



REPORT TO HOUSING AUTHORITY
City of Sacramento
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Staff Report
May 21, 2013

Honorable Chair and Members of the Board

Title: Approval to Select a Development Team to serve as Master Developer for the proposed revitalization of the Marina Vista and Alder Grove Conventional Public Housing Sites and Application for a Choice Neighborhoods Initiative (CNI) Planning Grant

Location/Council District: Marina Vista and Alder Grove public housing developments/District 4

Issue: This report recommends approval of various actions related to the proposed revitalization of the Marina Vista and Alder Grove public housing sites including: developer selection, application for a CNI planning grant from HUD, and preparation of a Neighborhood Transformation Plan.

Recommendation: Adopt a **Housing Authority** resolution which: 1) approves selection of the Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes Sacramento as the Master Developer for the proposed revitalization of the Marina Vista and Alder Grove Conventional Public Housing Sites, 2) authorizes the Executive Director to develop terms for an Exclusive Negotiations Agreement with the selected Development Team, 3) authorizes the Executive Director to submit an application to the United States Department of Housing and Urban Development (HUD) for up to \$500,000 in 2013 CNI Planning Grant funds to assist in the development of a Neighborhood Transformation Plan for the Marina Vista and Alder Grove public housing communities, 4) amends the Housing Authority budget to receive and expend, pursuant to HUD and Agency procurement regulations and policies, not more than \$500,000 in CNI Planning Grant funding and \$680,000 in Community Development Block Grant funding previously approved and allocated to the Housing Authority for the development of a Neighborhood Transformation Plan for the Marina Vista and Alder Grove public housing communities; 5) authorizes the Executive Director to enter into a professional services contract, should the CNI Planning Grant be awarded, for \$200,000 with the EJP Consulting Group for planning and consulting services for the development of the Neighborhood Transformation Plan; 6) authorizes the Executive Director to enter into a Memorandum of Understanding (MOU) with SHRA, who will serve as the Project Manager for purposes of the CNI Planning Grant, 7) authorizes the Executive Director to enter into a Memorandum of Understanding (MOU) with the Related Companies of California and Mercy Housing California, who will serve as co-applicants to the 2013 CNI Planning Grant, and 8) authorizes the Executive

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Director to execute agreements and additional documents, as approved by SHRA Counsel, and to take such additional actions as necessary to implement the authorized contracts and this resolution; and 9) makes related findings.

Contact: Chris Pahule, Program Manager, 916-440-1350; Nick Chhotu, Assistant Director, 916-440-1334

Presenters: Chris Pahule, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

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Issue: On November 20, 2012, the Housing Authority Board considered a report to select an experienced master developer for the Marina Vista and Alder Grove public housing communities. With the selection, the Housing Authority would work with a master developer to comprehensively plan and redevelop the existing fully occupied Marina Vista and Alder Grove public housing complexes to create 751 public housing replacement units in vibrant mixed-use and mixed-tenure community serving households with a wide range of incomes.

Following an extensive procurement process, where the Housing Authority utilized a third party consultant to ensure all federal procurement rules were followed and a selection committee, which included independent representatives, staff recommended the selection of a development team comprised of Related Companies of California, Mercy Housing California, and Regis Homes as the Master Developer for the Marina Vista and Alder Grove public housing communities.

After considerable public testimony, the Board tabled vote on the item and directed staff to work with the City to develop and implement a resident and community engagement process that would allow for meaningful resident and community input ensuring that the comprehensive Masterplan to be developed for the Marina Vista and Alder Grove public housing communities would be in coordination with City planning efforts in the larger Upper Land Park neighborhood.

Since then, staff has held eight resident and community engagement meetings at both the Marina Vista and Alder Grove sites to discuss the need to comprehensively plan for the redevelopment of the housing communities, and to receive input on community involvement throughout the master planning process. Staff also met with residents at Alder Grove on May 9th and Marina Vista on May 13th to provide updated information on the CNI Planning Grant. Additionally, staff worked with the City to meet with key community stakeholders to discuss their vision for the Upper Land Park area, including the Broadway corridor.

