SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
JOINT EXERCISE OF POWERS AGREEMENT
EXECUTIVE SUMMARY

The Sacramento Housing and Redevelopment Agency (Agency) is a Joint Exercise of Powers Agency (JPA), as defined in state law, created by resolutions in 1981 with the JPA agreement executed in 1982.

PURPOSE. The primary purpose for the JPA was to enable the constituent entities to benefit from access to a common staff and to create an independent public agency for the sole purpose of providing staff services in carrying out the housing and redevelopment functions within the respective jurisdictions of the City and County. The JPA Agreement was amended in 1990 to broaden the scope of the Agency responsibilities to include public social services activities.

CONSTITUENT ENTITIES. The JPA is comprised of the following members, all of whom are governed by either the City Council or the Board of Supervisors:

- Redevelopment Agency of the City of Sacramento
- Redevelopment Agency of the County of Sacramento
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- City of Sacramento (added with 1990 amendment)
- County of Sacramento (added with 1990 amendment)

POWERS RETAINED BY CONSTITUENT ENTITIES

In the 1981 resolutions, the City Council and Board of Supervisors desire to create a JPA for staffing purposes while retaining the authority to make all key decisions are clearly stated. The authorities retained by each member of the JPA, all governed by the City Counsel or Board of Supervisors, have remained unchanged since 1981 regarding its powers to take final actions involving:

- Budget actions
- Policies and procedures
- Auditor's contracts
- Job classifications and wage schedules
- Acquisition, disposition or development of property
- Selection of developers
- Project changes or assignments
- Resolutions of necessity for eminent domain
- Issues brought directly to them by the Executive Director

DELEGATION OF AUTHORITIES TO THE JPA

The 1981 and subsequent resolutions and the JPA agreement provide the Agency limited authorities identified below:

- Enter into contracts for staff and employee services
- Receive and spend funds and maintain operational reserves within approved budget constraints
- Employ, organize, train and evaluate personnel
- Acquire and maintain supplies, equipment and property for operations
- Sue or be sued in the name of SHRA (but not to sue City or County)
- Establish an annual budget
- Perform any other acts necessary to carry out the JPA Agreement
- Undertake any staffing assignments and responsibilities requested by any of the members

SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION. Except for the powers retained by the City Council and Board of Supervisors, the Sacramento Housing and Redevelopment Commission is the governing board of the JPA.

- Six of the board members are selected by the County and five are selected by the City, including a housing authority representatives for each Housing Authority
- Officers are Chair and Vice-chair with each serving a one year terms

EXECUTIVE DIRECTOR. Pursuant to the delegation resolutions, the City Council and Board of Supervisors jointly appoint the Executive Director. The Executive Director serves at the pleasure of the City and County and may be removed by Council and Board after recommendation by the City Manager and County Executive. The Executive Director is responsible for carrying out all staff functions including hiring, supervising and dismissing staff, subject to personnel rules and policies approved by the governing boards.

INDEPENDENT LEGAL COUNSEL. The Executive Director is responsible for appointment of the legal counsel for the JPA. The legal counsel is independent of the County Counsel and City Attorney's office and is the legal counsel to the redevelopment agencies and housing authorities governing boards.

FINANCE DIRECTOR AND FISCAL MATTERS. The Executive Director is responsible for appointment of the Finance Director who also assumes the responsibility of the treasurer for the Agency. The governing boards have selected January 1 through December 31 as the fiscal year for the Agency. The budget, including capital improvement program and administrative costs, is a combined budget which must be approved by all members prior to the beginning of each fiscal year. Budget amendments or approval of new projects must be approved by the affected member or members. A consolidated annual audits fulfilling the unique requirements of the redevelopment agencies and housing authorities must be completed within the timeframes required of redevelopment agencies and housing authorities.

TERM. The JPA can be terminated by any of the members of the JPA. JPA will continue in operation until January 1 of the year following delivery of 180-day termination notice.

Upon termination, all identifiable assets and unpaid debts will be assigned to the respective legal entity. All assets and unpaid debts of the JPA are to be distributed equally among the members.

POWERS OF REDEVELOPMENT AGENCIES

State redevelopment laws enable a city or county to create a redevelopment agency. A redevelopment agency is a state agency enacted at the local level. The redevelopment agency can establish a redevelopment project area within its jurisdiction by adopting redevelopment plans for the elimination of blighting influences in areas where redevelopment of an entire area is needed to halt deterioration and when redevelopment could not be accomplished by the private sector alone. Once stringent blight test are met, a project area can be adopted. Then, the redevelopment agency can use its unique powers within the boundaries of the project area, as follows:

- Acquire real property – voluntarily and by eminent domain
- Provide funds for or otherwise cause property development – but not to construct buildings itself
- Sell property without public bidding with development restrictions at less than unrestricted fair market value
- Relocate persons and businesses – with compensation
- Borrow from private and public sources and issue bonds
- Issue land use and development controls as part of a comprehensive redevelopment plan
- Implement non-housing programs and projects
- Assist in funding low and moderate income housing – anywhere in the City if it serves the aggregated project areas
- Assist in developing projects which can demonstrate a feasibility "gap"
- Assist equipment purchases in limited circumstances

Redevelopment is limited as follows:

- Must spend Housing Funds and produce affordable housing units while meeting layers of affordable housing production requirements within specified time periods.
- Prohibited from paying for municipal services and from building of city hall and certain other public facilities.
- Cannot participate in the development of big box retail or engage in luring automotive dealers away from an adjacent jurisdiction.

When a redevelopment plan is adopted a base year is adopted for taxes. A redevelopment agency may receive, as tax increment, a potion of the tax revenues from the project area above the base year property tax levels. The agency can only collect tax increment to the extent that it incurs debt. Twenty percent of the gross tax increment revenues must be placed in a special low and moderate income housing funds to support the development of affordable housing units. For certain older project areas the low and moderate income housing fund percentage may increase to thirty percent in exchange for a ten year extension of the redevelopment plan life as the case for the Merged Downtown and Del

Paso Heights project areas. The use of non-housing redevelopment funds from a project area is restricted to the jurisdictional boundaries of the project area.

POWERS OF HOUSING AUTHORITIES

State law permits cities and counties to create a housing authority within its jurisdiction. These housing authorities are able to receive funds from the federal department of Housing and Urban Development for public housing and housing choice voucher programs. The powers vested to housing authorities include:

- Clear, replan and reconstruct areas in which unsafe and unsanitary housing conditions exist
- Provide safe and sanitary housing for persons of low income
- Acquire, develop, finance or operate affordable housing projects (including mobile homes) and related community, health, recreational, educational and welfare facilities for low income families
- Provide housing counseling and referral services to low and moderate income families
- Provide security for protection of a housing project
- Issue bonds for multifamily rental housing
- Provide loans or lending enhancements for affordable housing projects and homeownership programs
- Convey surplus land to private developers for affordable housing without public bid
- Ability to use eminent domain powers to produce affordable housing.

Boundaries of a city housing authority are the territory of the city and all areas within five miles of its boundaries but not in another city. For a county housing authority, the jurisdiction is the territory of the county except any area within a city that has its own housing authority. A county housing authority can continue to own projects within cities that later form their own housing authority or territory annexed by cities. This is the case of the Dos Rios housing complex in the Richard Boulevard area.

CERTIFIED AS TRUE COPY

of

NOV 13 1981

DATE CERTIFIED

Anne Mason

ASSISTANT CITY CLERK, CITY OF SACRAMENTO

RESOLUTION NO. RA 81-083

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

October 20, 1981

DELEGATION OF POWERS TO SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION AND CONCEPTUAL APPROVAL OF FORMATION OF STAFF ENTITY

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. Pursuant to Health and Safety Code Section 33202, there is hereby delegated to the Sacramento Housing and Redevelopment Commission, as it is now constituted pursuant to Sacramento City Code Section 2.250 et seq., and Sacramento County Code Section 2.20.010 et seq., or as it may hereafter from time to time be reconstituted, all of the powers, duties and responsibilities possessed by the Governing Body of the Redevelopment Agency pursuant to Health and Safety Code Section 33000 et seq., except for the following designated powers, duties and responsibilities which shall be retained by the Governing Body of the Redevelopment Agency:

(a) The establishment of annual budgets and budgetary appropriations and all necessary amendments thereto;

(b) The establishment of all policies and procedures for the Agency which have application to the continuing activities of the Agency including, but not limited to rehabilitation loan and grant program guidelines, relocation assistance guidelines, conflict of interest codes, affirmative action plan, personnel policies, occupancy policies, dispute resolution and settlement policies, organization policies and management reports;

(c) Selection and award of contracts for auditors;

(d) Selection and appointment of the Executive Director, and assignment of the powers, duties and responsibilities of the Executive Director;

(e) Establishment of job classifications and wage schedules;

(f) Initial proposals for the acquisition, disposition or development of properties;

RESOLUTION No. RA 81-083

OCT 20 1981

(g) Initial selection of properties for acquisition and initial selection of developers for disposition of properties;

(h) Assignments of property disposition and development contracts, if there is a substantial change in the scope of the proposed development; and

(i) Resolutions of necessity for eminent domain.

Section 2. With respect to the following matters only, any person having a direct interest in such matters, as distinguished from a member of the interested public generally, shall have the right of review of such matter to the Governing Body of the Redevelopment Agency, provided that such interested person shall properly give notice of his request for review as provided in Section 3 below:

(a) Assignments of property disposition and development contracts, if the original developer selection decision was made by the Governing Body, and if there is no substantial change in the scope of the proposed development;

(b) Rejection of claims which are not covered by insurance.

Section 3. Any person who requests a review by the Governing Body of a decision made by the Commission under Section 2 above, shall request such review by either:

(a) Publicly and orally requesting review at the Commission meeting at which the decision was made; or

(b) Delivering to the office of the Executive Director of the Sacramento Housing and Redevelopment Agency a written request for review before the close of business on the fifth full business day following the date of the Commission meeting at which the decision was made.

Section 4. Notwithstanding the delegation of powers, duties and responsibilities to the Commission set forth in Sections 1 and 2 above, the Commission may in its discretion refer a matter to the Governing Body for final decision, in which case the Commission decision shall be advisory only.

Section 5. Notwithstanding the delegation of powers, duties and responsibilities to the Commission set forth in Sections 1 and 2 above, the Executive Director, in the Executive Director's sole discretion, may elect to refer a matter to the Governing Body for final decision, in which case the Commission decision shall be advisory only. Such election shall be made

by written notice from the Executive Director to the Chairman of the Commission either before the Commission decision on the matter to be referred or no later than the close of business on the second full business day following the date of the Commission meeting at which the decision was made.

Section 6. As a separate matter unrelated to the foregoing delegation, the concept of the creation of an entity by and between the City of Sacramento and the County of Sacramento to jointly exercise the powers thereof to hire and retain a staff of employees to contract with this Agency for employee services is hereby approved.

Section 7. The Executive Director is authorized to take such steps as are necessary to create the entity set forth in Section 6 above and formalize the contractual relationships between the parties and report back to this Board with the appropriate legal documents to implement this action within thirty (30) days from the date hereof.

CHAIRMAN

ATTEST:

SECRETARY

RESOLUTION No. RA81-08
OCT 20 1981

CERTIFIED AS TRUE COPY
of Resolution No. HA 81-0
OCT 2 2 1981
DATE CERTIFIED
Anne Mason
ASSISTANT CITY CLERK, CITY OF SACRAMENTO

RESOLUTION NO. HA 81-098

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

OCT 20 1981

DELEGATION OF POWERS TO SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION AND CONCEPTUAL APPROVAL OF FORMATION OF STAFF ENTITY

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1. Pursuant to Health and Safety Code Section 34292, there is hereby delegated to the Sacramento Housing and Redevelopment Commission, as it is now constituted pursuant to Sacramento City Code Section 2.250 et seq., and Sacramento County Code Section 2.20.010 et seq., or as it may hereafter from time to time be reconstituted, all of the powers, duties and responsibilities possessed by the Governing Body of the Housing Authority pursuant to Health and Safety Code Section 34200 et seq., except for the following designated powers, duties and responsibilities, which shall be retained by the Governing Body of the Housing Authority:

(a) The establishments of annual budgets and budgetary appropriations and all necessary amendments thereto;

(b) The establishment of all policies and procedures for the Authority which have application to the continuing activities of the Authority including, but not limited to rehabilitation loan and grant program guidelines, relocation assistance guidelines, conflict of interest codes, affirmative action plan, personnel policies, occupancy policies, dispute resolution and settlement policies, organization policies and management reports;

(c) Selection and award of contracts for auditors;

(d) Selection and appointment of the Executive Director, and assignment of the powers, duties and responsibilities of the Executive Director

(e) Establishment of job classifications and wage schedules;

(f) Initial proposals for the purchase or construction of new or additional housing units;

(g) Initial site decisions for the location of new or additional housing units;

(h) Assignments of property disposition and development contracts, if there is a substantial change in the scope of the proposed development; and

(i) Resolutions of necessity for eminent domain.

Section 2. With respect to the following matters only, any person having a direct interest in such matters, as distinguished from a member of the interested public generally, shall have the right of review of such matter to the Governing Body of the Housing Authority, provided that such interested person shall properly give notice of his request for review as provided in Section 3 below:

(a) Assignments of property disposition and development contracts, if the original developer selection decision was made by the Governing Body, and if there is no substantial change in the scope of the proposed development.

(b) Rejection of claims which are not covered by insurance.

Section 3. Any person who requests a review by the Governing Body of a decision made by the Commission under Section 2 above, shall request such review by either:

(a) Publicly and orally requesting review at the Commission meeting at which the decision was made; or

(b) Delivering to the office of the Executive Director of the Sacramento Housing and Redevelopment Agency a written request for review before the close of business on the fifth full business day following the date of the Commission meeting at which the decision was made.

Section 4. Notwithstanding the delegation of powers, duties and responsibilities to the Commission set forth in Sections 1 and 2 above, the Commission may in its discretion refer a matter to the Governing Body for final decision, in which case the Commission decision shall be advisory only.

Section 5. Notwithstanding the delegation of powers, duties and responsibilities to the Commission set forth in Sections 1 and 2 above, the Executive Director, in the Executive Director's sole discretion, may elect to refer a matter to the Governing Body for final decision, in which case the Commission decision shall be advisory only. Such election shall be made by written notice from the Executive Director to the Chairman of the Commission either before the Commission decision on the matter to be referred or no later than the close of business on the second full business day following the date of the Commission meeting at which the decision was made.

Section 6. As a separate matter unrelated to the foregoing delegation, the concept of the creation of an entity by and between the City of Sacramento and the County of Sacramento to jointly exercise the powers thereof to hire and retain a staff of employees to contract with this Authority for employee services is hereby approved.

Section 7. The Executive Director is authorized to take such steps as are necessary to create the entity set forth in Section 6 above and formalize the contractual relationships between the parties and report back to this Board with the appropriate legal documents to implement this action within thirty (30) days from the date hereof.

