



REPORT TO COUNCIL

City of Sacramento

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STAFF REPORT
September 22, 2009

**Honorable Mayor and
Members of the City Council**

Title: Youth and Family Services Program for Bond Financed Multi-Family Housing Residents

Location/Council District: Citywide/All Council Districts

Recommendation: Adopt a **Resolution** authorizing: 1) the establishment of a multi-year operating project for the Youth and Family Services Program (G02000300); 2) a \$430,000 revenue and expenditure budget (General Fund) for the program; 3) release of a Request For Proposals (RFP) for services, and 4) the City Manager, or designee, enter into agreements or contracts with program partners, as needed to implement the Youth and Family Services Program.

Contact: Denise Curl, Administrative Analyst, 808-6204

Presenter: Lyn Corbett, Office of Youth Development Director, 808-8849

Department: City Manager's Office

Division: Office of Youth Development

Organization No: 0310

Description/Analysis

Issue: The Office of Youth Development is working in partnership with the Sacramento Housing and Redevelopment Agency (SHRA) to support a Youth and Family Services Program to offer opportunities, services and activities that promote healthy development of children, youth and families within qualified multi-family housing communities to help close the funding gap in programs that were affected by the recent City budget reductions.

The three main components of the Youth and Family Services Program are:

1. Site Specific Initiatives: based on specific programs, projects and activities at specific sites.

2. Youth and Family Initiatives: community based organizations and partnerships that promote youth and family.
3. Citywide Supported Initiatives: initiatives that have citywide community impact.

These components will be funded by the Multi-Family Supplemental Annual Administrative fees collected by SHRA. These fees are collected between November and March of each year from various tax exempt multi-family units that provide low income housing and receive Mortgage Revenue Bonds. There are currently 21 multifamily developments within the City of Sacramento that will continue to generate approximately \$430,000 annually.

Proposed program strategies have been identified and categorized by the three specific component initiatives: site specific, youth and family, and citywide. Non profit and community based organizations will be able to apply for funding for program implementation through the RFP process. In addition, the Office of Youth Development will build a multi-family housing network with key collaborators to support these proposed program strategies.

Policy Considerations: The Youth and Family Services Program is consistent with the City's strategic plan to, 'Preserve and enhance the neighborhoods', 'Establish and strengthen regional and other partnerships to enhance the quality of life,' and 'Improve educational opportunities.'

Environmental Considerations: The Youth and Family Program is consistent with the Sustainability Master Plan goal of Public Health and Nutrition as it relates to "creating healthy urban environments."

California Environmental Quality Act (CEQA): Under the California Environmental Quality Act (CEQA) guidelines, programs do not constitute a project and are therefore exempt from review.

Sustainability Considerations: There are no sustainability considerations applicable to the Youth and Family Services Program.

Commission/Committee Action: N/A

Rationale for Recommendation: The Multi-Family Housing community is one of those communities that have notoriously been underserved. There have been discussions in the community that this has led to incidents of crime and violence related issues. This had had a direct affect on the viability of the multi-family communities. The need for increased programming and linkages to community

programs and services is more critical than ever. The Youth and Family Services Program addresses crime, healthy youth and family development and is consistent with the Office of Youth Development's mission, vision and goal towards making Sacramento a youth friendly city working with key collaborative partners to develop resources and initiatives citywide. This is an opportunity to support this specific population.

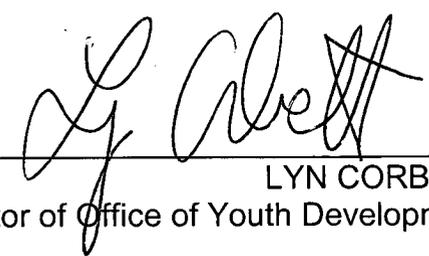
Financial Considerations: Multi-family housing is owned by non-profit corporations that provide low income housing and are eligible for a State property tax welfare exemption. In 1999, the City and County adopted policies that require SHRA Mortgage Revenue Bond projects developed by for-profit developers which partner with non-profit organizations to pay a Supplemental Annual Administrative Fee equal to 20 percent of 1 percent of the assessed value. The fees collected can be used to provide services and to offset the loss of property taxes in the jurisdiction where the project is located. There are approximately 21 multi-family developments within the City paying the fee.

The Multi-Supplemental Annual Administrative Fees are collected by SHRA from various tax exempt Multi-Family Housing projects that received Mortgage Revenue Bonds. These programs will be funded by the Multi-Family Supplemental Annual Administrative fees. The fees currently generate approximately \$430,000 annually. This amount fluctuates as property values increase or decrease. Each bond regulator agreement has a definite term under which the obligations under the agreement terminate.