On March 25, 2013, the Federal Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Planning Grants for Fiscal Year 2013. The submission deadline for the CNI Planning Grant NOFA is May 28, 2013. The Choice Neighborhoods Initiative

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expands the reach of HUD's previous public housing revitalization efforts (HOPE VI) and focuses on improving severely distressed public housing and resident self-sufficiency to include HUD-assisted multifamily units. CNI also assists local jurisdictions with the transformation of distressed areas into revitalized mixed-income neighborhoods. Choice Neighborhoods is focused on three core goals:

1. Housing: Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
2. People: Supporting positive outcomes for families who live in the target development(s) and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility, and education; and
3. Neighborhood: Transforming distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high quality public school and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

Choice Neighborhood Planning Grants, specifically, are intended to assist communities in developing a comprehensive neighborhood revitalization strategy, or Neighborhood Transformation Plan (NTP), and build the support necessary for the plan to be successfully implemented. The NTP will become the guiding document for the revitalization of the public housing units, and will direct the transformation of the surrounding neighborhood and positive outcomes for families.

In 2011, the Housing Authority applied for two separate applications for the Planning Grant funds to HUD for projects in the City of Sacramento. An application for the Twin Rivers public housing site in the River District neighborhood was successful and was awarded funding. However, an application for the Marina Vista and Alder Grove communities was not awarded funding but received "runner-up status".

In the 2013 NOFA, HUD has made dramatic changes to the CNI Planning Grant application scoring compared with 2011. Significant changes include:

- Increased the maximum grant amount from \$300k to \$500k
- Reduced the Capacity score from a total of 20 points to 14 points
- Increased the score on activities describing the Plan (planning process) from a total of 24 points to 36 points
- Increased the Likelihood of Implementation score from a total of 3 points to 7 points
- Increased the Leverage score from a total of 4 points to 5 points

The changes HUD has made make the Marina Vista and Alder Grove application even more competitive. The emphasis on the planning process fits well with the planned activities based on SHRA's experience working in communities on neighborhood planning, the City's experience developing Specific Plans, the

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Planning Coordinator's experience facilitating five CNI Planning Grants, and the development teams' experience planning for redevelopment and services in the greater Sacramento/San Francisco area. Likelihood of Implementation includes two new areas of focus: 1) commitments from local partners - this neighborhood is rich with active partners who we expect will provide commitment letters to support the planning process, and 2) signed letter of support by the Chief Executive Officer or highest ranking Housing/Community Development/Planning official of local government. Points are now awarded in the "leverage" category for a direct commitment of financial assistance from the local government and the leverage requirement to maximize points is reduced from \$2 to \$1, to \$1 to \$1. This allows for a larger grant request without needing to commit more funding for leverage.

Neighborhood Selection Planning grant applicants must focus on the revitalization of severely distressed public and/or HUD assisted housing in high-poverty neighborhoods. For the application, the Housing Authority will use the same neighborhood boundaries as approved by the Board and identified in the 2011 CNI application. The proposed Planning Area Boundary meets additional application threshold requirements for determining neighborhood eligibility. Additionally, given the size of the public housing communities (over 60 acres combined), their location and proximity to a key commercial corridor (Broadway) as well as to downtown Sacramento, these communities provide the greatest opportunity for redevelopment and revitalization of both the housing developments themselves and the surrounding neighborhood.

Neighborhood Transformation Plan (NTP) The NTP developed through the Choice Neighborhoods Planning program will complement and draw upon existing planning and design efforts of the adjacent Northwest Land Park Planned Unit Development and will be created in partnership with existing community residents, local stakeholders and partner organizations who will provide technical expertise to various aspects of the plan including but not limited to urban design, education and youth empowerment, food access, transportation and mobility, services and employment.

The Housing Authority of the City of Sacramento will serve as the Lead Applicant for the CNI Planning Grant. In an effort to strengthen the application, the selected development team will be co-applicants.