Phil J. L. Lemberg

CHAIRMAN

ATTEST:

William H Edgar

SECRETARY

RESOLUTION No. HA 81-098

OCT 20 1981

JOINT EXERCISE OF POWERS AGREEMENT

THIS AGREEMENT, dated as of April 20, 1982, and amended as of March 6, 1990, by and between the **CITY OF SACRAMENTO**, a municipal corporation (hereinafter "City"), **COUNTY OF SACRAMENTO**, a political subdivision of the State of California (hereinafter "County"), and the **REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**, the **REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO**, the **HOUSING AUTHORITY OF THE CITY OF SACRAMENTO** and the **HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO** (hereinafter the "Constituent Entities").

RECITALS

WHEREAS, the Constituent Entities would benefit from access to a common staff; and

WHEREAS, City and County would benefit from the availability of an independent agency to devise, propose, conduct, evaluate, and administer public social service programs within the jurisdictions of both; and

WHEREAS, the parties to this Agreement desire to create an independent public agency pursuant to the Joint Powers Act (Section 6500, et seq., of the California Government Code), for the purposes of (1) providing staff services to the Constituent Entities and carrying out the housing and redevelopment functions within the respective jurisdictions of the City and County and (2) devising, proposing, conducting, evaluating, and administering public social service programs which may from time to time be approved by both City and County for joint administration.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENTS

1. **Joint Powers Agency**

There is hereby created the **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY** (hereinafter referred to as "Agency" or "Joint Powers Agency"). The Agency is created pursuant to the powers vested in the City and County under Section 6500, *et seq.*, of the California Government Code.

2. **Purpose of Joint Powers Agency**

The Joint Powers Agency is formed for the purposes of (1) providing staff and employee services for the Constituent Entities and such other entities or bodies as may be from time to time approved by the Agency and the parties, for the purpose of providing to said entities staff services to enable those entities to carry out the housing and redevelopment functions invested by law in each of the Constituent Entities within the jurisdiction of the City and County, and (2) devising, proposing, conducting, evaluating, and administering such public social service programs within the jurisdiction of City and County as are approved from time to time by both City and County for joint administration by Agency. As used in this Agreement, "public social service programs" means those activities and functions of the City and County involved in providing aid or services or both to those persons within the jurisdiction of City and County who, because of their economic circumstances or social condition, are in need thereof and may benefit thereby.

3. **Authority of Joint Powers Agency**

Except as otherwise provided in this Joint Powers Agreement and the Delegation of Powers to Sacramento Housing and Redevelopment Commission Agreement adopted by the Housing Authority and Redevelopment Agency of the City of Sacramento (Resolutions HA 81-098 and RA 81-083, respectively), and the Housing Authority and Redevelopment Agency of the County of Sacramento (Resolutions HA 1497 and RA 83, respectively), the Agency is hereby authorized, in its own name, to do all acts necessary to the exercise of authority for accomplishing the purposes set forth in Paragraph 2 above including but not limited to any and all of the following acts:

(a) Enter into contracts for staff and employee services;

(b) Receive and expend funds;

(c) Employ personnel, subject to the limitations set forth elsewhere in this Agreement;

(d) Organize and train personnel;

(e) Acquire such materials and equipment as are necessary to carry out the contracts which are executed;

(f) Sue or be sued in its own name, except that no authority is granted to sue the City or County;

(g) Evaluate performance of personnel;

(h) Establish an annual budget and amendments thereto pursuant to the delegation agreement noted above;

(i) Establish suitable reserves for the appropriate operation of the Agency pursuant to the delegation agreement noted above;

(j) Acquire, lease, rent, manage, maintain, hold or dispose of equipment, materials, supplies and property;

(k) Perform any other act or acts that may be required to accomplish the purposes of this Agreement and the contracts executed pursuant thereto.

4. **Governing Board**

The Agency shall be administered by a governing board consisting of the members of the Sacramento Housing and Redevelopment Commission as they are appointed by provision of Chapter 2.29 of the Code of the County of Sacramento, and by provision of Section 2.250, et seq., of the Code of the City of Sacramento. The provisions of the respective City and County Codes relating to the appointment, qualification, term of service and termination of commissioners shall apply equally to their services as members of the governing board of the Agency.

5. **Meetings of the Governing Board**

(a) **Regular Meetings** The governing board shall hold its regular meetings concurrently with the regular meetings of the Sacramento Housing and Redevelopment Commission. The date upon which, and the hour and place of which, each such regular meeting shall be held shall be fixed to accord with the meetings of the Sacramento Housing and Redevelopment Commission.

(b) **Special Meetings** Special meetings of the governing board may be called in accordance with the provisions of Section 54956 of the California Government Code.

(c) **Legal Notice** All meetings of the governing board shall be held subject to the provisions of the laws of the State of California requiring notice of meetings of public bodies to be given as soon as possible.

(d) **Minutes** The minutes of all meetings of the governing board shall be kept by the Clerk of the Agency and shall as soon as possible after each meeting but in no case more than seven (7) days after such meeting, be forwarded to each member of the governing board and the Clerk of the Board of Supervisors and the City Clerk of the parties hereto.

(e) **Quorum** A majority of the members of the governing board shall constitute a quorum for the transaction of business. Action shall be taken by the governing board in accordance with the rules and By-Laws of the Sacramento Housing and Redevelopment Commission as they now exist or from time to time may be amended.

6. **Officers**

The officers of the governing board shall be a chairman and vice chairman elected from among the members of the board for one (1) year terms in accordance with the provisions of the By-Laws of the Sacramento Housing and Redevelopment Commission.

7. **Term**

This Agreement shall remain in effect until terminated by action of any one of the parties hereto but in no case shall action to terminate this Agreement be effective until the next succeeding January 1, preceded by not less than one hundred Eighty (180) days notice of termination served upon the Agency and the other parties to this Agreement.

8. **Contract Monitoring**

The Agency shall have the duty and responsibility to monitor, evaluate and take corrective action relating to the performance of any and all contracts executed pursuant to this Agreement.

9. **Staff**

The County of Sacramento and the City of Sacramento shall jointly appoint an Executive Director of the Agency, after receipt of a confidential recommendation of the County Executive and the City Manager. The Executive Director shall serve at the pleasure of the appointing authorities and may be removed from office by either the County of the City after receipt of a confidential recommendation concerning the matter from the County Executive and the City Manager. The Executive Director shall be an employee of the Agency and be responsible for carrying out all staff

functions for the Agency and shall hire, supervise and may dismiss all authorized staff of the Agency, subject to applicable personnel rules and procedures. The Agency shall be the exclusive employer of staff. All current employees of the Housing Authority of the City of Sacramento and the Redevelopment Agency of the City of Sacramento shall automatically be transitioned as employees of the Agency. The employees shall retain all rights, privileges, benefits, seniority, etc., in effect at the time of the transition in accordance with applicable personnel rules and procedures. No staff or employee of the Agency shall have any employment rights within the parties hereto by virtue of its services on the staff of the Agency.

10. **Legal Counsel**

The Agency shall have a Legal Counsel who shall be independent of the County Counsel of the County of Sacramento or the City Attorney of the City of Sacramento.

11. **Reports**

Commencing January 1, 1983 and not less than annually thereafter during the term of this Agreement, the Agency shall make reports to the parties hereto and any and all other individuals or agencies that may be appropriate. Additional reports may be made from time to time as circumstances may require. Said reports shall contain but not be limited to proposed plans and status of existing plans, programs, contracts and such other subjects as the parties may determine.

12. **Funds; Accountability**

(a) The Executive Director of the Agency shall designate the Director of Finance as treasurer of the Joint Powers Agency. The treasurer is designated as the depository of the Agency to have custody of all the money from whatever source, and as such to have the powers, duties and responsibilities specified in Section 6505.5 of the Government Code of the State of California.

(b) The treasurer shall establish such records and accounting procedures as are required by the Agency and be generally accepted accounting principles. In particular, the funds received under each contract executed pursuant hereto shall be managed in such a manner that accounting may be had of receipts and expenditures of funds of each of the parties hereto.

(c) The treasurer shall make such reports as the Agency may direct.

(d) The fiscal year of the Agency shall be from January 1 through December 31.

13. **Reimbursement**

The Agency shall undertake any staffing assignments and responsibilities requested by the parties or any one of them and the parties agree to reimburse Agency for such costs as it may incur in fulfilling these responsibilities in accordance with the provisions of this Paragraph 13.

In as much as the budget revenues and expenditures of the Agency and the parties are interrelated, it is agreed that the Agency's budget may be submitted, reviewed and adopted as part of a combined budget for the Constituent Entities. Subsequent modification or amendment of the budgets of the parties as to an Agency administered activity shall be deemed to effect a corresponding amendment of Agency's budget.

14. **Cost Allocation**

Administrative costs, costs for retention of staff and any other administrative or equipment costs relating to implementation and carrying out the purposes of the Constituent Entities and such public social service programs as shall be jointly approved by City and County shall be placed under the control of Agency. Such costs shall be allocated pursuant to an approved Cost Allocation Plan by the Agency's appropriate cognizant agency in accordance with Circular 74-4.

15. **Review by Parties**

Notwithstanding the powers granted to the Agency and its governing board by Sections 3 and 4 hereof, except as provided below, the parties hereto shall review and must approve the following before such actions are considered final and authorized:

(a) the annual budget and any modification thereof, provided that nay modification of the budget by a party for a program or activity for which Agency provides staff support exclusively to such party shall be deemed to have effected a corresponding modification of the Agency's budget subject to approval by only the County Board of Supervisors and the City Council.

(b) The annual Capital Improvements Program and any modification thereof, provided that the budgeted amount for any item therein may be amended by majority vote of the governing body of the entity or entities actually undertaking the improvement. Such an amendment so enacted shall be deemed to have been effected by all of the entities originally establishing the budget without further action by those entities not directly involved in the expenditure of the funds in question.

16. **Audit**

The Agency shall contract with a certified public accountant to make an annual audit of the accounts and records of the Agency. The minimum requirements of the audit shall be those prescribed by the Controller of the State of California for special districts under Section 26909 of the California Government Code and shall conform to generally accepted auditing standards. When such an audit of the accounts and records is made by a certified public accountant, a report thereof shall be filed as a public record with the city of Sacramento and the County of Sacramento. Such report shall be filed within six (6) months of the end of the accounting period.

17. **Breach**

If a default shall be made by any party hereto as to any covenant contained in this Agreement, such default shall not excuse said party from fulfilling its obligations under this Agreement.

18. **Disposition of Assets; Surplus Money**

Upon termination of this Agreement, all costs, expenses and charges legally incurred by the Agency shall be paid and discharged. The Agency shall distribute to the United States Government, the State or appropriate local agencies such property and funds as are lawfully required. The balance of such property and any surplus money on hand shall be distributed or returned to the parties hereto equally except to the extent otherwise agreed upon by the parties.

19. **Severability**

Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

20. **Successors; Assignment**

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties. Except to the extent expressly provided herein, neither party may assign any right or obligation hereunder without the consent of the other parties hereto.

21. **Procedures**

The procedures of the County of Sacramento shall be followed in compliance with the requirements of Section 6509 of the California Government Code, except that the Agency may determine by the adoption of a personnel policy the status of its own employees.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF SACRAMENTO,
A municipal corporation

Anne Rudin
Mayor

ATTEST:

Valerie A. Burrows
CITY CLERK

COUNTY OF SACRAMENTO
A political subdivision of
the State of California

Grantland Johnson
Chairman, Board of Supervisors

COUNTY OF SACRAMENTO
CALIFORNIA

Clerk of the Board of Supervisors

JOINT EXERCISE OF POWERS AGREEMENT

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO, and HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Anne Rudin
Chairman

REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO, and HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO

Heartland Johnson
Chairman

COUNTY OF SACRAMENTO CALIFORNIA

Kathy A. Williams
Clerk of the Board of Supervisors

RESOLUTION NO. 90-174

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF March 6, 1990

CERTIFIED AS TRUE COPY of Resolution No. 90-174

SEP 25 1992

DATE CERTIFIED Valerie A. Burrows

CITY CLERK, CITY OF SACRAMENTO

ADOPTION OF AN AMENDED JOINT POWERS AUTHORITY AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) has, over time, assumed a wide range of social service functions which are not within the traditional authority of other Housing Authorities or Redevelopment Agencies; and

WHEREAS, the Agency desires to continue providing these services to the community; and

WHEREAS, the statutory authority of either a Housing Authority or Redevelopment Agency to carry out these kinds of functions under California law is unclear.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The attached Joint Powers Authority Agreement is hereby adopted.

Anne Rudin

MAYOR

Valerie A. Burrows

CITY CLERK

20

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-174

DATE ADOPTED: MAR 06 1990

89-185

RESOLUTION NO. 90-016

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF March 6, 1990

CERTIFIED AS TRUE COPY
REDEVELOPMENT AGENCY
of Res. 90-016
09-25-92
DATE CERTIFIED
Valerie G. Burrows
Acting Secretary

FORMATION OF COMMUNITY/SOCIAL SERVICES DEPARTMENT
WITHIN SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) has, over time, assumed a wide range of social service functions which are not within the traditional authority of other Housing Authorities or Redevelopment Agencies; and

WHEREAS, the Agency desires to continue providing these services to the community; and

WHEREAS, the current structure of the Agency does not allow for adequate delivery of social service functions; and

WHEREAS, a focused internal organization will better facilitate interagency relationships concerned with various social service functions; and

WHEREAS, the statutory authority of either a Housing Authority or Redevelopment Agency to carry out these kinds of functions under California law is unclear.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is hereby authorized to establish a Community/Social Services Department and Office of Community Affairs/Resource Development within the Agency which will include the staff changes, reclassifications and salary adjustments.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-016

DATE ADOPTED: MAR 06 1990

89-185

RESOLUTION NO. 90-004

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF March 6, 1990

CERTIFIED AS TRUE COPY
HOUSING AUTHORITY
of Res 90-004
09-25-92
DATE CERTIFIED
Valerie A. [illegible]

FORMATION OF COMMUNITY/SOCIAL SERVICES DEPARTMENT
WITHIN SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) has, over time, assumed a wide range of social service functions which are not within the traditional authority of other Housing Authorities or Redevelopment Agencies; and

WHEREAS, the Agency desires to continue providing these services to the community; and

WHEREAS, the current structure of the Agency does not allow for adequate delivery of social service functions; and

WHEREAS, a focused internal organization will better facilitate interagency relationships concerned with various social service functions; and

WHEREAS, the statutory authority of either a Housing Authority or Redevelopment Agency to carry out these kinds of functions under California law is unclear.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is hereby authorized to establish a Community/Social Services Department and Office of Community Affairs/Resource Development within the Agency which will include the staff changes, reclassifications and salary adjustments,

