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

Consent
March 25, 2014

Honorable Mayor and Members of the City Council

Title: Approval of One Year Action Plan Amendment

Location/Council District: Citywide

Recommendation: Adopt a **Council Resolution:** 1) approving and adopting amendments to the 2014 One-Year Action Plan, amending prior year's Action Plans, and amending the SHRA budget to allocate funding for programs and projects in accordance with the amendments; 2) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to submit the 2014 Action Plan amendments and prior year action plan amendments to the United States Department of Housing and Urban Development (HUD) and to execute the subsequent grant agreements and contracts with HUD and other appropriate entities to carry out projects in accordance with the Action Plans; 3) authorizing SHRA to issue a Request for Proposals and award a contract for environmental consulting services in support of the River District/Twin Rivers Choice Neighborhoods Initiative (CNI) and related projects in an amount not to exceed $200,000; 4) approving the revised Citizen Participation Plan (CPP); 5) authorizing SHRA to execute any and all related documents and agreements as necessary to carry out the federal programs as described in the Action Plans, and 6) making related environmental findings.

Contact: La Shelle Dozier, Executive Director, 440-1319, Geoffrey M. Ross, Program Manager, 440-1357

Presenters: Not applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report recommends approval of the amendment to the 2014 One-Year Action Plan and prior year's action plans as detailed in Exhibit A and B. A summary of the proposed changes follows below.

- An allocation of $200,000 in Community Development Block Grant (CDBG) funding is recommended to complete the environmental review required for three projects currently funded by the CDBG program which are: the River District/Twin Rivers Choice Neighborhoods Initiative (CNI)

project, the 12th Street Streetscape improvement project, changes in the alignment of the Richards Blvd and 12th Street intersection, and the proposed Dos Rios Light Rail Station project. A competitive Request for Proposals will be issued for this contract. A Specific Plan Environmental Impact Report (EIR) was previously prepared for the River District, which will be tiered from to prepare the California Environmental Quality Act (CEQA) document for these projects. Additionally, a review pursuant to the National Environmental Policy Act (NEPA) will need to be performed and appropriate documentation prepared before these federally funded projects can proceed.

- Staff recommends defunding $36,376 from the Del Paso Boulevard Streetscape project and reprogramming it to Capital Reserve for future project funding as the streetscape project is complete.

- Changes to the Housing Opportunities for Persons with AIDS (HOPWA) Program are recommended to reflect the recent decision by the Aids Housing Alliance (AHA), a HOPWA provider, to dissolve its operations due to the inability to maintain long-term viability. Staff is working with AHA and HOPWA partners on a transition plan for the residents and properties. Staff is proposing to reprogram funds previously set aside for AHA to use for tenant-based rental assistance (TBRA) and permanent housing placement services for former AHA residents. HOPWA is transitioning from a program that relies on facility-based funding to a more stable and flexible model that provides tenant-based and time-limited housing assistance (Short-Term Rent, Mortgage, Utility Assistance (STRMU)) for eligible participants already in private-market, permanent housing.

- Staff recommends allocating an additional $100,000 for Section 3 program delivery to support the Sacramento First Source Program, as well as minor administrative changes to the Citizen Participation Plan as detailed in Exhibit D.

- A modification is recommended to the existing description for SHRA's Housing Program Delivery previously approved in the 2014 Action Plan. Additional language (outlined below in italics) was inadvertently left out of the original description. Supportive services for affordable/multi-family rehabilitation/new construction, *fair housing, homeless,* and emergency repair/accessibility programs in 2014.

- Finally, this report recommends allocating $150,000 for rehabilitation of the Colonial Heights Library's community room and kitchen and the addition of a portable garden shed.

Policy Considerations: The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives in the adopted Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: community services,

housing, homeless facilities and services, public improvements and facilities, economic development, and planning activities.

Economic Impacts: Not Applicable

Environmental Considerations:

California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA): Certain activities recommended for approval in this report are either not considered projects or are exempt under CEQA and are exempt or categorically excluded under NEPA. For further details regarding the individual environmental determinations refer to Exhibit C.