As a requirement of the grant, Planning Coordinators must be identified in the application. As part of this report, staff recommends retaining EJP Consulting Group (EJP) via a time and materials contract to be the Planning Coordinator for the project to facilitate a comprehensive evaluation and planning process for neighborhood revitalization including housing and economic development components, and the identification of creative financing and implementation approaches. EJP is uniquely qualified to serve in this capacity, to provide strategy planning and facilitation services, program design and implementation assistance, evaluation and assessment, and capacity building and training services for the repositioning of public housing properties specifically. EJP has over 25 years of combined experience working with HUD and local housing

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authorities on similar master planning and repositioning strategies and has assisted numerous localities in the preparation of successful Choice Neighborhoods and HOPE VI applications. EJP is also familiar with the organization and with the goals and objectives of SHRA, as they are the Planning Coordinator on the Twin Rivers CNI project.

Planning activities will focus on the needs of the residents of the public housing sites and the surrounding neighborhood and will include asset mapping and needs assessments, development of educational strategies, capacity building and knowledge sharing, and community outreach and engagement. The final NTP will focus on providing high quality, energy efficient housing, which will complement the surrounding neighborhood. The NTP will provide a framework and guidance to transform the Marina Vista and Alder Grove public housing communities into viable, mixed-income neighborhoods with access to services, quality educational program, transportation, and jobs.

Policy Considerations: The actions recommended in this report are consistent with the City and County Housing Authority 2007 Asset Repositioning Strategy. The successful negotiation of an ENA will assist the Housing Authority in the development of a Neighborhood Transformation Plan for the Marina Vista and Alder Grove sites and will begin the process of planning for the development and replacement of approximately 750 units within the Housing Authority's portfolio with high-quality units.

This action also furthers the commitment of the City through the 2008-2013 Housing Element to preserve and rehabilitate existing affordable housing and to provide housing for extremely low income households. The HUD approved 5-year Public Housing Authority Plan affirms Marina Vista and Alder Grove as public housing developments designated for demolition and or disposition. Specifically, these actions support policies H-3.1.1 related to extremely low income housing needs, policy H-4.4 regarding the preservation of affordable housing, and Program 74 which confirms the City's commitment to the Housing Authority Asset Repositioning Strategy.

The use of Community Development Block Grant funding as match for the CNI Planning Grant further supports the three overarching goals of the 2013-17 Consolidated Plan: 1) To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive service for those with special needs, and transitioning homeless persons and families into housing; 2) To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increasing housing opportunities, and reinvesting in deteriorating neighborhoods; and 3) To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

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Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The activity recommended is statutorily exempt pursuant to California Environmental Quality Act (CEQA) Guideline 15262 involving planning and feasibility studies for possible future actions which have not been approved by the Housing Authority's governing board.

National Environmental Policy Act (NEPA): These planning and feasibility study activities are categorically excluded from review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34 (a) (1). Full environmental review will be conducted before the Authority seeks approval to commit to a definite course of action or approval of a specific project on the Marina Vista and Alder Grove Public Housing sites.

Commission Action: Staff presented this item to the Sacramento Housing and Redevelopment Commission at its May 15, 2013 meeting. Staff will brief the Housing Authority Board on the outcome of their vote at the May 21st meeting.

Rationale for Recommendation: Located just south of Broadway, between Interstate 5 and Riverside Boulevard, the Marina Vista and Alder Grove public housing communities suffer from severe physical distress with outdated, 60-year old building systems. Many of the over 700 residential units at the two locations are undersized and do not meet the needs of today's families. Additionally, the site layouts of these communities do not promote safety and cannot be considered "defensible space."

At the direction of the Housing Authority Board, staff issued a Request for Qualifications (RFQ) for the selection of a Master Developer for the Marina Vista and Alder Grove sites. In response to that directive, staff cast a wide net to solicit interest from the most experienced developers. Following all federal procurement requirements, staff is recommending a Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes as the Master Developer (Development Team).

