



NOTICE OF REGULAR MEETING

**Sacramento Housing and
Redevelopment Commission**

TELECONFERENCE MEETING ONLY

Wednesday, September 1, 2021 – 6:00 pm

801 12th Street Commission Room

Sacramento CA

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 Commission meeting will be broadcast live on YouTube. To view the meeting please visit:

YouTube Link: <https://youtu.be/bvqXWlj52os>

Members of the public who wish to make comments can do so in two ways:

1. Email comments to publiccomments@shra.org which will be read into the record by the Clerk during the meeting.
2. Comment by phone during the meeting by dialing (888) 970-1444. Please call and indicate if you wish to comment during the general ‘Citizens Comments’ period or on a specific agenda item.

Please contact the Agency Clerk’s office at 916-440-1332, if you have questions about the public comment procedure. In compliance with the Americans with Disabilities Act (ADA), SHRA requests that individuals who require special accommodations to access and/or participate in Commission meetings contact the office at (916) 440-1332 at least 24 hours before the scheduled meeting. Agenda materials are available for review online at www.shra.org. If you need assistance with locating reports, contact the Agency Clerk at (916) 440-1332 for assistance.

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. Members of the public wishing to provide comment should either email comments to publiccomments@shra.org or be present them verbally by calling (888) 970-1444.

APPROVAL OF MINUTES – August 18, 2021

PUBLIC HEARING

1. 2022 Annual Public Housing Plan for the Housing Authority of the City of Sacramento (HACS) and the Housing Authority of the County of Sacramento (HACOS); Submission of the 2022 Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan to the U.S. Department of Housing and Urban Development (HUD)

BUSINESS

2. Authority to Execute Construction And Permanent Loan Agreement and Related Documents With Villa Jardin/Coral Gables, L.P. in the Amount of \$2.12 Million in Mental Health Services Act Funds for the Term of 57 Years for the Rehabilitation and new Construction of the Villa Jardin/Coral Gables Project
3. Approval of Regulatory Agreement for Sacramento Manor
4. La Mancha Project - Approving an Application for Funding and Execution of Grant Agreement and Amendments

PRESENTATION

5. 2022 SHRA Budget Workshop – Housing Authority and Administration Departments

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
August 18th, 2021**

Meeting noticed on August 13, 2021

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: Amanfor, Boyd, Morgan, Nunley, Ross, Staajabu, Starks, Woo

MEMBERS ABSENT: Osmany, Schumacher-Hodge, Griffin

STAFF PRESENT: La Shelle Dozier, Tyrone Roderick Williams, Brad Nakano, Susana Jackson, Mark Hamilton, Peter Masih, Vickie Smith, Trish Simpson, Jim Shields, Sarah O'Daniel, MaryLiz Paulson

APPROVAL OF AGENDA

The Agenda was approved as submitted.

CITIZENS COMMENTS

None

APPROVAL OF MINUTES – August 4, 2021 minutes were approved as submitted.

CONSENT

1. **Approval of Updated Records Management Policy and Retention / Disposition Schedule for the Sacramento Housing and Redevelopment Agency**

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

AYES: Amanfor, Boyd, Morgan, Nunley, Ross, Staajabu, Woo

NOES: None

ABSENT: Griffin, Osmany, Schumacher-Hodge

Not present to vote: Starks

PUBLIC HEARING

2. 2021 Mid-Year Significant Changes to the PHA Plan, Admissions and Continued Occupancy Plan (ACOP) and Housing Choice Voucher Administrative Plan – Public Hearing

Patricia Simpson presented the item.

Chair Morgan opened and closed the public hearing. No comments were received.

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

AYES: Amanfor, Boyd, Morgan, Nunley, Ross, Staajabu, Starks, Woo

NOES: None

ABSENT: Griffin, Osmany Schumachr-Hodge

PRESENTATIONS

3. Update on the Sacramento Emergency Rental Assistance Program

MaryLiz Paulson presented the item. Commissioner Boyd offered additional suggestions for outreach for the program.

4. 2021 Sacramento Housing and Redevelopment Agency Midyear Budget Overview

Susana Jackson presented the item.