Sustainability Considerations: N/A

Other: N/A

Committee/Commission Action: On March 5, 2014, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: The Del Paso Boulevard Streetscape project is complete and the remaining funds are recommended to be returned to the capital reserve to be applied to new CDBG projects. The HOPWA program provides funding for short- and long-term housing opportunities and supportive services for persons with HIV/AIDS. Approval of the attached resolution will allow SHRA to continue to support HOPWA eligible participants. The staff recommendations will allow the full spectrum of HOPWA services to be offered to participants. Environmental compliance as determined by NEPA and CEQA is needed for the River District/Twin Rivers CNI project and adjoining projects and improvements so that they may proceed. The Colonial Heights Library and adjoining garden are in need of rehabilitation and improvements.

Financial Considerations: This report recommends amending the 2014 One-Year Action Plan and Agency budget to reduce funding to existing CDBG activities and Unallocated Capital Reserve in the amount of $536,376 and allocate funds in the amount of $500,000, to new and existing activities as detailed in Exhibit A. The total budget for the HOPWA program will not change and no funding is being requested for Housing Programs Delivery or the CPP.

M/WBE and Section 3 Considerations: Minority and Woman'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. Section 3 requirements will be applied to the extent as may be applicable.

Respectfully Submitted by: _____
LA SHELLE DOZIER
Executive Director

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Approved as to form:
_____
Agency Counsel

APPROVED AS TO FORM:
_____
CITY ATTORNEY

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RESOLUTION NO. 2014 –

Adopted by the Sacramento City Council

on date of

APPROVAL AND ADOPTION OF AMENDMENTS TO THE 2014 ONE-YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; AUTHORITY TO ISSUE A REQUEST FOR PROPOSALS AND AWARD OF CONTRACT FOR ENVIRONMENTAL CONSULTING SERVICES IN SUPPORT OF THE RIVER DISTRICT/TWIN RIVERS CHOICE NEIGHBORHOODS INITIATIVE AND RELATED PROJECTS NOT TO EXCEED $200,000; REVISION OF THE CITIZEN PARTICIPATION PLAN; AND EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS AND RELATED ENVIRONMENTAL FINDINGS

BACKGROUND

A. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of City, has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG and HOPWA funding originating from HUD.

B. HUD requires the annual submittal of a One-Year Action Plan and any amendments describing proposed activities and expenditures for the following year in accordance with the goals and priorities of the Consolidated Plan.

C. HOPWA is moving away from a program that relies on facility-based funding to a more stable and flexible model that provides tenant-based and time-limited housing assistance (STRMU) for eligible participants already in private market, permanent housing.

D. NEPA and CEQA compliance is needed for the River District/Twin Rivers CNI project, streetscape and pedestrian improvements project along 12th Street between C Street and Richards Boulevard and the proposed Dos Rios Light Rail Station on 12th Street just south of Richards Boulevard before the projects may proceed.

E. The Colonial Heights Library and adjoining garden area are in need of rehabilitation and improvements.

F. On October 22, 2013, the City Council approved the 2014 One-Year Action Plan by City Resolution 2013-0344. A noticed public hearing soliciting comments on the amendments to the 2014 One-Year Action Plan and amendments to prior years' Action Plans was held by the Sacramento Housing and Redevelopment Commission on March 5, 2014.

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 in Exhibit C, are approved.

Section 2. The 2014 One-Year Action Plan and the prior year's action plans are revised and amended as set forth in Exhibit A.

Section 3. SHRA is authorized to amend its budget to allocate the CDBG and HOPWA funding for programs and projects as set forth in Exhibits A and B.

Section 4. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to submit the amendments to the 2014 Action Plan and the amendments of prior years' Action Plans to HUD; execute grant agreements with HUD; and to execute agreements and contracts with the appropriate entities to carry out CDBG and HOPWA projects in accordance with the 2014 One-Year Action Plan, as amended. All such agreements shall be in compliance with applicable federal law and regulations.

Section 5. SHRA is authorized to execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs and projects as described in the 2014 One-Year Action Plan and amended action plans in compliance with applicable federal law and regulations.

