

RESOLUTION NO. 2011-008

Adopted by the Housing Authority

July 26, 2011

APPLICATION FOR CHOICE NEIGHBORHOODS INITIATIVE PLANNING GRANT

BACKGROUND

- A. On June 6, 2011, the Federal Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Planning Grants for Fiscal Year 2011. Planning Grants are intended to assist communities in developing a successful neighborhood transformation plan and build the support necessary for the plan to be successfully implemented.
- B. In 2007, the Asset Repositioning Study was completed to establish a framework and guiding principles for a proactive strategy to align Housing Authority operations to the HUD funding environment while simultaneously eliminating ongoing operating and capital deficits. On August 21, 2007, the Housing Authority of the City of Sacramento ("Authority") approved the Housing Authority Guiding Principles to address repositioning of its public housing assets including the Marina Vista, Alder Grove and Twin Rivers public housing communities.
- C. In 2008, the Sacramento Housing and Redevelopment Agency Budget allocated \$700,000 of Aggregated City Low/Moderate Tax Increment (Low/Mod TI) for initial implementation of the Asset Reposition Study and the Repositioning Strategy Guiding Principles adopted by the Housing Authority on August 21, 2007 (Resolution No. 2007-010).
- D. If awarded, the Choice Neighborhoods Initiative (CNI) Planning Grant will provide up to \$300,000 toward the development of a comprehensive neighborhood revitalization strategy, or Neighborhood Transformation Plan (NTP), to guide the revitalization of public housing units, while simultaneously directing the transformation of the surrounding neighborhoods and positive outcomes for families.
- E. Applications are due to HUD by August 8, 2011.
- F. Utilization of Aggregated City Low/Mod TI funding for the Marina Vista/Alder Grove CNI Planning Project to plan for the improvement, preservation and possible increase of affordable housing at the Marina Vista and Alder Grove public housing communities, is an eligible use of Low/Mod TI funds.
- G. The City Council previously approved in the 2011 Action Plan funds to be used for site specific scoping activities to include design and infrastructure development.

- H. The proposed actions are exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34 (a)(1) and statutorily exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15262.

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 approved.
- Section 2. The Executive Director, or designee, is authorized to submit an application to HUD for up to \$300,000 in 2011 CNI Planning Grant funds to assist in the development of a Neighborhood Transformation Plan for the Marina Vista and Alder Grove public housing communities.
- Section 3. The Executive Director, or designee, is authorized to amend the Housing Authority budget to receive and expend, pursuant to HUD and Agency procurement regulations and policies, not more than \$300,000 in CNI Planning Grant funding for the development of a Neighborhood Transformation Plan for the Marina Vista and Alder Grove public housing communities.
- Section 4. The Executive Director, or designee, is authorized to allocate \$250,000 of City Housing Authority Central Office funding to the Marina Vista/Alder Grove CNI Planning project as a required match funding amount.
- Section 5. The Executive Director, or designee, is authorized to allocate \$184,588 in City Housing Asset Management Aggregated Low/Mod TI funds to the Marina Vista/Alder Grove CNI Planning project as a required match funding amount conditioned upon removal of the suspension imposed on the transfer of funds out of the Low and Moderate Income Housing Funds by operation of AB1X 26.
- Section 6. The Executive Director, or designee, is authorized to enter into a professional services contract, in an amount not to exceed the Executive Director's administrative authority, with EJP Consulting Group for planning and consulting services for the development of the Neighborhood Transformation Plan.
- Section 7. The Executive Director, or designee, is authorized to enter into a Memorandum of Understanding (MOU) with SHRA in a form substantially conforming to Exhibit A, attached hereto and incorporated by this reference, which will serve as the Project Manager for purposes of the CNI Planning Grant.
- Section 8. The Executive Director, or designee, is authorized to execute agreements and such additional documents as approved by SHRA Counsel, and to take such additional actions as necessary to implement the authorized contracts and this resolution.

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Exhibit A: DRAFT Memorandum of Understanding

Adopted by the Housing Authority of the City of Sacramento on June 26, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy and Mayor Johnson.

Noes: None.

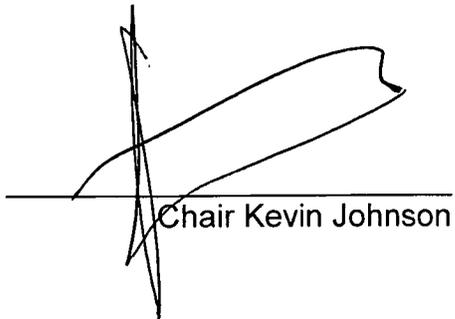
Abstain: None.

Absent: None.