The Development Team, serving as the Master Developer, will assist the Housing Authority in developing a master plan and housing program for the Neighborhood Transformation Plan under the Choice Neighborhoods Initiative.

The Development Team brings unparalleled experience in creating revitalized mixed-income, mixed-use and mixed-tenure communities. Related Companies of California and Mercy Housing California have direct experience partnering with public housing authorities to revitalize properties and communities, including their

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joint partnership as Master Developer to transform San Francisco's Sunnydale Public Housing site from 50 acres of distressed housing and underutilized land to a vibrant mixed income, mixed use community.

Related Companies of California will serve as the Managing Member of the Development Team and has extensive knowledge of innovative financing strategies and is highly adept at layering a variety of public and private financing sources. In addition to Mercy Housing California and Regis Homes, the Development Team has assembled other team members with extensive experience in large scale transformational efforts and deep ties to the Sacramento community. Following Board approval of the selection, staff will begin negotiations with the Development Team to develop terms for an Exclusive Negotiations Agreement (ENA) that will outline roles, responsibilities and potential compensation for the Master Developer during the Master Planning process. The ENA will cover a twenty four month term. Should the Housing Authority not receive CNI planning funds, the ENA can be terminated should an alternative course of action not be agreed upon by the parties. If funded, the HUD grant allows two years to plan and complete the NTP.

During the development of the NTP, the Development Team will advise on the program and design for the replacement housing and other affordable and market-rate unit types; identify other investments essential to creating a sustainable and healthy community; coordinate housing activities with neighborhood, resident services, and educational programs; and take the lead in securing state, other federal, and private funding. The Development Team will also work collaboratively with the Housing Authority, City of Sacramento, public housing residents, and the broader community.

The NTP developed with the Choice Neighborhoods Planning Grant will create a comprehensive, master plan for redevelopment of these public housing sites, building upon existing neighborhood assets. The NTP will complement and draw upon the current planning and design efforts taking place immediately adjacent to the public housing sites as part of the Northwest Land Park Planned Unit Development project.

In planning for the repositioning of the Marina Vista and Alder Grove housing developments, strategies will be developed and partners identified to ensure resident children have access to high quality educational opportunities, including high quality early learning opportunities and increased access to programs that combine a continuum of effective community services, strong family supports to improve the educational and life outcomes for resident children and youth. The NTP will include action steps necessary to provide supportive services, including economic development, job training, self-sufficiency, and asset building activities that promote economic self-sufficiency of the neighborhood residents

Additionally, a significant opportunity exists to increase densities along the Broadway corridor and to take better advantage of what is currently low-density, passive and underutilized open space within these communities. The two communities combined, total over 60 developable acres with over 800 feet of

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frontage along Broadway. The redevelopment of these properties will have a far reaching impact on not only the public housing communities themselves, but on the surrounding neighborhoods and commercial corridors.

A successful CNI planning grant application provides the Housing Authority with the framework in meeting the requirements for HUD's CNI Implementation Grant. HUD awards up to \$30 million for each project under the CNI implementation Grant for revitalization of public housing.

Financial Considerations: Approval of this report and resolution will allow the Housing Authority of the City of Sacramento to begin negotiating an Exclusive Negotiations Agreement. Additionally, this report recommends submitting an application for federal funding of up to \$500,000 under the FY2013 Choice Neighborhoods Initiative Planning Grant. As the application requires matching funds, this report recommends utilizing \$680,000 of previously approved Community Development Block Grant (CDBG) funds.