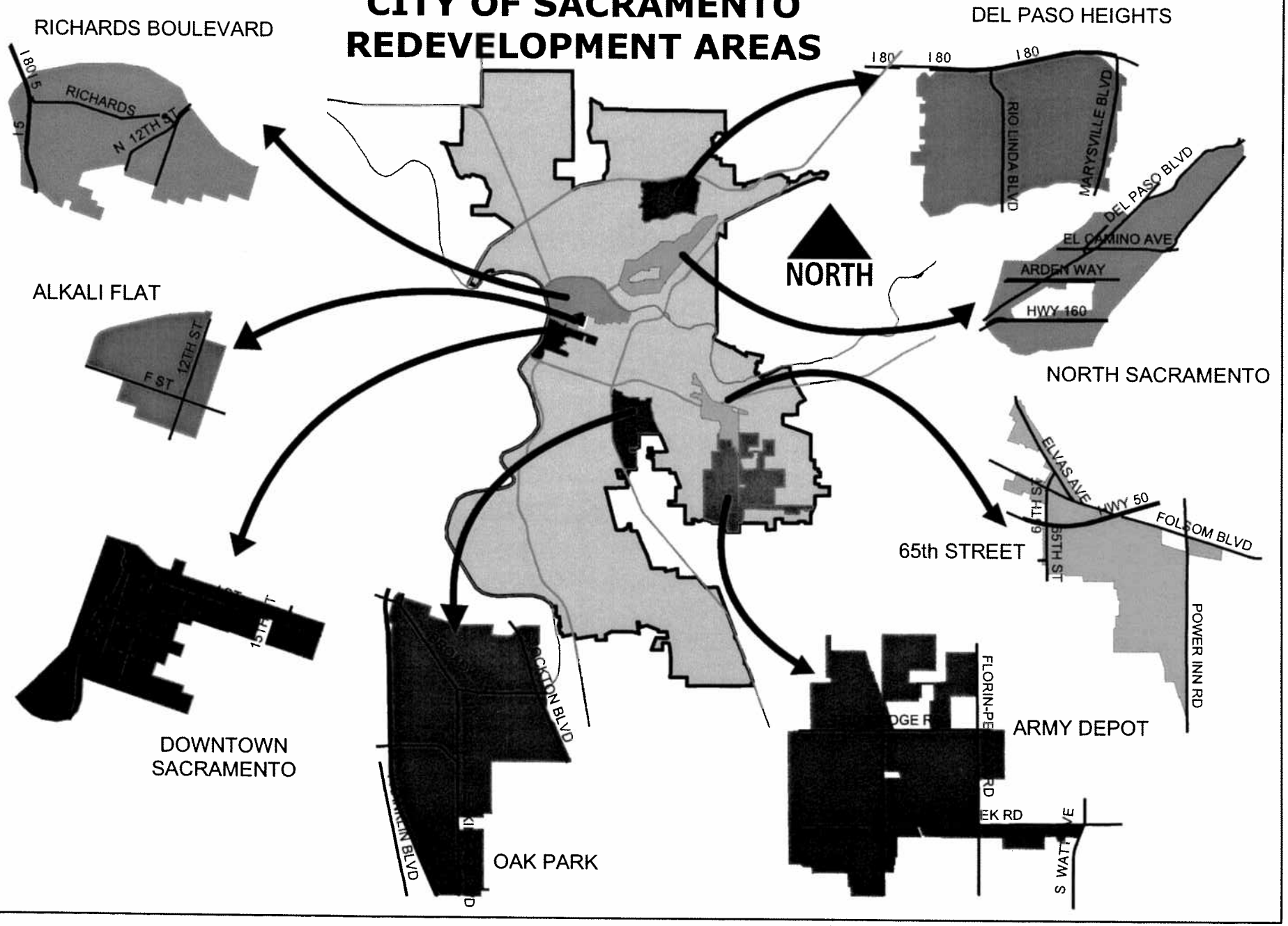
FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-004