The following table identifies the program strategies, its impact and costs by category.

Category	Program/Impact	Allocation
I. Site Specific: Targeted for specific programs, projects and activities at specific sites	Senior Resident Services	\$55,000
II. Youth & Family: community-based organizations and partnerships that promote youth and family	Youth and Family Services RFP <ul style="list-style-type: none"> • North Area • South Area 	\$157,500 \$157,500
III. Citywide: initiatives that have citywide impact	3 Attendance Centers	\$60,000
Total		\$430,000

Emerging Small Business Development (ESBD): During the bid process, the Office of Youth Development will take into consideration any vendors that are certified as an ESBD.

Respectfully Submitted by: 
LYN CORBETT
Director of Office of Youth Development

Approved by: 
CASSANDRA H.B. JENNINGS
Assistant City Manager

Recommendation Approved:


for Ray Kerridge
City Manager

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ATTACHMENT 1

Background Information

Multi-family housing is owned by non-profit corporations that provide low income housing and are eligible for a State property tax welfare exemption. In 1999, the City and County adopted policies that require SHRA Mortgage Revenue Bond projects developed by for-profit developers which partner with non-profit organizations to pay a Supplemental Annual Administrative Fee equal to 20 percent of 1 percent of the assessed value. The fees collected can be used to provide services and to offset the loss of property taxes in the jurisdiction where the project is located.

The Multi-Supplemental Annual Administrative Fees are collected by SHRA from various tax exempt Multi-Family Housing projects that received Mortgage Revenue Bonds. These programs will be funded by the Multi-Family Supplemental Annual Administrative fees. The fees currently generate approximately \$430,000 annually. This amount fluctuates as property values increase or decrease. Each bond regulator agreement has a definite term under which the obligations under the agreement terminate.

The Office of Youth Development is working in partnership with SHRA to support a Youth and Family Services Program to offer opportunities, services and activities that promote healthy development of children, youth and families within qualified multi-family housing communities.

Youth are Sacramento's most important asset. Developing and implementing strategies to keep our youth safe, make youth productive citizens, and get youth fully engaged are vital to the future of our community. The Office of Youth Development looks for opportunities to identify and implement best practices by initiating policy changes to support local practices. The Youth and Family Services Program will offer opportunities, service and activities that promote healthy development of children, youth and families within qualified multi-family housing communities.

A description of the programs are as follows:

1. Site Specific

- a. Senior Residential Services. Evaluate and assess the need to provide transportation services to senior housing residents in the Natomas area.

2. Youth and Family

a. Grant Program for Multi-Family Housing Residents

i. North Area. 3 grants @ \$52,500 each.

ii. South Area. 3 grants @ \$52,500 each.

Grant program objectives:

- Focus on youth ages 13-18 living in multi-family housing communities,
- Establish and implement conveniently located youth programs and activities that take place in the evenings and on weekends,
- Engage parents and families as a means to effectively serve youth

Non profit and community based organizations will be considered for funding. Funding will be dedicated to 4 zones and 2 area- wide sections outlined on the following page. Non profit and community based organizations can apply for one or all program zones and/or areas.