A breakdown of anticipated costs for development of the Neighborhood Transformation Plan is as follows:

Sources:	Uses:	
CNI Planning Grant \$500,000	Planning Coordination	\$500,000
2011 CDBG Funds \$480,000	Housing Component	\$320,000
2013 CDBG Funds \$200,000	Neighborhood Component	\$210,000
<u>Total</u>	<u>People/Education Component</u>	<u>\$150,000</u>
\$1,180,000	Total	\$1,180,000

M/WBE and Section 3 Considerations: Minority and Women's Business Enterprise and Section 3 requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

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Approved as to form:



Agency Counsel

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Background

On August 6, 2012, Housing Authority staff released a RFQ to determine the most qualified Master Developer to assist in developing a housing program to carry out the potential revitalization of the Marina Vista and Alder Grove Public Housing sites. As the revitalization of the Marina Vista and Alder Grove sites are of a large scale with approximately 750 units on roughly 70 acres, the RFQ sought out only partners that have been successful in redeveloping large-scale public housing into mixed-use and mixed-income communities.

The goal of the RFQ was to retain an experienced master developer who possessed the necessary qualifications and expertise to comprehensively redevelop the existing fully occupied Marina Vista Alder Grove public housing complexes to create 751 public housing replacement units in vibrant mixed-income, mixed-use, and mixed-tenure community serving households with a wide range of incomes.

Additionally, there were several objectives that the Housing Authority identified for the development of the sites in the RFQ:

- One-for-one replacement of all public housing units.
- Provision of relocation assistance for approximately 2,500 residents of the Marina Vista and Alder Grove sites.
- Minimal public investment with the selected developer contributing significant private capital for the predevelopment and development stages.

The RFQ requested that interested developers submit information about their qualifications and experience in completing similar public housing revitalization projects of the scale and type contemplated. The RFQ also required that respondents demonstrate their success in implementing comprehensive neighborhood multi-site revitalization plans that include mixed-income (public housing, project-based vouchers, low income housing tax credit and market-rate unrestricted units), mixed-finance and mixed use developments. Developers submitted information about their site-specific development team as well as their general approach to the planning process and development of the sites. Finally, developers submitted confidential financial information that was summarized and evaluated by a third party consultant.

A seven member selection committee was formed to determine the highest ranked Respondent. The committee was comprised of the following members: four Housing Authority staff, one public housing resident, one representative from the City of Sacramento, and one representative from the County of Sacramento.

The Housing Authority received four (4) proposals in response to the RFQ. The selection committee scored the proposals based on pre-determined Evaluation Criteria contained in the RFQ and conducted interviews with each of the respondents. Upon completion of the interview process, the selection committee unanimously recommended that two firms not be considered for selection as the Master Developer for the Marina Vista/Alder Grove RFQ. The selection committee continued its evaluation of the remaining two respondents and