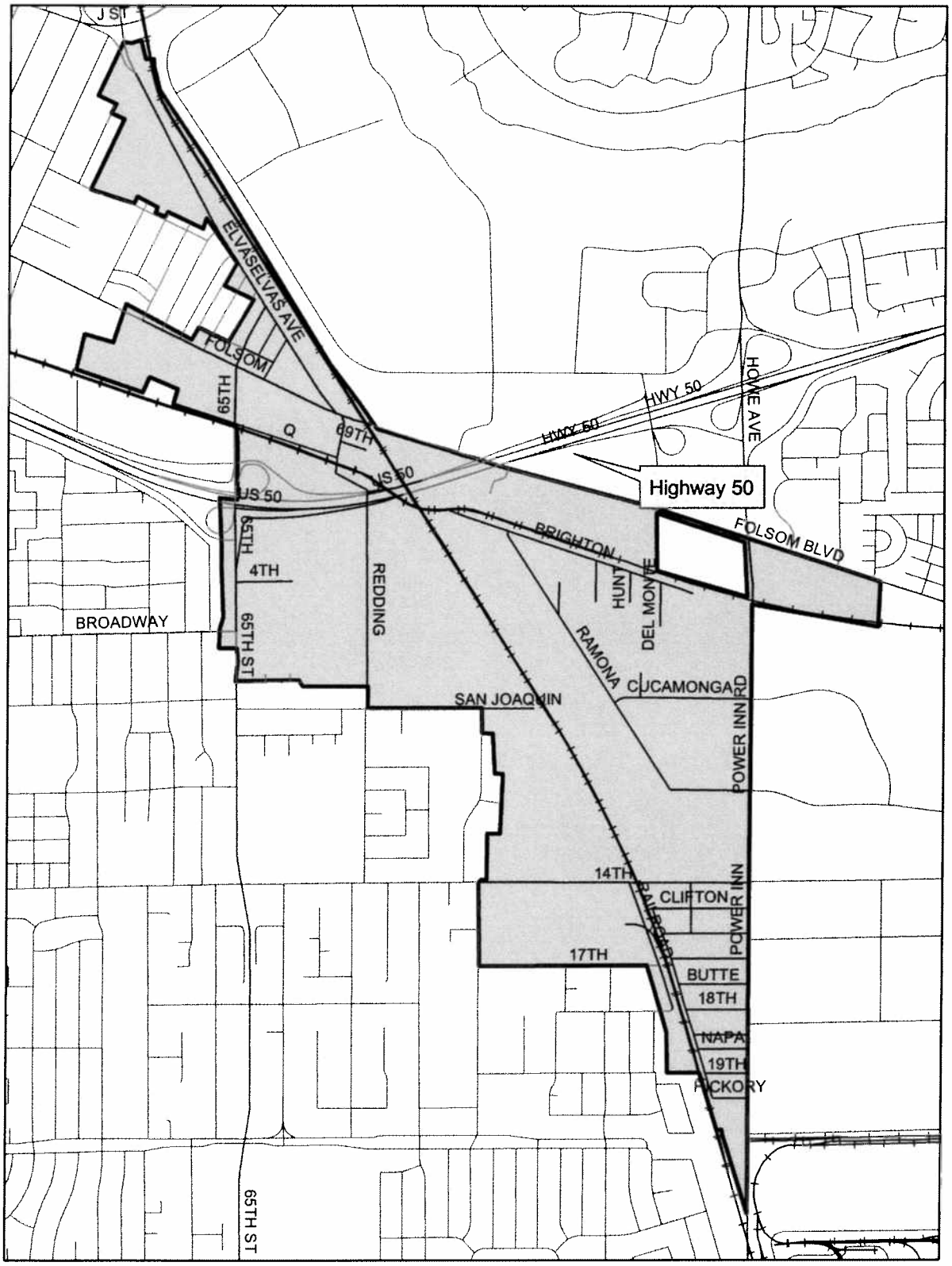
DATE ADOPTED: MAR 0 6 1990

89-185

CITY OF SACRAMENTO REDEVELOPMENT AREAS



65th Street Redevelopment Area



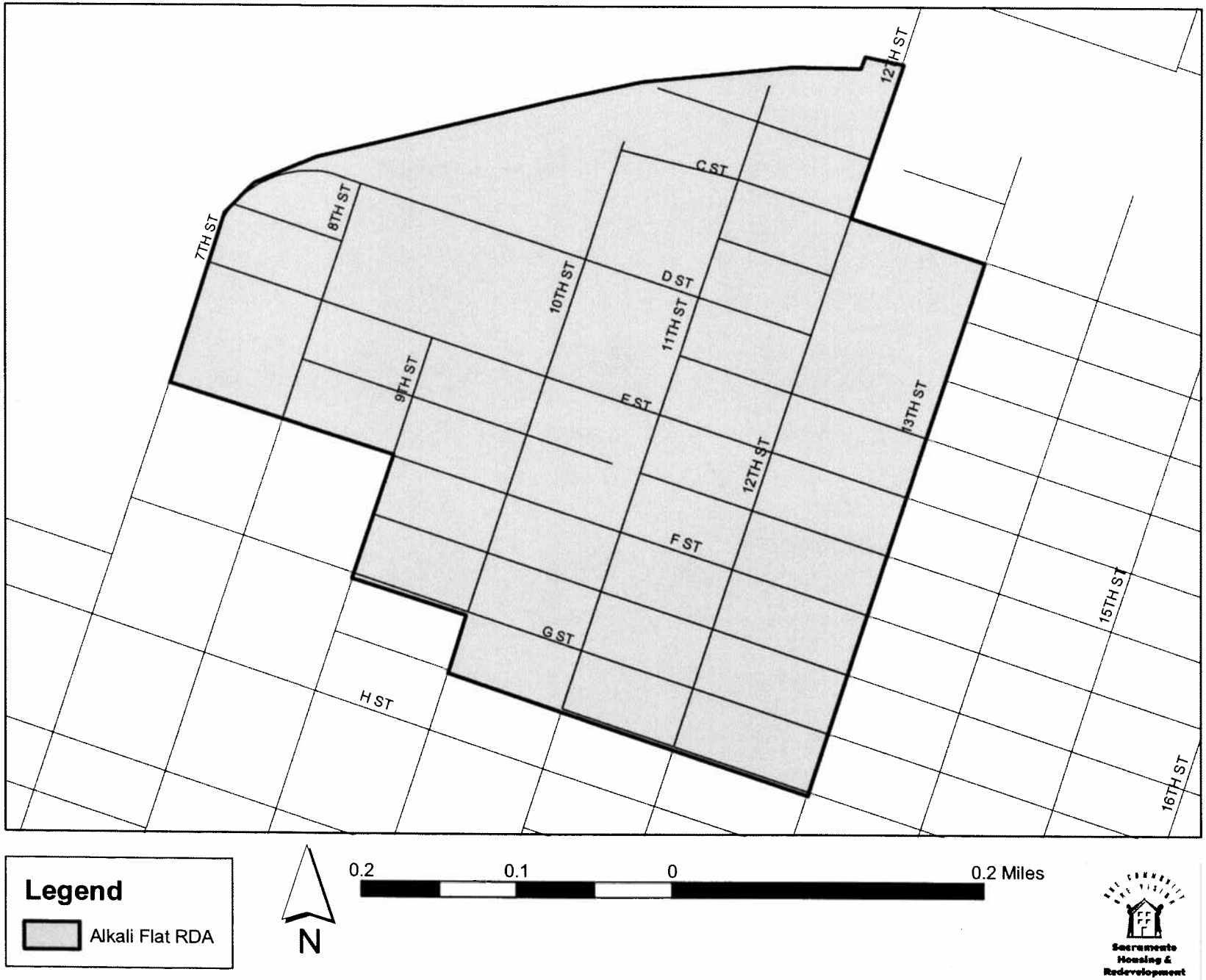
Legend

- 65th Street RDA
- Railways

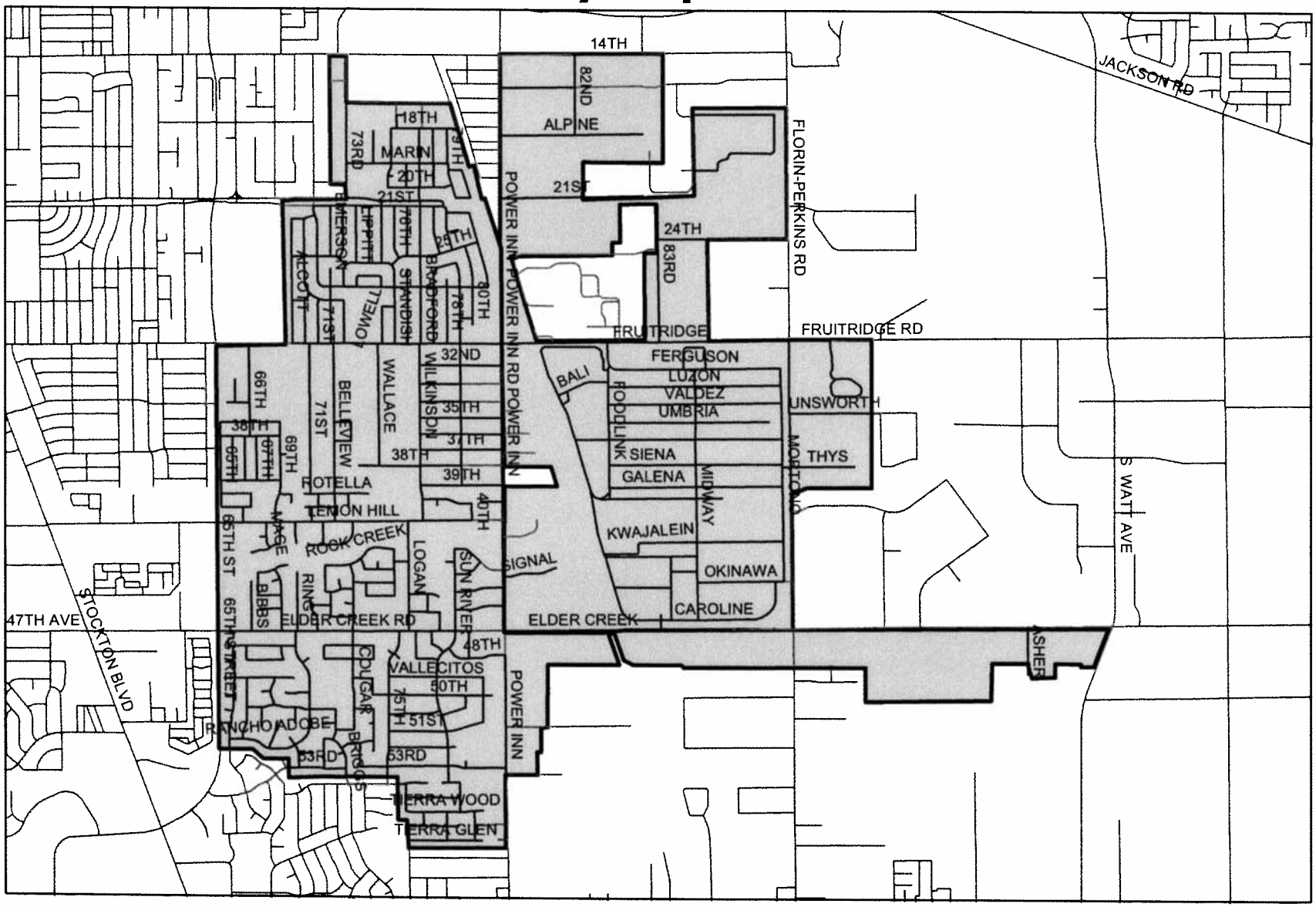
N

0.5 Miles

Alkali Flat Redevelopment Area



Army Depot RDA



Legend

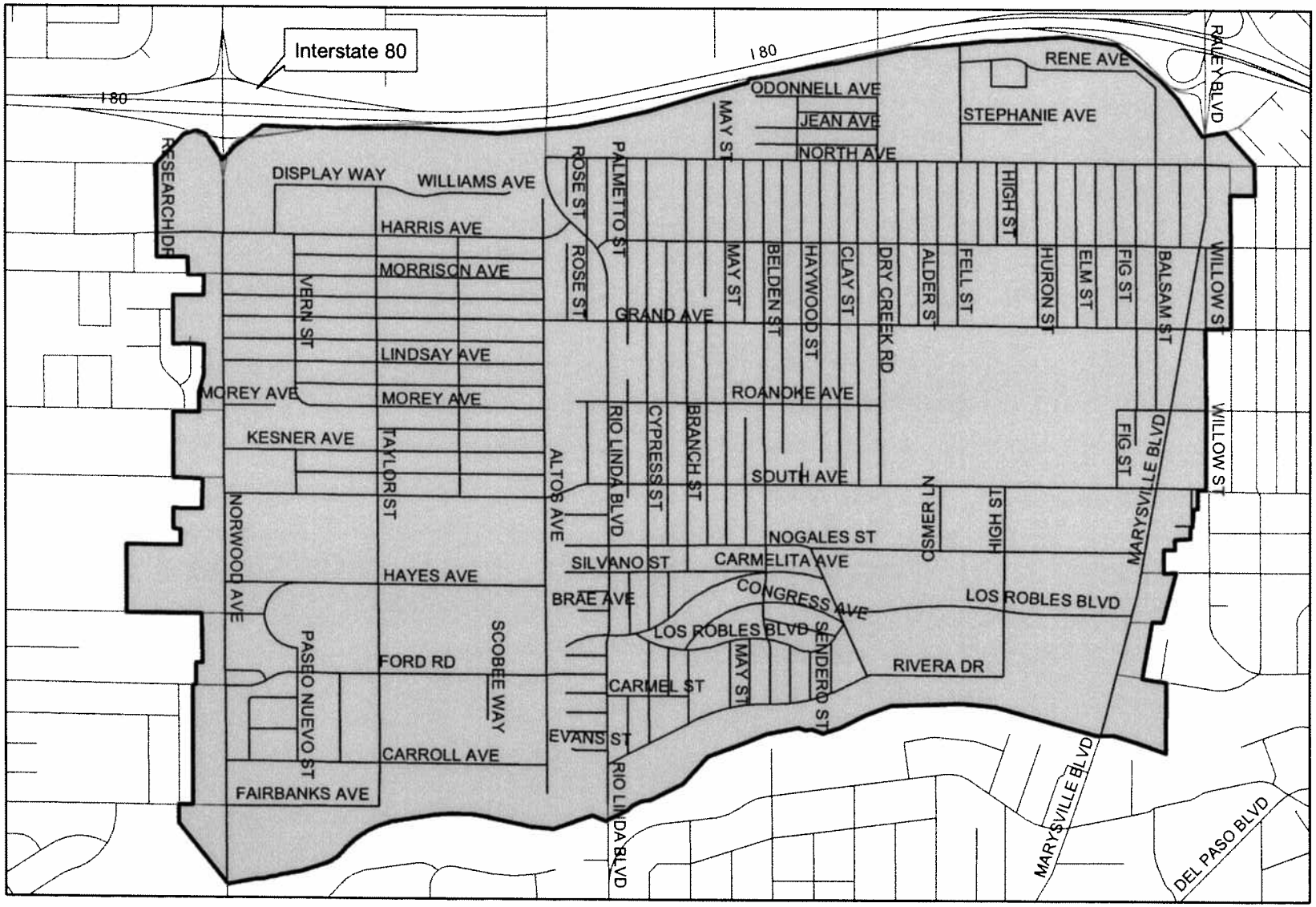
Army Depot RDA

N

1 Miles

Sacramento Housing & Redevelopment Agency

Del Paso Heights Redevelopment Area



Legend

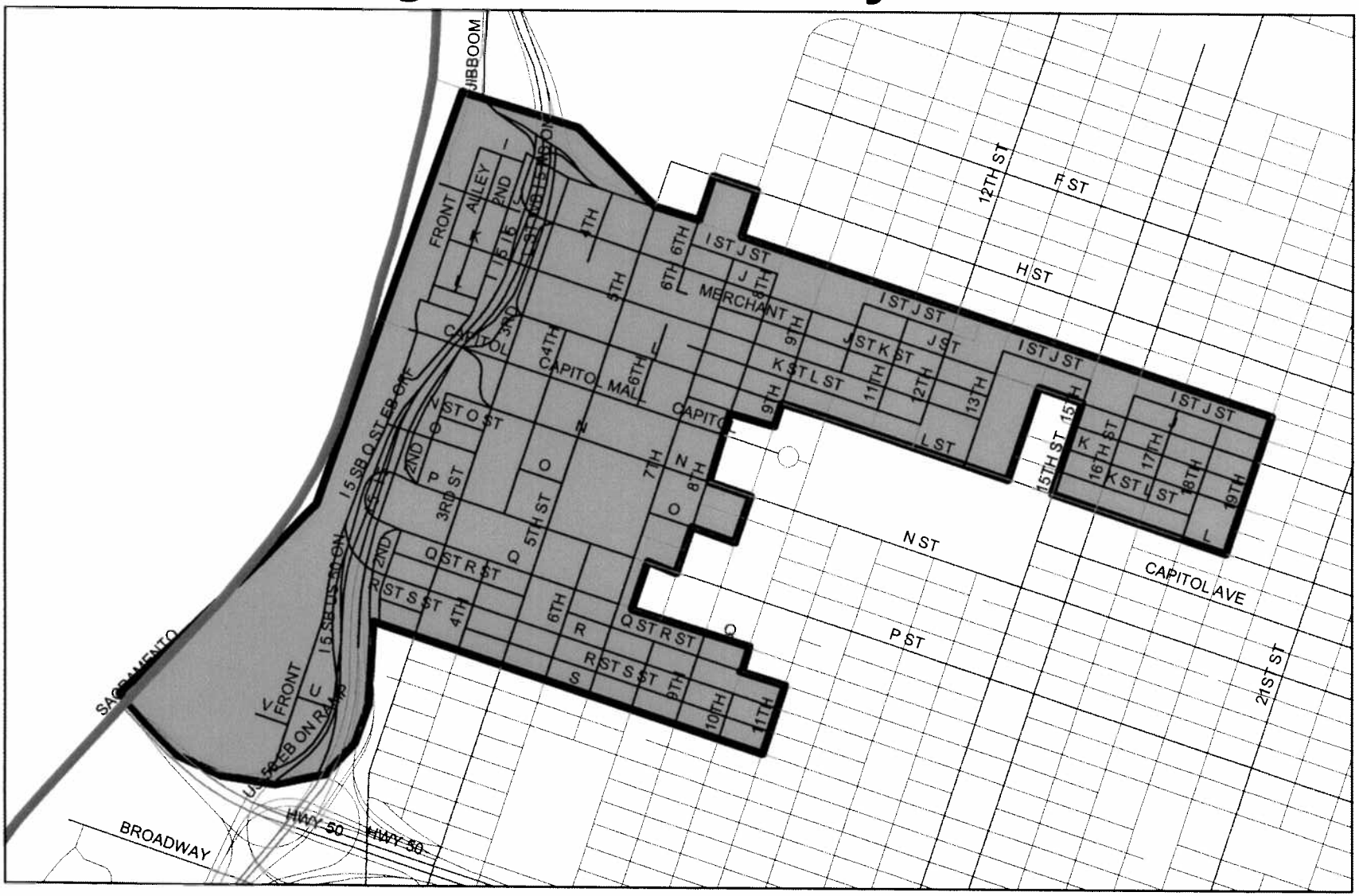
Del Paso RDA

N

0.5 Miles

Sacramento Housing & Redevelopment Agency

Merged Downtown Project Area



Legend

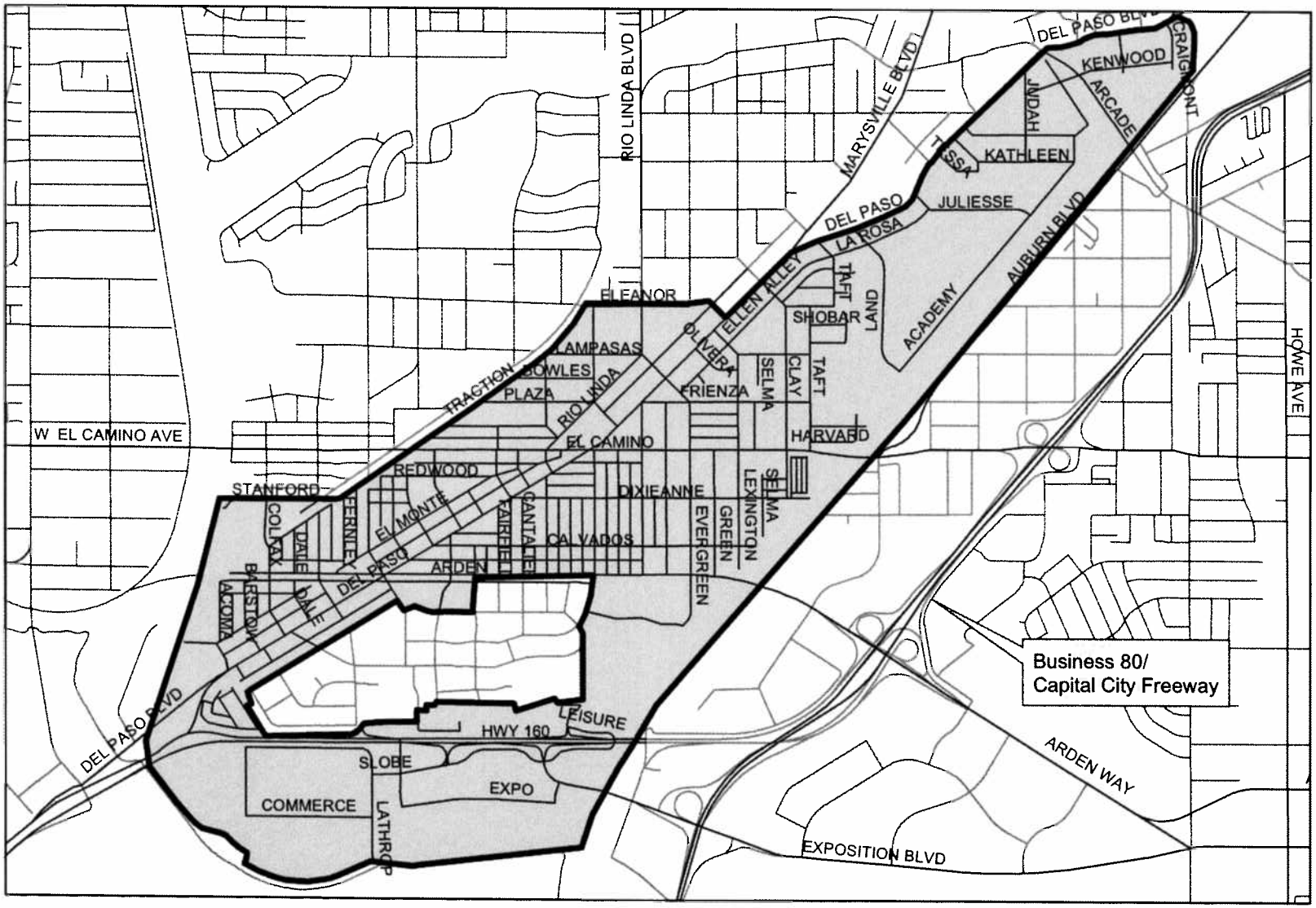
