the National Environmental Policy Act pursuant to 24 Code of Federal Regulations §58.34(a)(3).

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

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved and adopted.
- Section 2. Co-Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, dated July 16, 2020, and to jointly apply for \$10,200,000 for capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)).

- Section 3. If the Application is approved, Co-Applicant is hereby authorized and directed to ensure that any funds awarded for capital expenditures are spent by December 30, 2020.
- Section 4. If the Application is approved, Co-Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$10,200,000, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the Homekey Documents).
- Section 5. Co-Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.
- Section 5. La Shelle Dozier, Executive Director of Co-Applicant, or her designee, is authorized to execute the Application and the Homekey Documents on behalf of Co-Applicant for participation in the Homekey Program.
- Section 6. If the Application for funding is approved, the Housing Authority's budget is hereby amended to incorporate any Homekey funding up to \$10,200,000 for the acquisition and rehabilitation of a motel conversion to permanent supportive housing for unhoused individuals and families.

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, _____ (Name of Attesting Officer) of Co-Applicant does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Board of the Housing Authority of the City of Sacramento, California, which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: _____ (Signature of Attesting Officer)

Name (Print): _____

Title (Print): _____



July 31, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of Homekey Program Application

RECOMMENDATION

Staff is presenting this information to the Commission for review prior to final review by the County of Sacramento.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
August 11, 2020
9:30 am

To: Housing Authority of the County of Sacramento

Through: Navdeep S. Gill, County Executive
Bruce Wagstaff, Deputy County Executive, Social Services Agency

From: La Shelle Dozier, Executive Director, Sacramento Housing and Redevelopment Agency

Subject: Approval Of Homekey Program Application

District(s): All

RECOMMENDED ACTION

The report recommends approval of the attached Resolution authorizing the Housing Authority of the County of Sacramento (Housing Authority) through its Executive Director, or her designee to: 1) submit an co-application, along with Mercy Housing California, to the California Department of Housing and Community Development in the amount of up to \$17,300,000 for funding under the Homekey Program; 2) execute a Standard Agreement for such funding and execute any documents necessary to participate in the Homekey Program, and any amendments thereto; and 3) amend the Housing Authority budget to receive and expend up to \$17,300,000 in Homekey Program funds for the acquisition and rehabilitation and operation of a motel conversion to permanent supportive housing for the homeless.

BACKGROUND

On July 16, 2020, the State of California Department of Housing and Community Development (HCD) announced that it is making \$550 million available through a Notice of Funding Availability (NOFA) for the Homekey Program. The Homekey Program will provide funding to cities, counties, and other local entities to convert motels and hotels into permanent supportive housing for the State's unhoused population. The Homekey Program is funded with federal Coronavirus Relief Funds (CRF) which must be spent by December 30, 2020. In addition, the State is providing \$50 million in General Funds to

provide initial operating subsidies under the program which must be expended by June 30, 2022. Applications under the NOFA have a priority deadline of August 13, 2020.

The Housing Authority is proposing to present a co-application with Mercy Housing California (Mercy), seeking funding to acquire a motel in the unincorporated County and to undertake the moderate rehabilitation necessary for the motel rooms to serve as permanent housing for unhoused individuals and families.

The Housing Authority will seek funding from the Homekey Program to cover the cost of acquisition and some rehabilitation and for up to two years of operating costs. The Housing Authority and Mercy are partnering with the County of Sacramento for an allocation of Mental Health Services Act funding for operating funds. The Housing Authority will commit to covering the operating costs above any allocation of Homekey funds for operating for five years as required by the Homekey Program.

Mercy is the co-applicant and is a nonprofit public benefit corporation dedicated to providing quality affordable housing with supportive programs to low-income individuals in California. Mercy has developed more than 11,000 affordable homes, including over 8,000 rental and 3,000 homeownership units. Their portfolio includes 20 properties with over 1,400 units in Sacramento County. The Developer is qualified to repurpose a motel given its experience in the rehabilitation of the Budget Inn on Stockton Boulevard into the 74-unit Boulevard Court Apartments, and the 92-unit Courtyard Inn Apartments, both permanent supportive housing developments.

COMMISSION ACTION

This Sacramento Housing and Redevelopment Commission was briefed on the proposed actions in this report at their August 5, 2020 meeting.

POLICY CONSIDERATIONS

The recommended actions are consistent with: a) SHRA's Multifamily Lending and Mortgage Revenue Bond Policies adopted by the Board on September 24, 2019, Subsection 1.1.(2)(i), new construction of permanent supportive housing and homeless housing and b) the 2013-2021 Housing Element Goals and Strategies, Subsection 4.1.1, support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities; Subsection 4.1.9, support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, permanent housing and supportive services; and Subsection 4.2.1, facilitate the development of new extremely low-income rental units.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): Submission of the Homekey application is not a project subject to CEQA pursuant to CEQA Guidelines Section 15378. Any motel conversion project undertaken with Homekey funds will be subject to subsequent CEQA analysis prior to approving the project.

National Environmental Policy Act (NEPA): The proposed action is an exempt activity under the National Environmental Policy Act pursuant to 24 Code of Federal Regulations § 58.34(a)(3).

M/WBE/SECTION 3 CONSIDERATIONS: Not applicable.

FINANCIAL ANALYSIS

The Homekey Program will provide the County with much-needed resources to provide housing for currently unhoused or unsheltered individuals and families. The proposal seeks approval to apply for up to \$17,300,000 in funding for acquisition, some rehabilitation, and a portion of the operating costs for a converted motel.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

Attachments:
RES – Resolution