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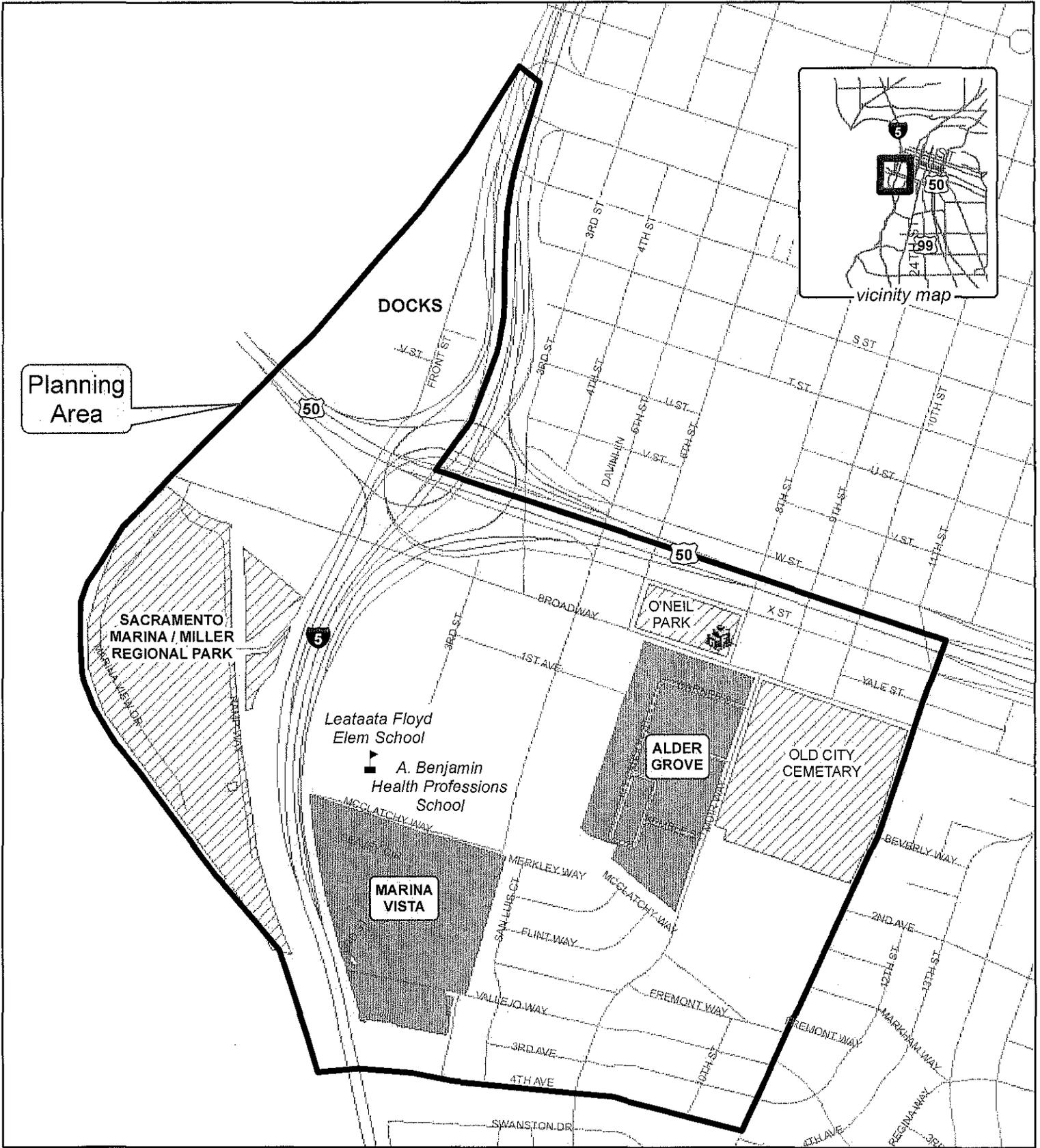
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performed site visits and reference checks. The selection committee met and discussed all the information and unanimously selected the Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes as the highest ranked respondent. The selection committee and process was governed by federal procurement rules.

Based on the selection committee ranking and determination of the highest ranked respondent, the Housing Authority, by action of its Executive Director, is recommending Board approval of the Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes as the Master Developer for the Marina Vista and Alder Grove public housing sites.



2013 Choice Neighborhoods Initiative Planning Area



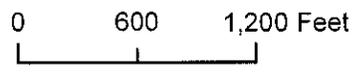
CNI Planning Area Boundary

City Owned Parcel

Housing Authority Owned Parcel

School

Fire Station



SHRA GIS
May 14, 2013

RESOLUTION NO. 2013 -

Adopted by the Housing Authority of the City of Sacramento

on date of

APPROVAL OF SELECTION OF A DEVELOPMENT TEAM TO SERVE AS MASTER DEVELOPER FOR THE PROPOSED REVITALIZATION OF THE MARINA VISTA AND ALDER GROVE CONVENTIONAL PUBLIC HOUSING SITES