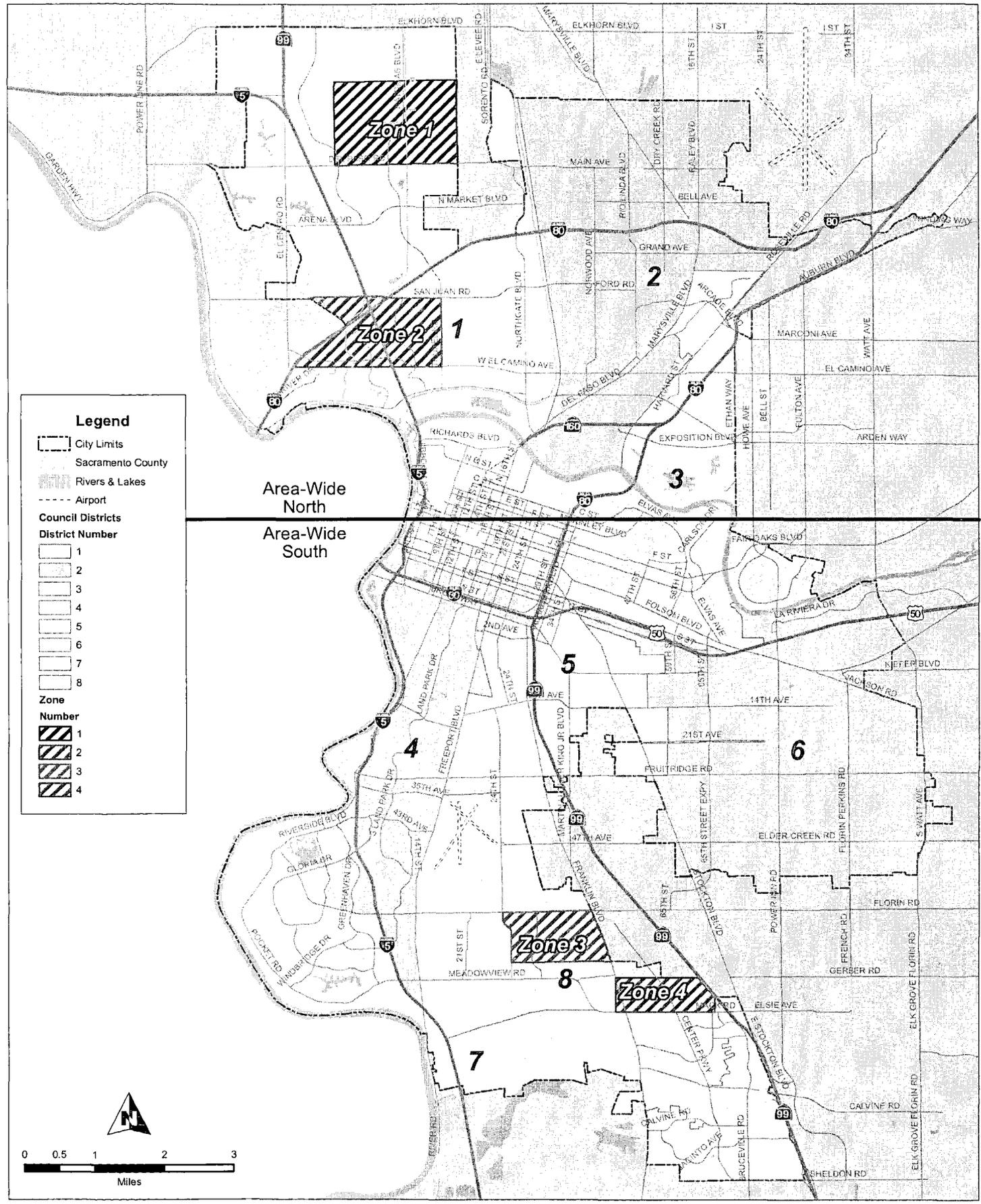
The Office of Youth Development will be responsible for the administration and evaluation of all the funded contracts. This includes but is not limited to: providing analysis and feedback on program outcomes, measuring the effectiveness of the collaboration and partnerships, and providing ongoing training in youth development and practices.

3. Citywide

- a. Attendance Centers (Sep-Dec). In collaboration with the Sacramento Police Department, Sacramento City Unified and Natomas Unified School Districts, and the County Department of Human Assistance will with work community based organizations to provide services to three attendance centers located at Inderkum, McClatchy and Luther Burbank High Schools for the 2009/2010 school year.



City of Sacramento Youth and Family Services Program Bond Financed Multi-Family Housing Units



ATTACHMENT 2

RESOLUTION NO.

Adopted by the Sacramento City Council

YOUTH AND FAMILY SERVICES PROGRAM

BACKGROUND

- A. The Office of Youth Development is working in partnership with the Sacramento Redevelopment Housing Agency (SHRA) to support a Youth and Family Services Program to offer opportunities, service and activities that promote healthy development of children, youth and families within qualified multi-family housing communities.
- B. The three main components of the Youth and Family Services Program are:
 - 1) Site Specific Initiatives: based on specific programs, projects and activities at specific sites, 2) Youth and Family Initiatives: community based organizations and partnerships that promote youth and family and 3) Citywide Supported Initiatives: initiatives that have citywide community impact.
- C. These program strategies will be funded by the Multi-Family Supplemental Annual Administrative fees. The fees currently generate approximately \$430,000 annually.

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

Section 1. Establishment of an operating project for the Youth and Family Services Program (G02000300).

Section 2. Establish a \$430,000 revenue and expenditure budget for the program.

Section 3. Release an RFP for services

Section 4. Authorize the City Manager, or designee, and enter into agreements or contracts with program partners, as needed to implement the Youth and Family Services Program.