5. 2022 SHRA Budget Workshop – Revenue Trends and Projections Overview

Susana Jackson presented the item.

EXECUTIVE DIRECTOR'S REPORT

LaShelle Dozier reviewed the following:

- The next meeting will be held on September 1, 2021
- Encouraged new members to contact staff with any questions regarding the budget.

COMMISSION CHAIR REPORT

None

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Boyd suggested an additional name for a community outreach organization for the SERA program.

Commissioner Starks asked to be invited to a future staff meeting so that SMUD can coordinate with SHRA regarding utility subsidies.

ADJOURNMENT

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

Clerk

September 1, 2021



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2022 Annual Public Housing Plan for the Housing Authority of the City of Sacramento (HACS) and the Housing Authority of the County of Sacramento (HACOS); Submission of the 2022 Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan to the U.S. Department of Housing and Urban Development (HUD)

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 2022 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; (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 2022 PHA Plan to HUD.

CONTACT PERSONS

Mark Hamilton, Director of Housing, 916-449-6248
Patricia Simpson, Management Analyst, 916-440-1347
Laila Darby, HCV Director, 916-440-1397
Maria Avdalas, Program Integrity Analyst, 916-449-6201

SUMMARY

This report recommends approval of the following:

- 2022 Annual PHA Plan - City (Attachment 1)
- 2022 Annual PHA Plan - County (Attachment 2)

Updated 10-15-19

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- 2022 Administrative Plan for the Housing Choice Voucher program for the Housing Authority of the County of Sacramento (Attachment 3)
- Public Housing ACOP for the Housing Authority of the City of Sacramento (Attachment 4)
- Public Housing ACOP for the Housing Authority of the County of Sacramento (Attachment 5)
- Capital Fund Program Five-Year Action Plan for the Housing Authority of the County of Sacramento (Attachment 6)
- Capital Fund Program Five-Year Action Plan for the Housing Authority of the City of Sacramento (Attachment 7)
- 2022 Proposed Changes 2022 Public Housing Authority Plan (Attachment 8)

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.

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, 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 programs' guiding policy documents after reviewing internal procedures, available funding and new HUD regulations. There are 18 changes proposed for 2022 (Attachment 10). They are organized as follows:

- 1) 2 changes proposed by the Public Housing program; and
- 2) 28 changes proposed by the Housing Choice Voucher (HCV) program.

The proposed changes to the 2022 ACOP include:

- Amending the definition of the medical health care professional per Section 504 regulations.

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- Amending the list of members eligible to participate as members of the Reasonable Accommodation Committee quorum.

Staff updated the 2022 HCV Administrative Plan include:

- Amending the Criminal Screening Criteria.
- Clarifying the language regarding Eligibility for Admission.
- Addressing Portability.
- Offering alternative methods for an in-person interview.
- Allowing PHA to implement new HUD voucher awards.
- Clarifying and adding a new program within Special Admissions.
- Adding criteria for qualification for a new program (Emergency Housing Vouchers).
- Adding clarifying language regarding Retention of Vouchers.
- Amending language regarding HUD-required briefings per current regulation.
- Adding clarifying language regarding Assistance to Voucher Holders per current policy.
- Clarifying the Owner Interest in Units.
- Clarifying the method to negotiate Rent Reasonableness.
- Amending the Request for Tenancy Approval and Contract Execution per current regulation.
- Adding clarification for new Incentive Program.
- Change to benefit clients with the same payment standard if there is a decrease in the Small Area Fair Market Rent payment standards.
- Change to allow clients additional time to repay debts.
- Adding clarifying language that when a client moves within the same complex, they must complete the entire move process.
- Added clarifying language regarding the requirements surrounding the Denial of Termination of Assistance.
- Adding clarification for Landlord Incentive Program.
- Updating the Notification of Informal Hearing procedure based on current policies.
- Amending the Shared Housing parameters per current regulation for live-in aide to not have ownership interest.
- Clarifying language for Mod-rehab applicant selection.
- Removing Security Deposit Requirements due to deposits being based on local laws and the owner determination.
- Amending RAD Housing eligibility.
- Amending the Enhanced Voucher requirements per current regulation.
- Updating the Project-Based Voucher Program based on current policies.
- Updating the Reasonable Accommodation Policy and Procedures based on current policies.