BACKGROUND

- A. River Oaks (Marina Vista) and New Helvetia (Alder Grove) are the two largest public housing sites owned by the Housing Authority of the City of Sacramento. Marina Vista contains 391 units on roughly 38 acres and Alder Grove contains 360 units on roughly 30 acres. Both sites present significant development opportunity in a neighborhood experiencing transition from industrial to residential, mixed-use.
- B. In 2007, the Housing Authority Board (Board) approved an Asset Repositioning Strategy aimed at solving the Housing Authority's structural operating deficit, reducing dependence on funding from the United States Department of Housing and Urban Development (HUD), and providing reinvestment strategies for long term preservation of affordable housing. The Asset Repositioning Strategy recommended redevelopment of the Marina Vista and Alder Grove public housing sites.
- C. On June 7, 2012, the Board directed staff to release a Request for Qualifications (RFQ) for the Marina Vista and Alder Grove sites and select a development team no later than November 2012.
- D. On August 6, 2012, the Housing Authority released a RFQ to determine the most qualified master developer to develop a housing program for the Marina Vista and Alder Grove public housing sites.
- E. The Housing Authority followed all applicable Federal Procurement Rules and Regulations related to the solicitation and selection of a Master Developer for a public housing Mixed-Finance Development.
- F. The activity recommended is statutorily exempt pursuant to California Environmental Quality Act (CEQA) Guideline 15262 involving planning and feasibility studies for possible future actions which have not been approved by the Housing Authority's governing board. These planning and feasibility activities are categorically excluded from review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34 (a)(1).

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

- Section 1: The above recitals, including the environmental recitals, are found to be true and correct.
- Section 2: The selection of the Development Team comprised of Related Companies of California, Mercy Housing California, and Regis Homes Sacramento as the Master Developer for the proposed revitalization of the Marina Vista and Alder Grove Conventional Public Housing Sites is approved.
- Section 3: The Executive Director, or her designee, is authorized to enter into exclusive negotiations with the selected Development team to develop terms for an Exclusive Negotiations Agreement.

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RESOLUTION NO. 2013 -

Adopted by the Housing Authority of the City of Sacramento

on date of

APPLICATION FOR CHOICE NEIGHBORHOODS INITIATIVE PLANNING GRANT

BACKGROUND

- A. On March 25, 2013 the Federal Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Planning Grants for Fiscal Year 2013. 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 and Alder Grove public housing communities.
- C. If awarded, the Choice Neighborhoods Initiative (CNI) Planning Grant will provide up to \$500,000 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.
- D. Applications are due to HUD by May 28, 2013.
- E. The City Council allocated and approved \$480,000 in the 2012 Community Development Block Grant (CDBG) Action Plan to be used for design and capital improvement projects that support the Housing Authority's Choice Neighborhood Application in resolution # 2011-605.
- F. The City Council allocated and approved \$200,000 in the 2013 Community Development Block Grant (CDBG) Action Plan to be used for planning activities at Marina Vista and Alder Grove in resolution # 2013-0010.
- G. 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 a 2013 CNI Planning Grant application to HUD to assist with 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, CNI Planning Grant funds, should such funding be awarded, 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 amend the Housing Authority budget to receive and expend up to \$680,000 of CDBG funds previously approved and allocated to the Housing Authority for design and capital improvement projects that support the Housing Authority's Choice Neighborhood Application and for planning activities at Marina Vista and Alder Grove to serve as the required local match for the CNI Planning Grant and to continue planning activities at Marina Vista and Alder Grove public housing sites.
- Section 5. The EJP Consulting Group is selected to serve as the planning coordinator for the purpose of submitting the CNI Planning Grant, should the CNI Planning Grant be awarded, the Executive Director is authorized to execute a professional services contract not to exceed, \$200,000 with EJP Consulting Group, in compliance with HUD and SHRA non-competitive procurement policy, for planning and consulting services for the development of the Neighborhood Transformation Plan.
- Section 6. To consent to SHRA serving as the public entity Project Manager for purposes of the CNI Planning Grant. The Executive Director is directed to enter into a Memorandum of Understanding (MOU) between the Housing Authority and SHRA to provide project management services necessary for the CNI Planning Grant and a Neighborhood Transformation Plan for the Marina Vista and Alder Grove public housing communities.
- Section 7. The Related Companies of California and Mercy Housing is selected to serve as co-applicants for purposes of the CNI Planning Grant and the Executive Director is directed to execute a Memorandum of Understanding (MOU) on behalf of the Housing Authority with Related Companies of California and Mercy Housing.