Section 6. SHRA is authorized to issue a Request for Proposals and award a contract for environmental consulting services in support of the River District/Twin Rivers choice neighborhoods initiative project and the related projects in an amount not to exceed $200,000.

Section 7. The revised Citizen Participation Plan is approved as set forth in Exhibit D.

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Exhibit A 2014 Amended Action Plan Activities
Exhibit B Amendment to HOPWA Program
Exhibit C Environmental Determination
Exhibit D Citizen Participation Plan

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City of Sacramento
Amendment to 2014 Action Plan and Previous Year's Action Plans

This report formally amends the 2014 Action Plan and previous year's action plans by augmenting existing and new projects within CDBG. Activities being defunded are those that have been completed, cancelled or funded through alternative sources. Newly funded activities are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds.

Defunded Activities for Previous Year's Action Plans		
Recommendation	**Amount**	**Fund**
Del Paso Boulevard Streetscape: Project funded in 2010 has been completed. Remaining funds to be reprogrammed to Capital Reserve.	$36,376	CDBG
Capital Reserve: Defund reserve account to fund activities listed below.	$463,624	CDBG
Total	$500,000	

2014 One-Year Action Plan Amendment		
Recommendation	**Amount**	**Fund**
Section 3 Program Delivery: Supportive services for First Source and Section 3 related activities in 2014.	$100,000	CDBG
Environmental Services Delivery: Staffing and supportive services for environmental review activities in 2014.	$50,000	CDBG
River District/Twin Rivers CNI Environmental Consulting Services: Issue an RFP and award a contract for environmental consulting services in support of this project.	$200,000	CDBG
Colonial Heights Library Improvements: Design and rehabilitate the library's kitchen and community room and installation/construction of a shed in the community garden.	$150,000	CDBG
Total	$500,000	

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City of Sacramento
Amendment to HOPWA Program

This report formally amends the 2014 Action Plan and previous year's action plans by augmenting existing and new projects within HOPWA. The total budget for the HOPWA program will not change. Activities are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds.

HOPWA		
Recommendation	**Current**	**As Amended**
HOPWA STRMU: Provides for short-term emergency housing assistance for persons with HIV/AIDS in the City of Sacramento and Counties of Sacramento, Yolo, Placer and El Dorado.	$224,652	$ 224,652
HOPWA Housing Operations: Provides for operations assistance for emergency, transitional, short-term and permanent housing.	$171,531	$ 121,531
HOPWA Supportive Services: Provides funding for case management and supportive services for persons with HIV/AIDS in the City of Sacramento and Counties of Sacramento, Yolo, Placer and El Dorado.	$366,627	$ 341,627
HOPWA Provider Administration: Provides funding for provider administration of the HOPWA program.	$32,102	$ 32,102
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities in 2014.	$24,584	$ 24,584
HOPWA TBRA: Provides funding for tenant-based rental assistance used to help participants obtain permanent housing in the private rental housing market.	$0	$ 50,000
HOPWA Housing Placement Services: Provides funding to help eligible persons establish a new residence where ongoing occupancy is expected to continue.	$0	$ 25,000
Total	$ 819,496	$ 819,496

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City of Sacramento
Amendment to 2014 Action Plan and Previous Year's Action Plans
Environmental Determination

Housing Opportunities for Persons with AIDS (HOPWA)

Tenant-based rental assistance (TBRA) is categorically excluded under NEPA per 24 CFR 58.35 (b)(1) and 50.19 (b)(11). The proposed action is not a project under CEQA per Guidelines Section 15060 (c).

Housing Placement Services is considered a supportive service and under NEPA is categorically excluded per 24 CFR 58.35 (b)(2) and 50.19 (b)(12). The proposed action is not a project under CEQA per Guidelines Section 15060 (c).

River District/Twin Rivers CNI Environmental Consulting Services

This activity is exempt under NEPA per 24 CFR 58.34(a)(1) and 50.19(b)(1). The proposed action is not a project under CEQA per Guidelines Section 15060 (c).

Environmental Services Delivery / Section 3 Program Delivery / Citizen Participation Plan (CPP)

These activities are exempt under NEPA per 24 CFR 58.34 (a)(3) and 50.19 (b)(3) and CEQA per Guidelines Section 15378 (b)(2) - administrative and management expenses (operating policies and procedures).