- Downtown
- River

N

0.5 Miles

Sacramento Housing & Redevelopment Agency

North Sacramento Redevelopment Area



Legend

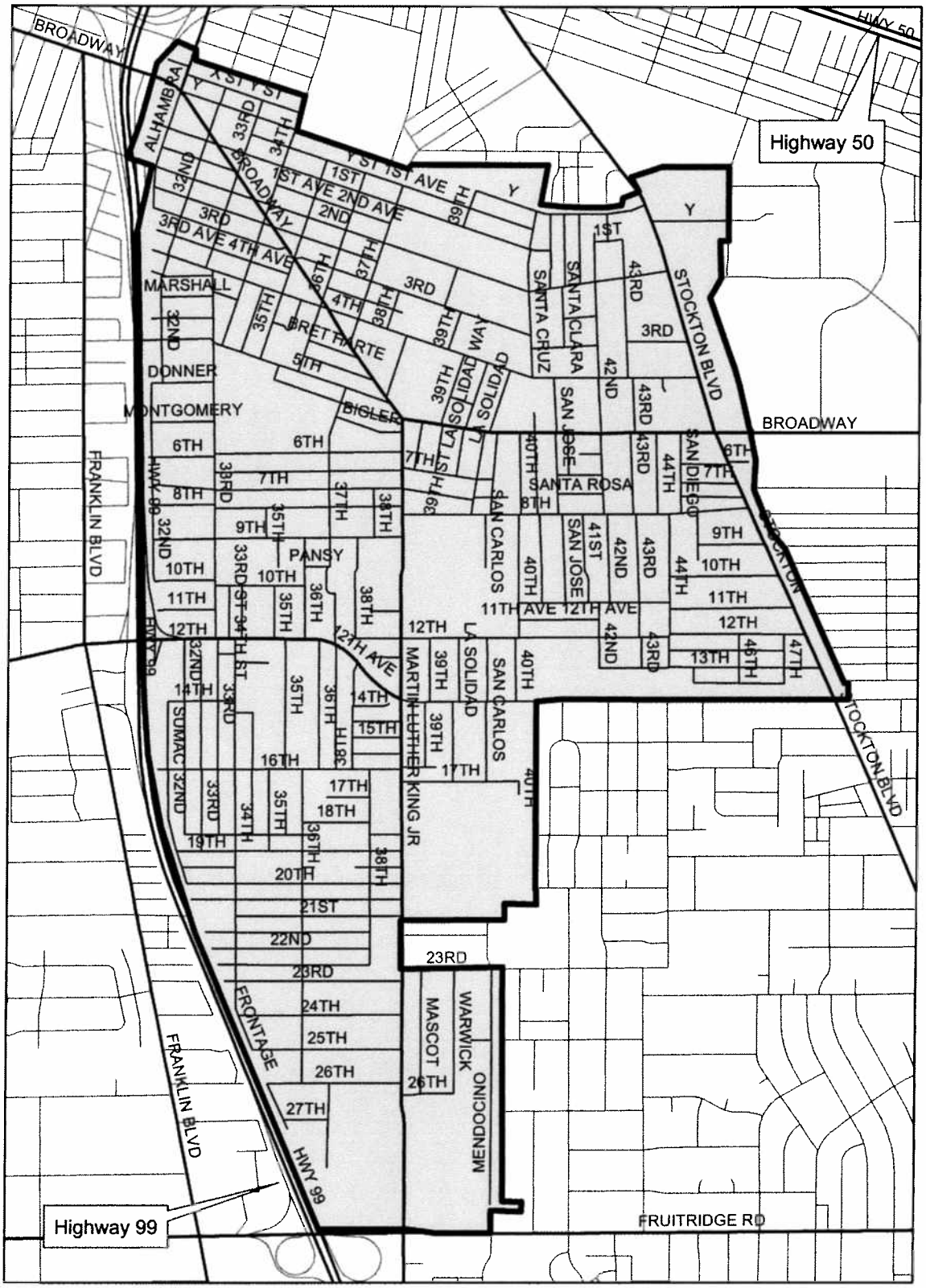
North Sacramento RDA

N

0.5 0.25 0 0.5 Miles

Sacramento Housing & Redevelopment Agency

Oak Park Redevelopment Area



Legend

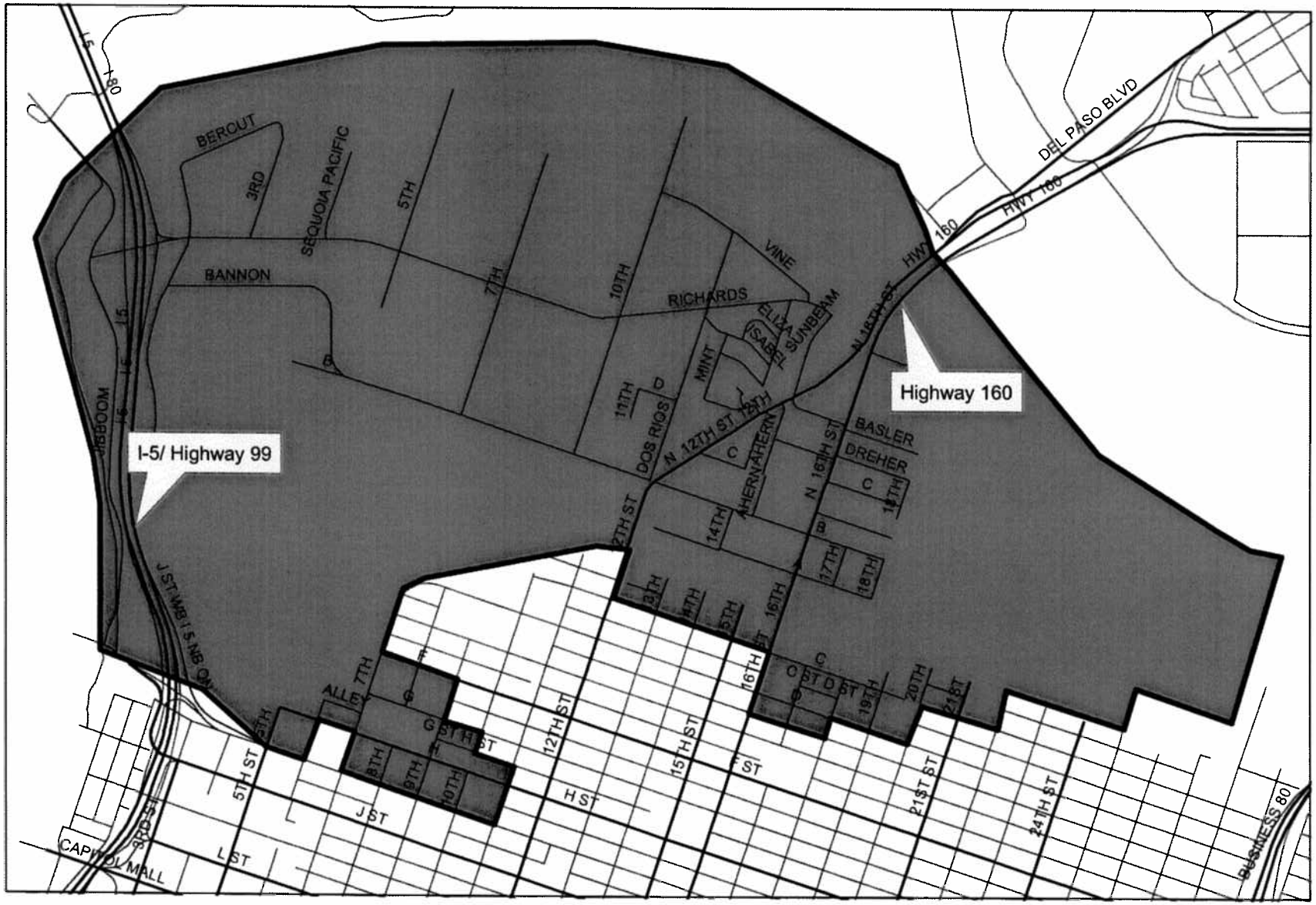
Oak Park RDA

N

0 0.1 0.2 0.4 0.6 0.8 Miles

Sacramento Housing & Redevelopment Agency

Richards Boulevard RDA



Legend

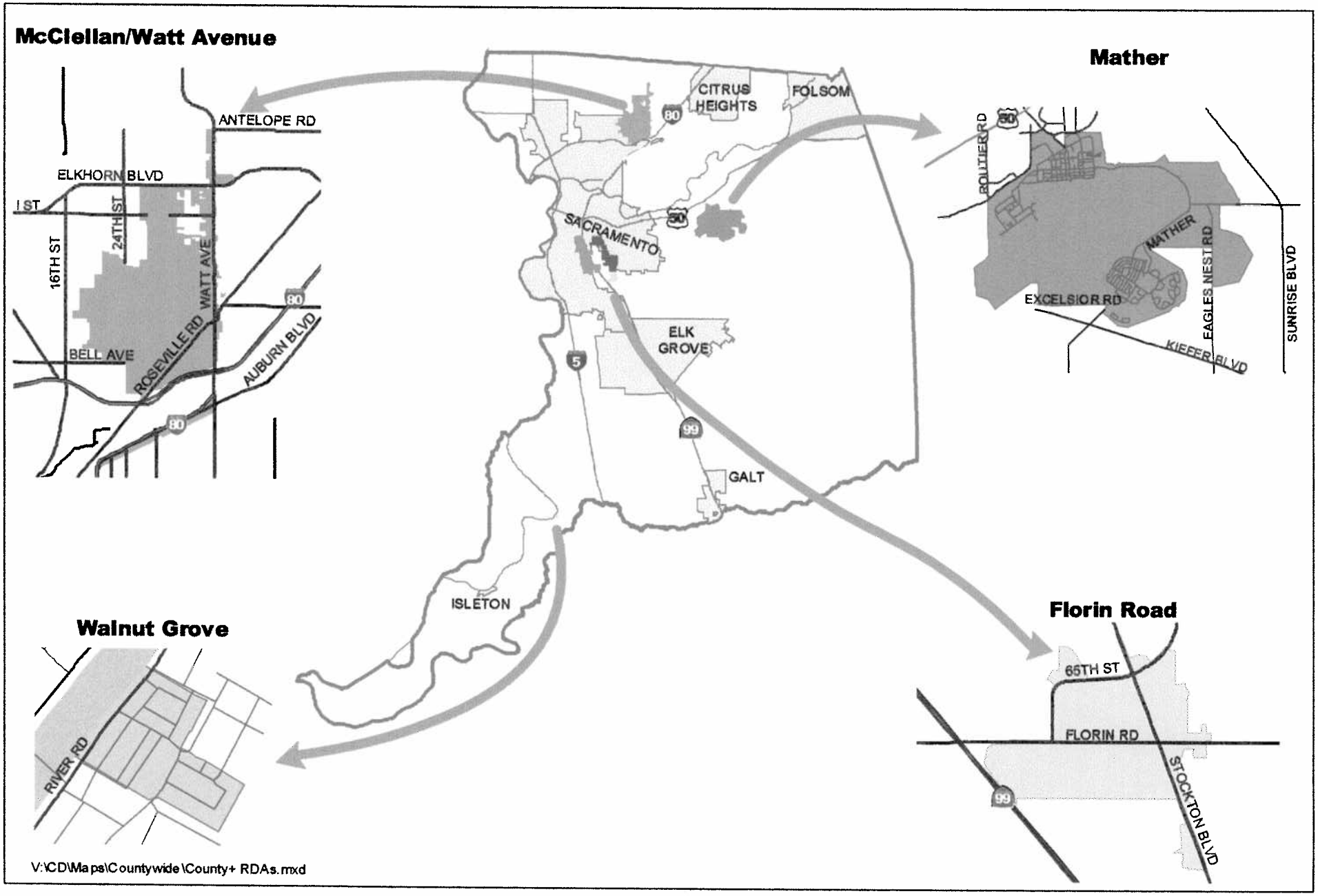
Richards Boulevard

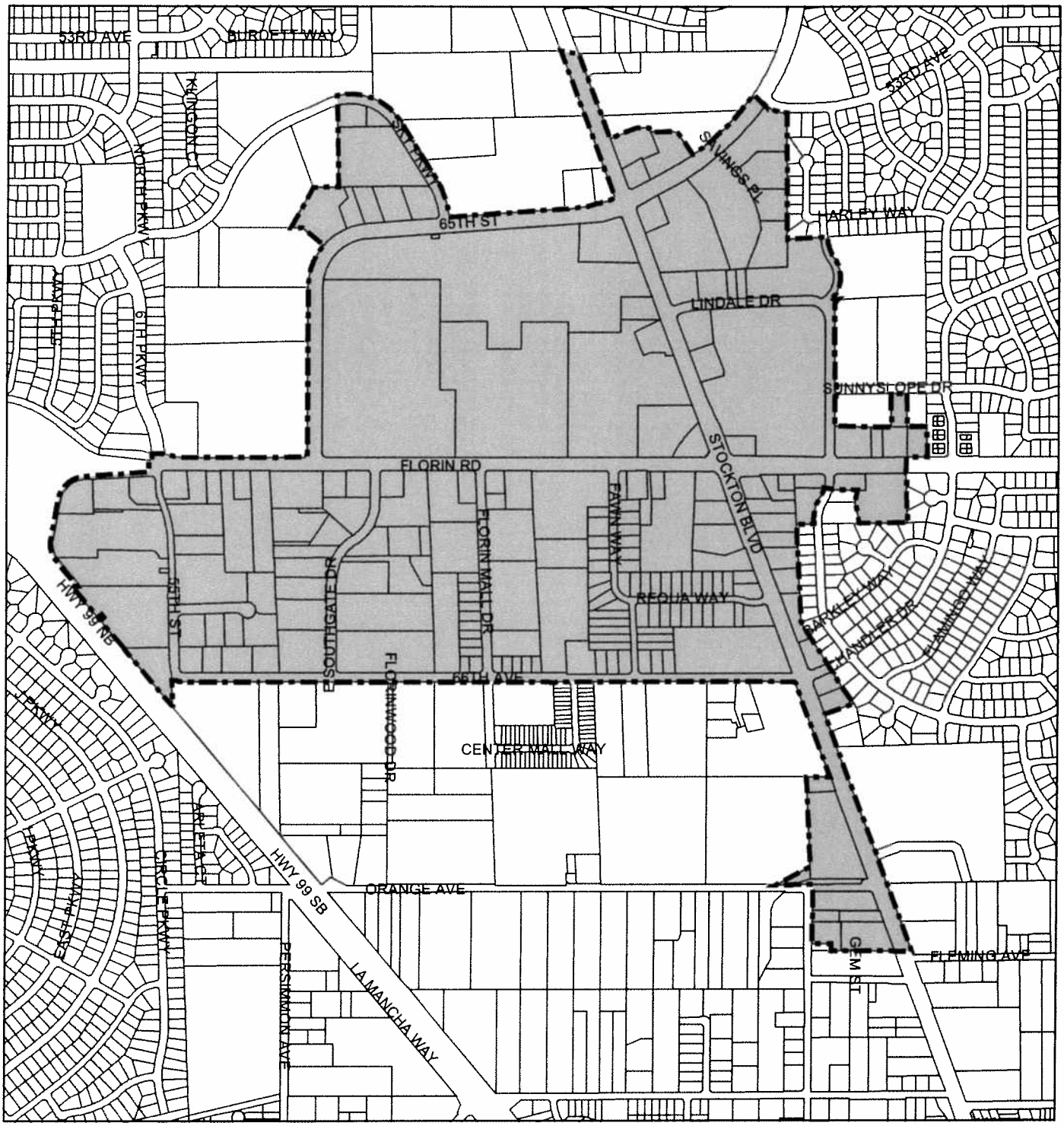
N

0.5 Miles

Sacramento Housing & Redevelopment Agency

COUNTY - Sacramento Housing And Redevelopment Agency Administered Redevelopment Areas