Attest:



Shirley Concolino, Secretary


Chair Kevin Johnson

-DRAFT-
**MEMORANDUM OF UNDERSTANDING FOR
CHOICE NEIGHBORHOODS INITIATIVE PLANNING GRANT**

This **MEMORANDUM OF UNDERSTANDING** ("MOU") is made and entered into this _____ day of _____ 2011, by and between the **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**, a municipal corporation, hereinafter referred to as "SHRA," and the **HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**, a public body, corporate and politic, hereinafter referred to as "Housing Authority".

RECITALS

WHEREAS, on June 6, 2011, the Federal Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Planning Grants for Fiscal Year 2011. Planning Grants are intended to assist communities in developing a successful Neighborhood Transformation Plan (NTP) and build the support necessary for the plan to be successfully implemented.

WHEREAS, in 2007, the Asset Repositioning Study was completed to establish a framework and guiding principles for a proactive strategy to align Housing Authority operations to Housing and Urban Development (HUD) funding environment while simultaneously eliminating ongoing operating and capital deficits. On August 21, 2007, the Housing Authority of the City of Sacramento ("Authority") approved the Housing Authority Guiding Principles to address repositioning of its public housing assets including the Marina Vista and Alder Grove public housing communities.

WHEREAS, the HUD approved 5-year Public Housing Authority Plan affirms Marina Vista, Alder Grove and Twin Rivers as public housing developments designated for demolition and or disposition.

WHEREAS, if awarded, the Choice Neighborhoods Initiative (CNI) Planning Grant will provide up to \$300,000 toward the development of a comprehensive neighborhood revitalization strategy, or Transformation Plan to guide the revitalization of public housing units, while simultaneously directing the transformation of the surrounding neighborhoods and positive outcomes for families.

WHEREAS, the Sacramento Housing and Redevelopment Agency's Community Development Department has significant experience managing neighborhood revitalization and planning projects similar to the Marina Vista/Alder Grove CNI Planning Project, otherwise known as the "Northwest Land Park CNI Planning Project," and will provide the capacity required of the CNI Planning Grant application.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. PURPOSE

The Housing Authority and SHRA shall cooperate for the purposes of applying for FY 2011 CNI Planning Grant funds and undertaking or assisting in undertaking eligible activities identities in the application for Planning Grant funds including the development of an NTP for the Marina Vista and Alder Grove public housing communities and larger Northwest Land Park CNI Planning Area.

2. SCOPE OF WORK

The Housing Authority shall serve as the Lead Applicant for the purposes of the CNI Planning Grant application and Northwest Land Park CNI Planning Project and SHRA shall serve as the Project Manager.

In support of the proposed \$300,000 HUD-funded planning effort for the Northwest Land Park CNI Planning Area, SHRA will commit \$172,370 of its resources towards the planning process. This commitment of funds consists of approximately one Full Time Equivalent position for two years. SHRA may obtain reimbursement for administrative expenses exceeding one FTE position that relate to the planning effort.

3. HOUSING AUTHORITY'S ADMINISTRATION RESPONSIBILITY

In its role as the Lead Applicant, the Housing Authority shall have the overall responsibility under the CNI Planning Grant and in the view of the U.S. Department of Housing and Urban Development (hereinafter "HUD") and the right under this MOU to: 1) ensure that the Planning project is carried out in compliance with all Planning Grant requirements and in substantial compliance with the Planning Grant application; 2) to determine the adequacy of performance under project agreements and procurement contracts; 3) to assume all responsibility for environmental review, decision-making, and action for requirements for proposed projects within the City of Sacramento jurisdiction; and 4) to submit documents to HUD as required for participation in the CNI Planning Grant program.

3. SHRA'S ADMINISTRATION RESPONSIBILITY

In its role at the Project Manager, SHRA shall have the overall responsibility under the CNI Planning Grant to oversee all aspects of the Planning process, particularly in the development of the NTP which will serve as the guiding document for future public housing and neighborhood revitalization implementation strategies. SHRA shall manage the Planning Coordinator and related contracts in the development of the NTP.

4. MODIFICATION

No waiver, alteration, modification, or termination of this MOU shall be valid unless made in writing and signed by the authorized parties hereof.

5. TERMINATION

This Agreement shall terminate upon completion of all obligations of the parties.

IN WITNESS WHEREOF, the parties entered into this MOU on the day and year first hereinabove appearing.

**SACRAMENTO HOUSING AND
REDEVELOPMENT AGENCY**

**HOUSING AUTHORITY OF
THE CITY OF SACRAMENTO**

By: _____
Lisa Bates
Deputy Executive Director

By: _____
LaShelle Dozier,
Executive Director

Approved as to Legal Form:

Approved as to Legal Form:

By: _____
Agency Counsel

By: _____
Agency Counsel