Colonial Heights Library Improvements

This project is categorically excluded under NEPA per 24 CFR 58.35(a)(3)(iii) and 50.20(a)(2)(iii) and categorically exempt under CEQA per guidelines Section 15301.

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INVESTING IN COMMUNITIES

City of Sacramento
Citizen Participation Plan

INTRODUCTION

It is the intent of the City of Sacramento (City), ~~County of Sacramento Department of Human Assistance (DHA),~~ and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of the residents of Sacramento in the formulation of priorities, strategies, and funding allocations in the Consolidated Plan and *the One-Year* Action Plan, substantial amendments thereto and performance reviews for the following five programs funded by the U.S. Department of Housing and Urban Development *(HUD) [24 CFR Part 91])*:

- Community Development Block Grant (CDBG);
- Neighborhood Stabilization Program (NSP);
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA).

USE OF THE CITIZEN PARTICIPATION PLAN

The City~~, DHA~~ and SHRA are committed to vigorously follow, implement, and abide by both the letter and spirit of this Citizen Participation Plan (24 CFR Part 570.431).

This plan identifies strategies to obtain participation from those persons directly affected by the Consolidated Plan and One-Year Action Plans, to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens. The City~~, DHA~~ and SHRA will take whatever actions are appropriate to encourage the participation of all citizens, including minorities and non-English speaking persons, person with disabilities, and residents of public and assisted housing. SHRA staff will encourage the participation of residents of public and assisted housing developments and recipients of tenant-based assistance in the process of developing and implementing the Consolidated Plan, along with other low-income residents of targeted revitalization areas in which developments are

located. Staff shall make an effort to provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

The general structure of citizen review/participation component has three tiers: citizens and citizen groups, Sacramento Housing and Redevelopment Agency Commission (SHRC) and the City Council, the governing body for the City. Many project ideas occur at the grass roots level. These ideas are then recommended to the SHRC who reviews all housing and redevelopment activities. The recommendation then proceeds to the City Council for final review and approval.

Citizens may submit proposals verbally or in writing at public hearings or directly to SHRA ~~and DHA~~ staff depending upon the federal program. Individuals should address comments, questions, inquiries, and proposals according to the following:

CDBG, NSP, HOME, ESG and HOPWA programs:

Sacramento Housing and Redevelopment Agency
Housing and Community Development Department
Attn: CDBG Program Manager
801-12th Street
Sacramento, CA 95814

~~HOPWA and ESG program:~~

~~County of Sacramento~~
~~Department of Human Assistance~~
~~Attn: Director~~
~~2435 Marconi Avenue~~
~~Sacramento, CA 95821~~

DEFINITIONS

Consolidated Plan: This document is submitted to HUD and serves as the planning document of the City of Sacramento and application for funding for CDBG, NSP, HOME, ESG, and HOPWA. The document is developed in accordance with 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, NSP, HOME, ESG, and HOPWA

programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan and One-Year Action Plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, and substantial amendments to either Plan (24 CFR 91.505 (b).

Substantial Amendment: A substantial amendment to the Consolidated Plan and One-Year Action Plans involves carrying out an activity or program not previously described (purpose, scope, location and beneficiary). Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

Substantial Amendment examples: Community Development Block Grant-Recovery Act; Neighborhood Stabilization Program, Homelessness Prevention and Rapid Re-Housing Program are examples of new or one-time federally funded activities or programs.

Amendment: An amendment pertains to the One-Year Action Plan and involves carrying out an activity or program previously described in the existing One-Year Action plan, but includes a change in funding that does not require additional citizen participation. SHRA's Executive Director ~~(CDBG, HOPWA, NSP and HOME) and the Department of Human Assistance Director (ESG),~~ or ~~respective~~ designee~~s~~, will administratively amend, up to the authority granted during approval by the governing body, the existing budget for activities or programs to efficiently expend funds (including program income) related to previously disclosed activities or programs in accordance to the intent of the funds identified in the previously undertaken citizen participation process. In addition, an existing activity or program can be cancelled administratively if no funds were expended, and said funds can then be re-allocated to an existing One-Year Action Plan activity, program or applicable contingency fund to be allocated to a future activity(ies) or program(s) at a future date.

CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN, AND SUBSTANTIAL AMENDMENTS THERETO

Comments and suggestions from the public are welcome at all times. To facilitate public interaction, SHRA ~~and/or DHA~~ will conduct at least two public

meetings of which one will be a public hearing at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. At least one public hearing will be held prior to the adoption of the Consolidated Plan, the One-Year Action Plan, and when making substantial amendments to either plan.

SHRA ~~and/or DHA~~ will notify the public of these hearings by publishing a notice in at least one paper of general circulation in the at least 15 days (24 CFR 91.105 (e)(1)) prior to the first public hearing. The public hearing will be held in a time and location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. The notice will:

- Describe the approximate amount of funding and range of possible activities; and;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the Consolidated Plan, One-Year Action Plan, or the substantial amendment; and
- State how the public can submit comments.

All comments received in writing, or orally at the public hearing, will be considered when preparing the final Consolidated Plan, One-Year Action Plan or substantial amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to

the document. Written comments will receive a written response within 15 working days, where practicable.

CITIZEN PARTICIPATION PLAN

Prior to the adoption of the Citizen Participation Plan and any substantial amendments, SHRA ~~and/or DHA~~ will hold a public hearing and consider all comments. Copies of the Citizen Participation Plan were made available at SHRA, public libraries, and governmental offices. SHRA and/or DHA staff will assist any disabled persons interested in obtaining a copy of the Citizen Participation Plan who are otherwise unable to access it.

A free copy of the Consolidated Plan and One-Year Action Plan are available from SHRA at no cost to persons and organizations that request it.

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA ~~and/or DHA~~ will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA ~~and/or DHA~~.

Access to Records: SHRA will provide access to public records related to the Consolidated Plan and One-Year Action Plan and the jurisdiction's use of assistance under the programs covered by the plans during the preceding five years through written or verbal request. SHRA ~~and DHA~~ may charge a fee for copies to recover the cost of material and operations. SHRA ~~and DHA~~ will require an appointment to view records and, in most case, will require SHRA ~~and/or DHA~~ staff to be present during inspection of records.

Translation and Interpretation Services: If non-English speaking or hearing-impaired residents request assistance to participate in a public hearing, SHRA ~~and/or DHA~~ staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services. However, if such assistance presents an undue financial or administrative burden, SHRA ~~and DHA~~ will consider it mandatory only in instances where it is expected that a significant number of non-English speaking or hearing-impaired residents will be in attendance.

Technical Assistance: SHRA ~~and/or DHA~~ will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the Consolidated Plan; and other available resources. At a minimum, SHRA ~~and DHA~~ will advise on all technical questions, such as determining the eligibility of a request.

Complaints: SHRA ~~and/or DHA~~ will respond to written complaints from citizens related to the Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility: SHRA will retain responsibility and authority for the development, outreach to minorities and non-English speaking persons, as well as persons with disabilities, and execution of the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the CDBG, ESG, HOPWA, the Urban Development Action Grant Program, NSP and the HOME for the City of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the CDBG, HOPWA, NSP, HOME, the Section 108 Loan Guarantees Program, and the Urban Development Action Grant Program. For ESG per 24 CFR 576.408 (Displacement, Relocation and Acquisition), SHRA will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), 42 U.S.C. 4601-4655, 42 U.S.C 3601 ET SEQ., 49 CFR 24.205(C)(2)(II)(D), 29 U.S.C. 794 and 49 CFR 24.

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City of Sacramento to provide funds for a project that will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;

2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;

3. A time schedule for the commencement and completion of the demolition or conversion;

4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;

5. The source of funding and a time schedule for the provision of replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and

7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The Housing and Community Development Department of SHRA, 801-12th Street, (916) 440-1393 ~~440-1328~~, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C--Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

The Relocation Office, 801-12th Street, (9l6) 440-1393~~449-6287~~ is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.

2. For programs assisted through HOME, ESG, HOPWA, CDBG, NSP or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.

3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.

4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.

5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.