Florin Road Redevelopment Area

Created by Russell Danao-Schroeder 07/11/2005

Legend

Redevelopment Area

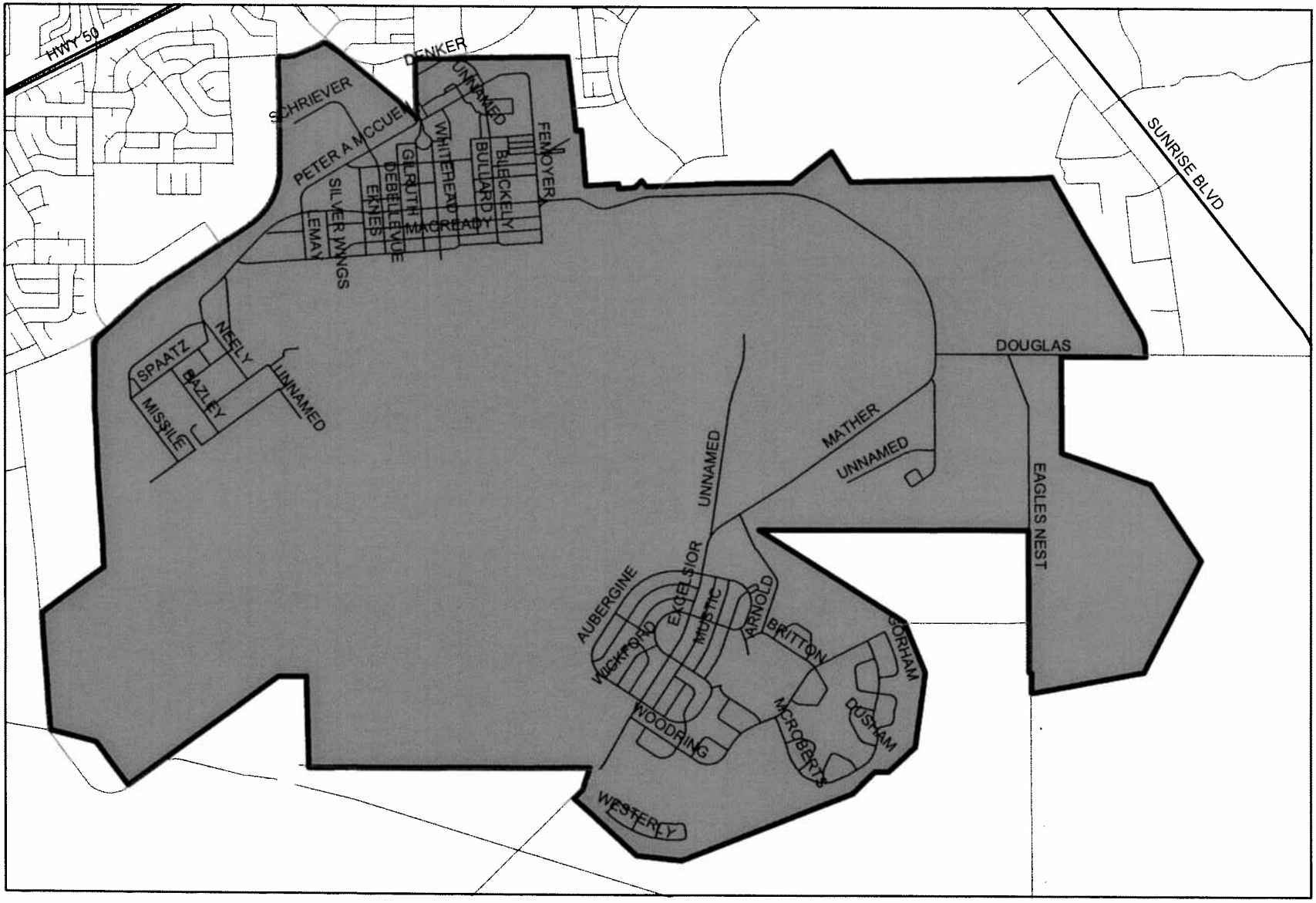
0 240 480 720 960 Feet

N

One Community One Vision

Sacramento Housing & Redevelopment Agency

Mather Field RDA



Legend

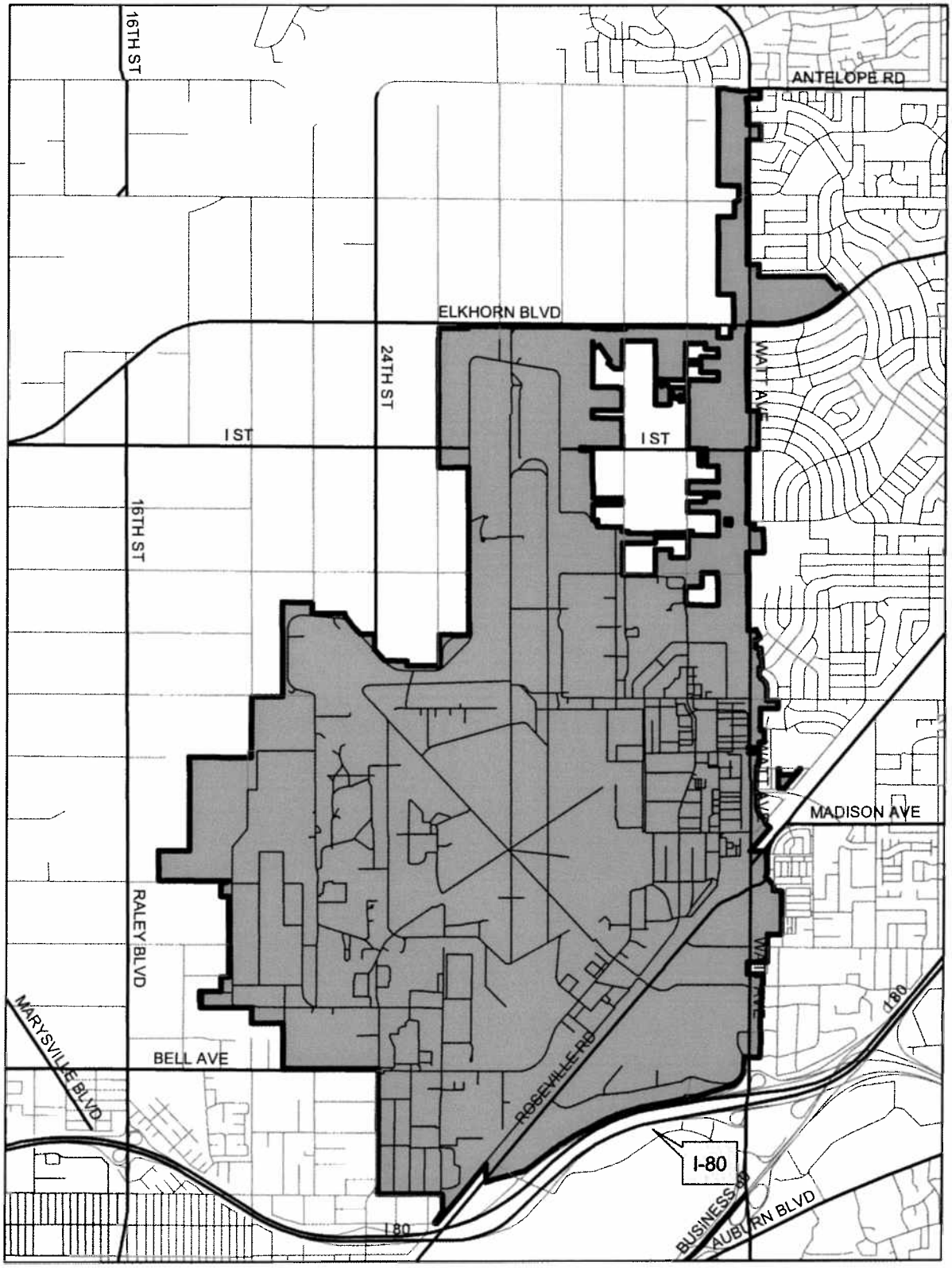
Mather Field RDA

N

1 Miles

Sacramento Housing & Redevelopment Agency

McClellan/ Watt Ave. RDA



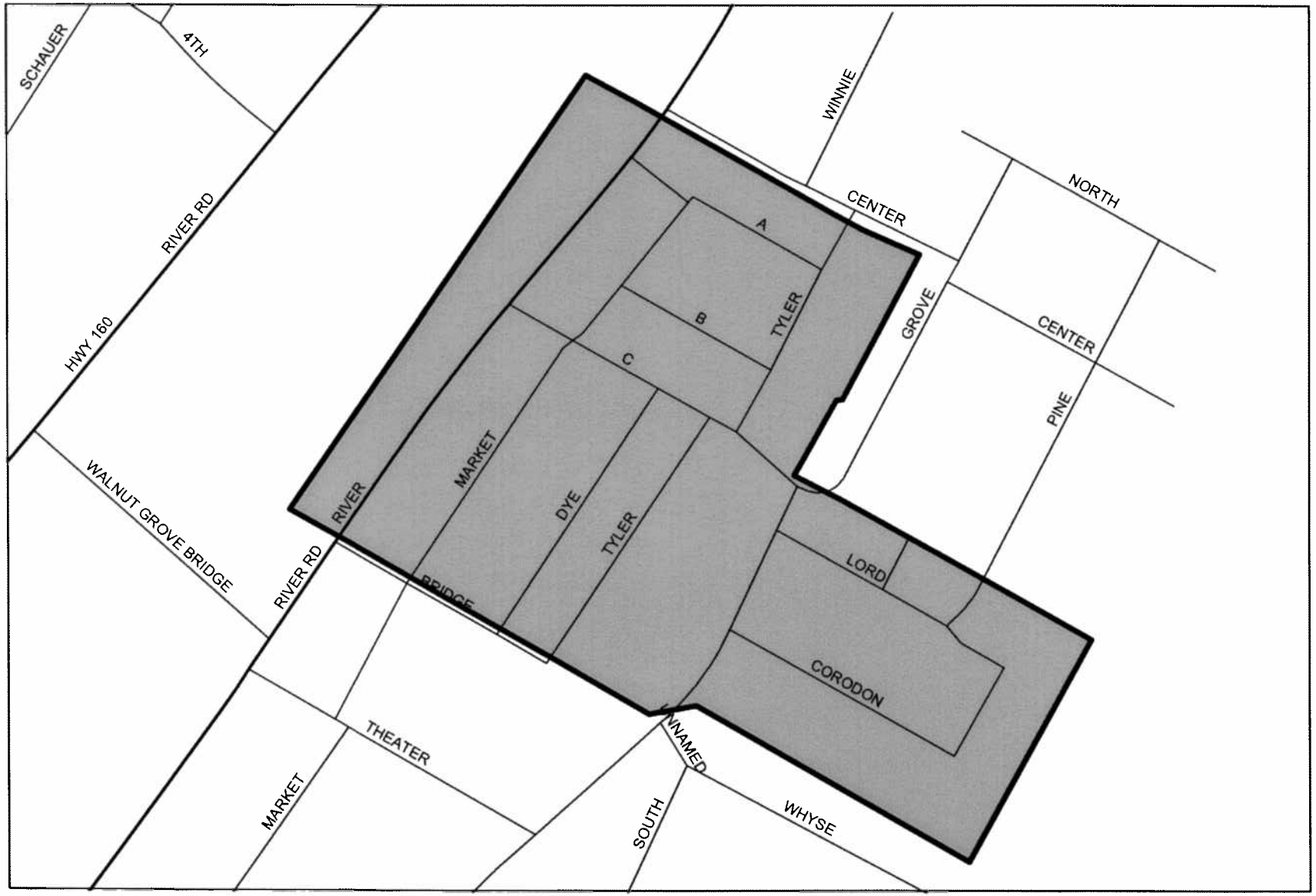
Legend

McClellan/Watt

N

1 Miles

Walnut Grove RDA



Legend

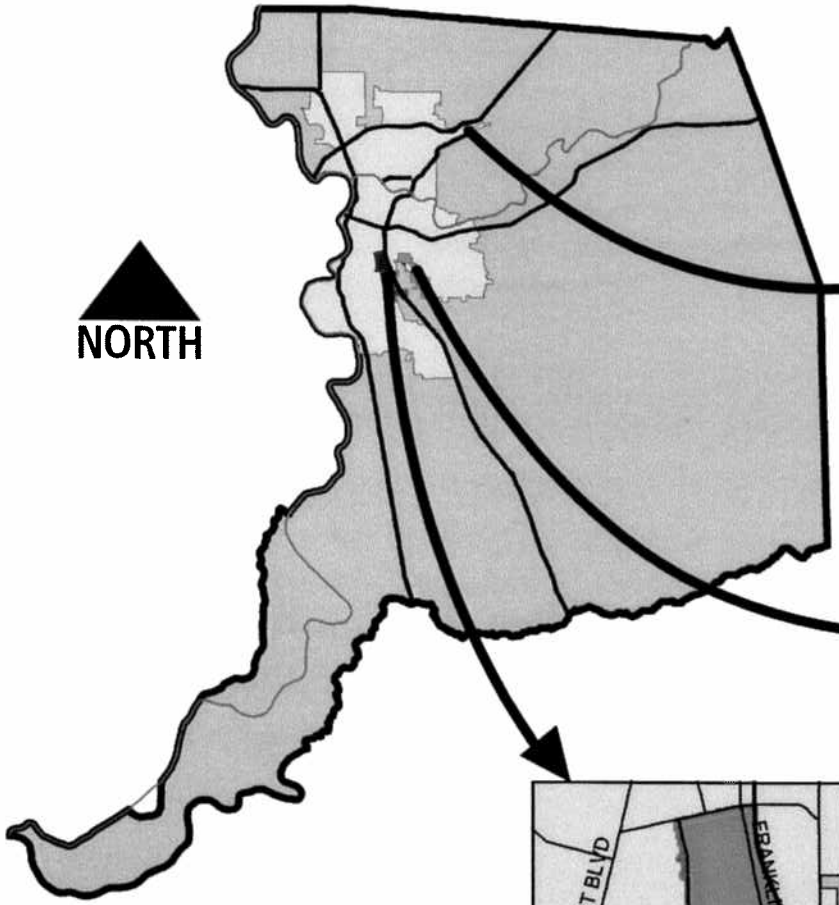
Walnut Grove

N

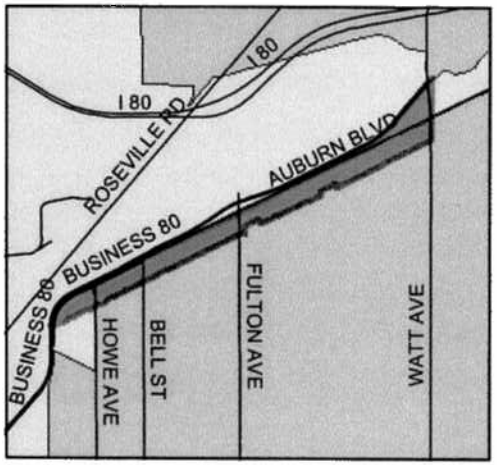
0.08 Miles

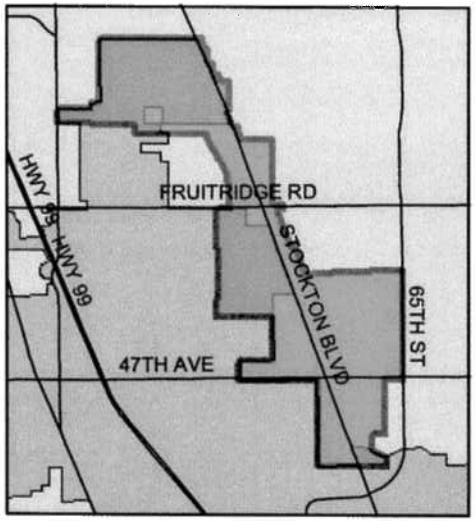
Sacramento Housing & Redevelopment Agency