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- Updating the Language Access Plan.

Information on all significant changes can be found in the attached Proposed Changes to the 2022 Public Housing Authority Plan (Attachment 8).

FINANCIAL CONSIDERATIONS

The Capital Fund Program (CFP) Five-Year Action Plan identifies anticipated annual allocations from HUD and the proposed uses for those funds. The 2020 Annual Plan updates the CFP Five-Year Action Plan and makes annual adjustments for funding realities. The recommended action before the Commission requires no additional funding consideration.

POLICY CONSIDERATIONS

The Public 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

Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent possible and as required by federal funding and in accordance with the Agency's Section 3 Economic Opportunity Plan.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

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Attachments

- Attachment 1 - 2022 Annual PHA Annual Plan – City
- Attachment 2 - 2022 Annual PHA Annual Plan – County
- Attachment 3 - 2022 Administrative Plan for the Housing Choice Voucher Program
- Attachment 4 - 2022 ACOP – City
- Attachment 5 - 2022 ACOP – County
- Attachment 6 - Capital Fund Program Five-Year Plan – County
- Attachment 7 - Capital Fund Program Five-Year Plan – City
- Attachment 8 - 2022 Proposed Changes, 2022 Public Housing Authority Plan
- Attachment 9 - Public Comments
- Attachment 10 - SHRA Responses to Public Comments
- Attachment 11 - SHRC Resolution

Attachments 1-11 are on file with the Agency Clerk and available at:
<https://www.shra.org/transparency/board-agenda/> under 2021 SHRA Commission
Agendas and Reports

RESOLUTION NO. SHRC- 0901-05

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

September 15, 2021

2022 PUBLIC HOUSING AGENCY ANNUAL PLAN FOR THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO

WHEREAS, the 2020-2024 Consolidated Plan is a planning document that identifies overall housing and community development needs in the City and County of Sacramento, and outlines a strategy to address those needs;

WHEREAS, the proposed 2022 Public Housing Agency (PHA) Plan is consistent with the 2020-2024 Consolidated Plan, which was approved by the City and County of Sacramento;

WHEREAS, beginning with the 2001 fiscal year budget and associated resolutions, and each subsequent year thereafter in the resolutions approving the budgets for the Housing Authority of the City of Sacramento and County of Sacramento (Housing Authority), the Sacramento Housing and Redevelopment Agency (SHRA) and its Executive Director, or her designee, are delegated authority by the governing boards of each Housing Authority to conduct a public hearing on behalf of each Housing Authority to discuss the PHA Annual Plan (PHA Plan) and invite public comment on the plan;

WHEREAS, the significant PHA Plan changes were made available to the Resident Committees, the Resident Advisory Board and the public on July 19, 2021;

WHEREAS, a public hearing, duly noticed for more than a 45-day period, was held on September 1, 2021, to consider the 2022 PHA Plan on behalf of each Housing Authority and comments received were considered by the Sacramento Housing and Redevelopment Commission; and

WHEREAS, the recommended actions are administrative in nature and therefore are not considered a project subject to provisions of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) §15378(b), and are determined to be

exempt from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) §58.34(a)(1) and (3).

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

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 2022 Public Housing Agency Annual Plan, consisting of the Admissions and Continued Occupancy Policy and Administrative Plan for the Housing Choice Voucher program for the Housing Authority of the City and County of Sacramento, is hereby approved.

Section 3. The Executive Director or her designee is authorized to make non-substantive changes to the 2022 PHA Plan based on any additional public comments received.

Section 4. The Executive Director or her designee is authorized to make changes to the PHA Plan as directed by the Department of Housing and Urban Development (HUD) or as required to comply with the Quality Housing and Work Responsibility Act of 1998.

Section 5. The PHA certifies that the 2022 PHA Plan is consistent with the Consolidated Plan per 24 CFR §§ 903.5 and 903.15.

Section 6. The Executive Director or her designee is authorized to execute and submit all required documents for the submission and certification of compliance of the 2022 PHA Annual Plan to HUD or to comply with the Quality Housing and Work Responsibility Act of 1998.

CHAIR

ATTEST:

CLERK