CITY & COUNTY OF SACRAMENTO REDEVELOPMENT AREAS

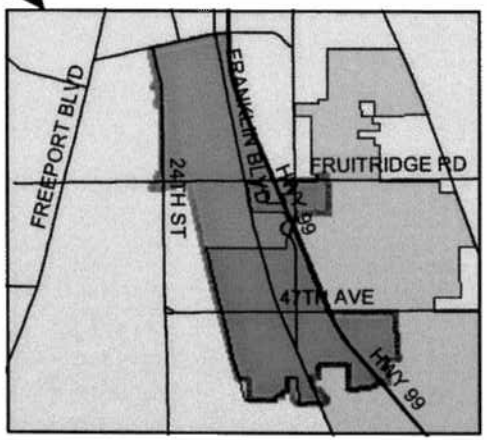


AUBURN BOULEVARD



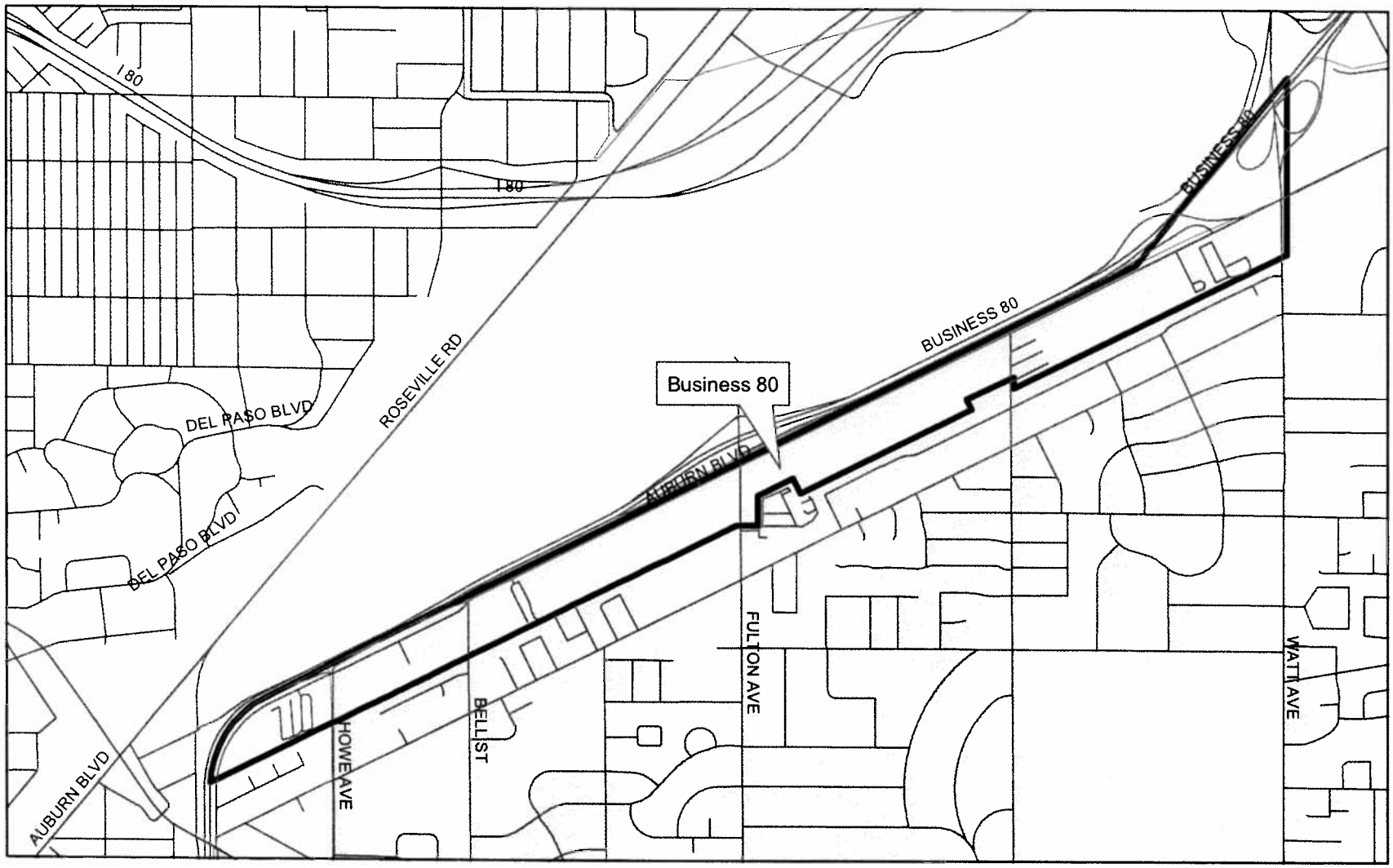


STOCKTON BOULEVARD



FRANKLIN BOULEVARD

Auburn Boulevard RDA



Legend

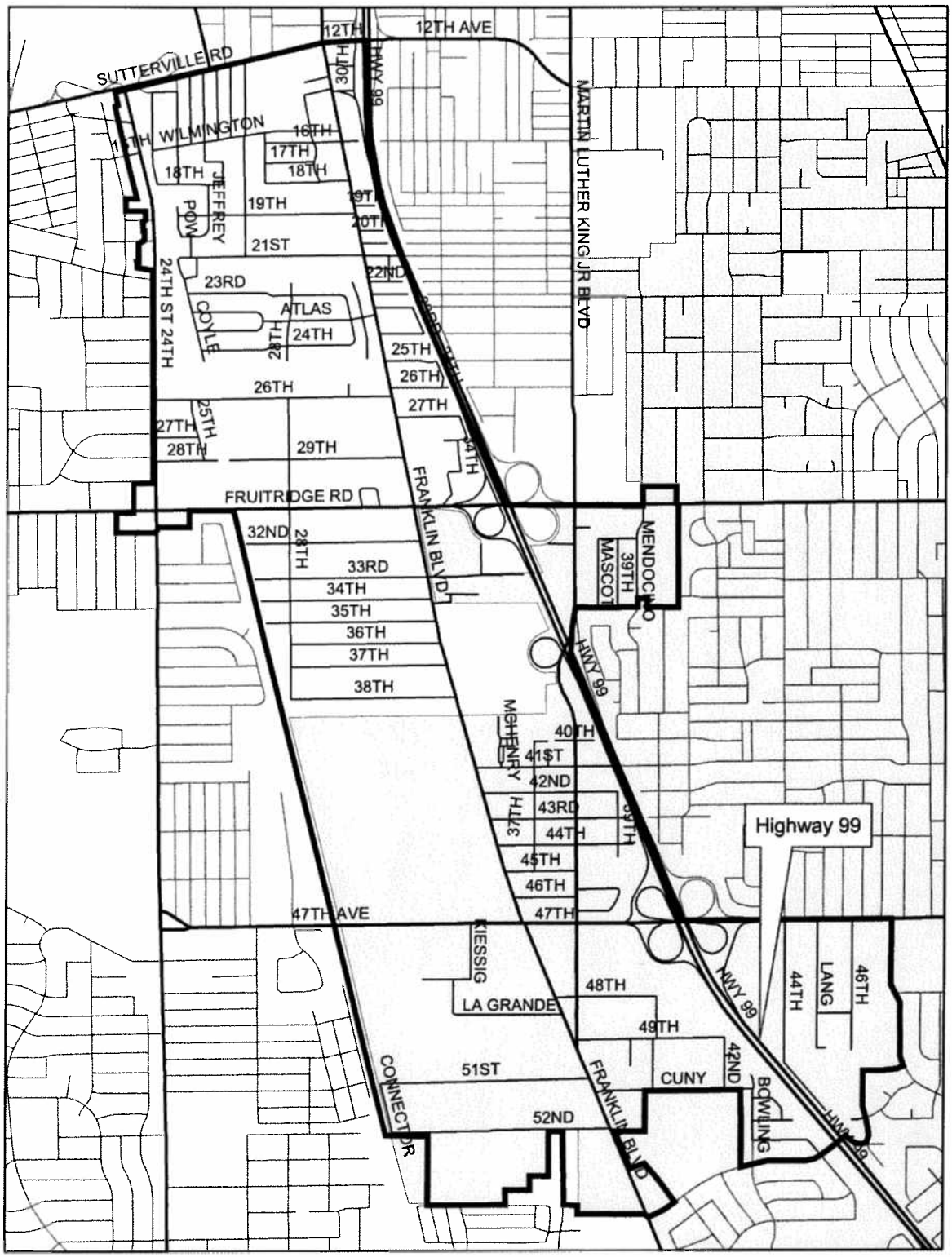
- City of Sacramento
- Sacramento County
- Auburn Blvd. RDA

N

0.6 Miles

Sacramento Housing & Redevelopment Agency

Franklin Boulevard Redevelopment Area



Legend

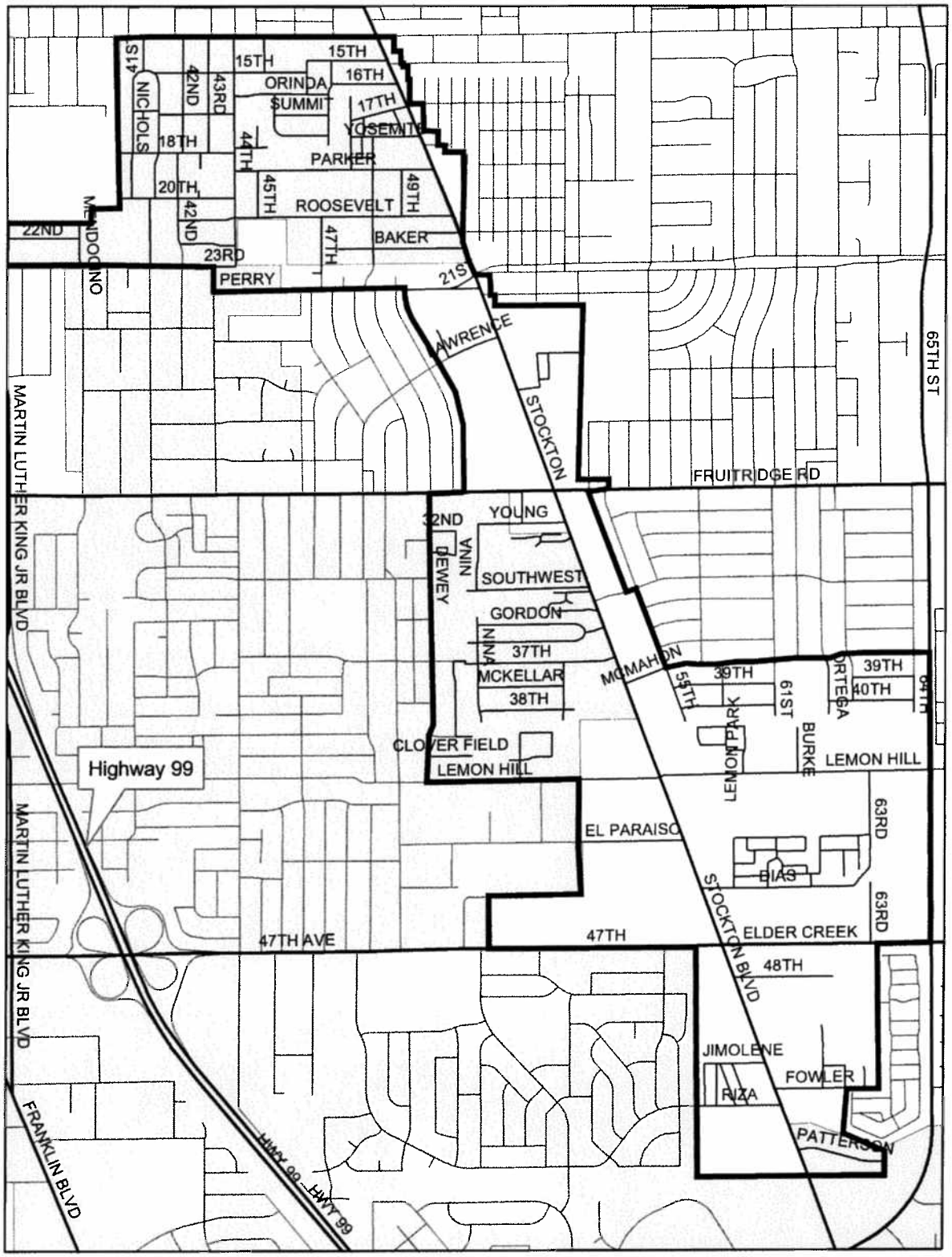
- City of Sacramento
- Sacramento County
- Franklin Boulevard RDA

N

0 0.1 0.2 0.4 0.6 0.8 Miles

Sacramento Housing & Redevelopment Agency

Stockton Boulevard Redevelopment Area



Legend

- City of Sacramento
- Stockton Blvd. RDA
- Sacramento County

N

0 0.1 0.2 0.4 0.6 0.8 Miles

Sacramento Housing & Redevelopment Agency

1725 K St

Sacramento, CA 95814

Area 1

Elderly/Disabled

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Long's Drug Store*
- *Safeway 19th St. and S St.*
- *Safeway 1025 Alhambra*

Post Offices

- *800 I Street*

Community Centers

- *Hart Center, 27th and J St.*

Medical Services

- *Dept of Health of Services 875-5701*
- *Mercy General "J" Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*
- *Light Rail*

Sacramento Housing & Redevelopment Agency

1318 E St

Sacramento, CA 95814

Area 1

Elderly/Disabled

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 1025 Alhambra Blvd*

Post Offices

- *800 I Street*

Community Centers

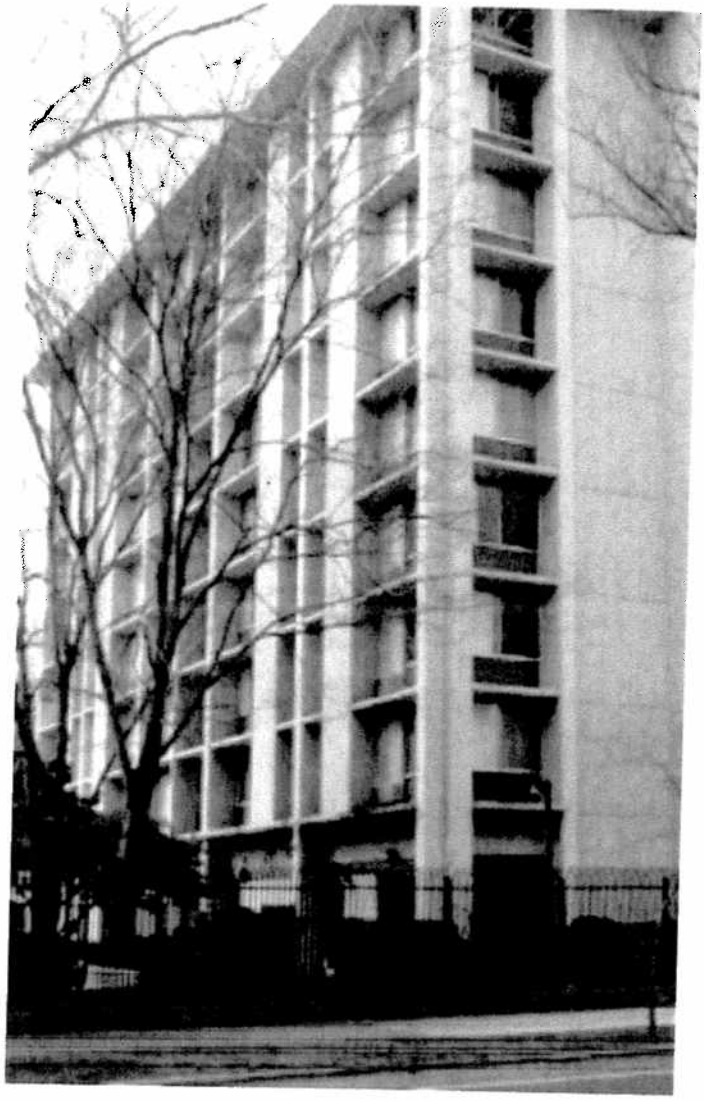
- *Boys & Girls Club 442-2572*

Medical Services

- *Dept of Health of Services 875-5701*
- *Mercy General "J" Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*
- *Light Rail*



Sacramento Housing & Redevelopment Agency

1820 Capitol Ave
Sacramento, CA 95814
Area 1
Elderly/Disabled

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 1025 Alhambra Blvd*
- *Safeway 19th and S St.*

Post Offices

- *800 I Street*

Community Centers

- *Hart Center, 27th and J St.*

Medical Services

- *Dept of Health of Services 875-5701*
- *Mercy General "J" Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*
- *Light Rail*

Sacramento Housing & Redevelopment Agency

1107 23rd St

Sacramento, CA 95814

Area 1

Elderly/Disabled

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 1025 Alhambra Blvd*
- *Safeway 19th St and S St*
- *Longs Drug Store*
- *Rite Aide, Alhambra Blvd*

Post Offices

- *800 I Street*

Community Centers

- *Hart Center, 27th St. and K St.*

Medical Services

- *Dept of Health of Services 875-5701*
- *Mercy General "J" Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*

Sacramento Housing & Redevelopment Agency

2526 L St

Sacramento, CA 95816

Area 1

Elderly/disabled

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 1900 Alhambra,*

Post Offices

- *Sutter's Fort Alhambra Blvd*

Community Centers

- *YMCA*
- *Hart Center*

Medical Services

- *Sutter Memorial 5151 F Street*
- *Mercy General "J" Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*

Sacramento Housing & Redevelopment Agency

2516 H St

Sacramento, CA 95816

Area 1

Elderly

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 1900 Alhambra*

Post Offices

- *Sutter's Fort Alhambra Blvd*

Community Centers

- *Hart Center*
- *YMCA*

Medical Services

- *Mercy General J Street*
- *Sutter Memorial 5051 F Street*
- *Sutter General 2801 L Street*

Transportation

- *Bus*

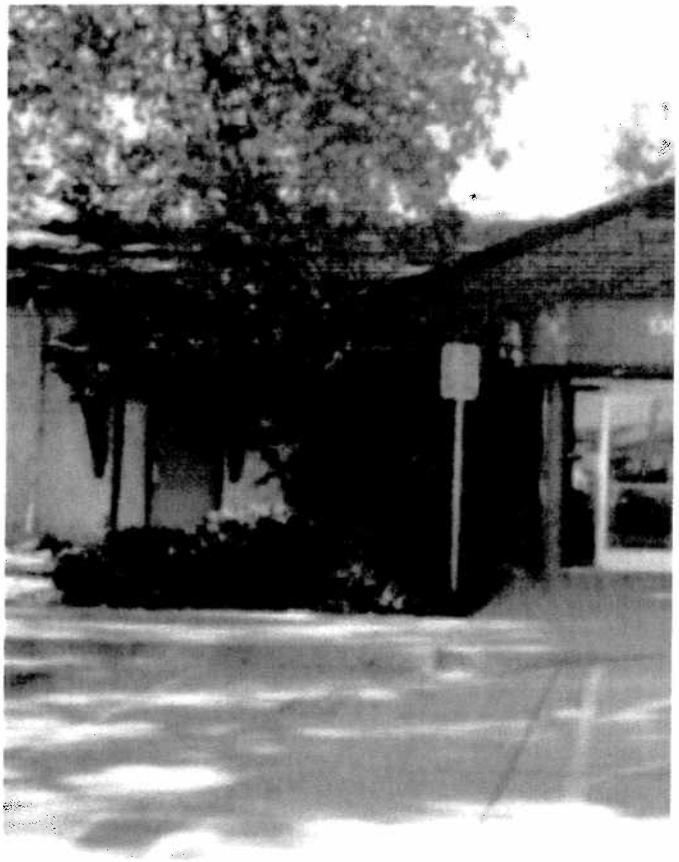
Sacramento Housing & Redevelopment Agency

Dos Rios

Sacramento, CA 95814

Area 1

Family



Amenities

- *On-Site Parking*
- *Washer/Dryer Hookups*
- *Laundry Facilities On-Site*
- *On-Site Play Area For Children*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Basketball Court*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Central Air & Heat*
- *Heat & Air Units*
- *Duplex/Fourplex*

Grocery/Drug Stores

- *Ouye's Pharmacy 2130 10th St.444-7370*
- *Safeway 2851 Del Paso/285-8840*

Post Offices

- *800 I Street Rm 149*

Community Centers

- *Human Asst. 874-2072*
- *EDD 227-0330*
- *Boys & Girls Club 442-2582*

Schools

- *Dos Rios Elem. 700 Dos Rios St*
- *Sutter Middle 3150 I St.*
- *Leo A Palmiter 2040 Ethan Way*

Medical Services

- *Dept. of Health Services/875-5701*
- *UC Davis/734-2450*

Transportation

- *Bus 33*

Back to Map

Sacramento Housing & Redevelopment Agency

626 I St

Sacramento, CA 95814

Area 1

Elderly

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway 19th Street*

Post Offices

- *800 I St*

Community Centers

- *Hart Center*
- *YMCA*

Medical Services

- *Sutter Memorial 5151 F Street*
- *Mercy General J Street*
- *Sutter General 2801 "L" Street*

Transportation

- *Bus*
- *Light Rail*

Sacramento Housing & Redevelopment Agency

917 38th St

Sacramento, CA 95816

Area 2

Elderly

Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Heat & Air Units*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Safeway*
- *Corti Brothers*
- *Trader Joes*

Post Offices

- *Sutter's Fort Alhambra Blvd*

Community Centers

- *Hart Center*
- *YMCA*

Medical Services

- *Mercy General "J" Street*
- *Sutter Memorial 5151 F Street*

Transportation

- *Bus*

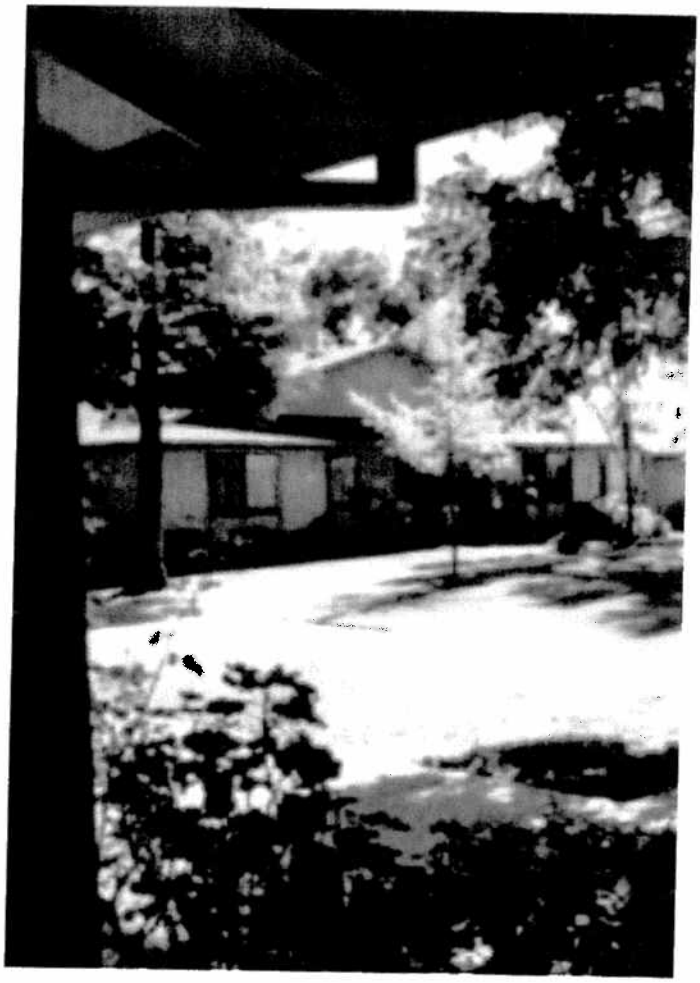
Sacramento Housing & Redevelopment Agency

4930 El Paraiso Ave

Sacramento, CA 95824

Area 3

Elderly/Disabled



Amenities

- *On-Site Parking*
- *Laundry Facilities On-Site*
- *Community Room & Kitchen*
- *Telephone/Cable Ready*
- *Central Air & Heat*
- *Single Story*

Grocery/Drug Stores

- *Albertsons 4220 Florin Rd*

Post Offices

- *6024 44th St*

Community Centers

- *Hart Multipurpose Senior Center 915 27th St*

Schools

- *Wire Elementary 5100 El Pariso Ave*
- *Tahoe Elementary 3110 60th St*
- *Wood Junior High 6201 Lemon Hill Ave*
- *Johnson High 6879 14th Ave*

Transportation

- *Bus*

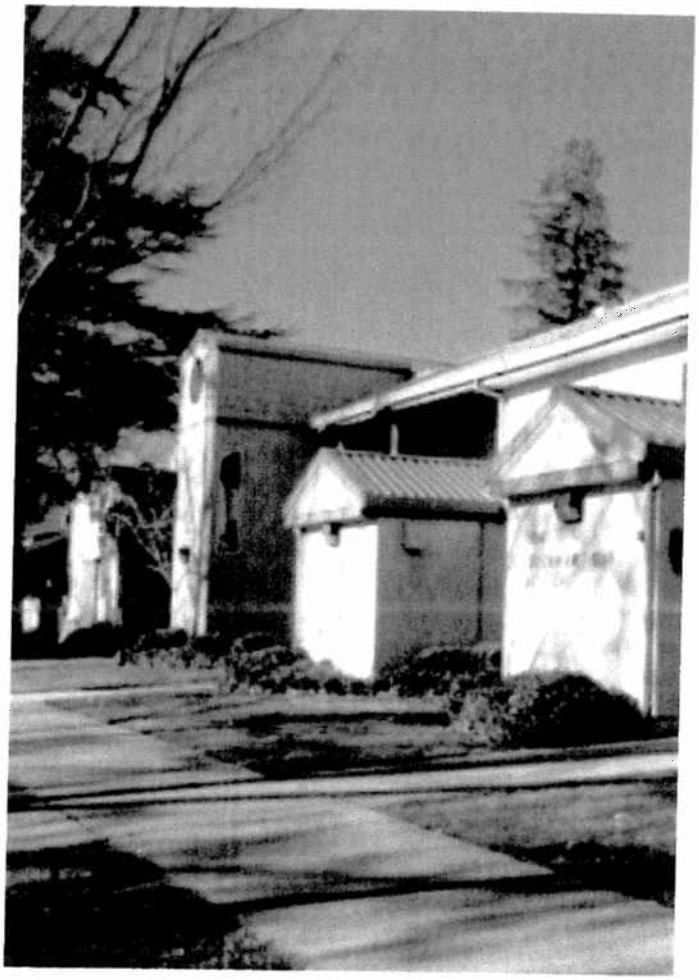
Sacramento Housing & Redevelopment Agency

3543 1st Ave

Sacramento, CA 95817

Area 3

Eldery/Disabled



Amenities

- *On-Site Parking*
- *Front & Back Patio*
- *Laundry Facilities On-Site*
- *Camera Monitored Entry System*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Central Air & Heat*
- *Emergency Pull Cords - Alarm*

Grocery/Drug Stores

- *Food Source Broadway & Stockton*
- *Safeway Alhambra and K St.*

Post Offices

- *2929 35th St.*

Community Centers

- *Oak Park Community Center*
  3425 MLK Blvd.
- *Sacramento Food Bank, 3rd and 34th*

Schools

- *Sacramento HS, Y St. & 34th*
- *Kit Carson Middle School*
- *Marian Anderson Elementary School*

Medical Services

- *UC Medical Center Stockton and X St.*

Transportation

- *Bus 51*

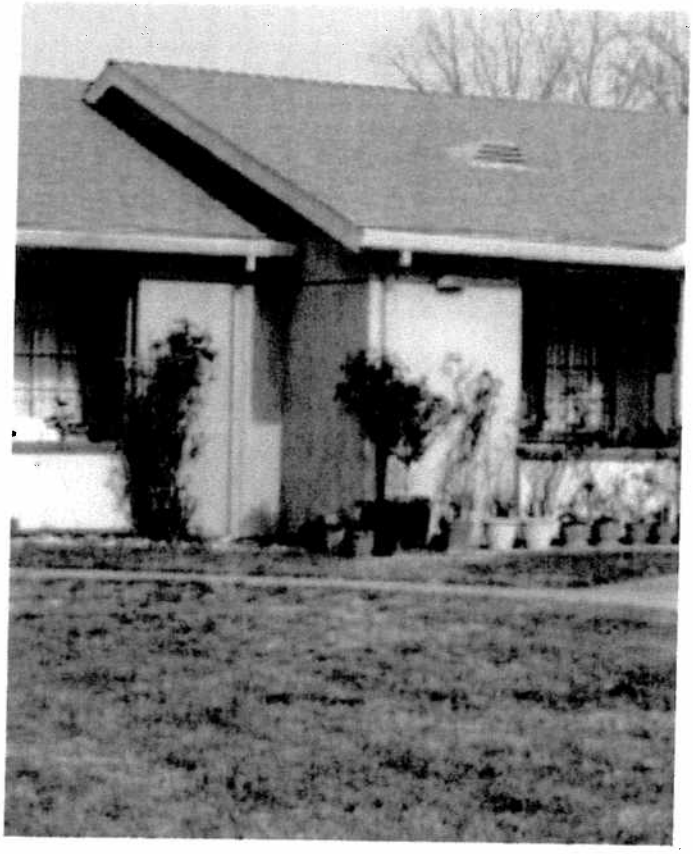
Sacramento Housing & Redevelopment Agency

100-330 Fairgrounds Dr

Sacramento, CA 95817

Area 3

Family



Amenities

- *On-Site Parking*
- *Front & Back Patio*
- *Washer/Dryer Hookups*
- *On-Site Play Area For Children*
- *Park Like Grounds*
- *Storage Space*
- *Telephone/Cable Ready*
- *Central Air & Heat*
- *Single Story*

Grocery/Drug Stores

- *Food Source Broadway & Stockton*
- *Walgreens Broadway & Stockton*

Post Offices

- *2929 35th St.*

Community Centers

- *Oak Park Community Center*
  3425 MLK Blvd.
- *Sacramento Food Bank 3rd Ave & 34th St.*

Schools

- *Sacramento HS, Y St. and 34th St.*
- *Kit Carson Middle School*
- *Marion Anderson Elementary School*

Medical Services

- *UC Medical Center Stockton Blvd and X St.*

Transportation

- *Bus #51 & others*

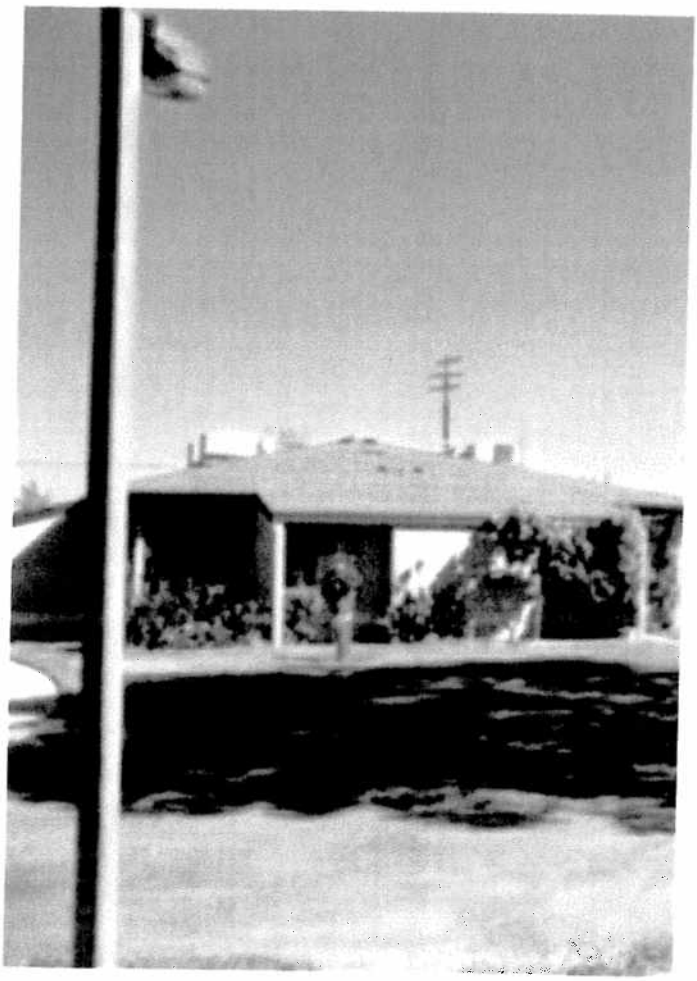
Sacramento Housing & Redevelopment Agency

1 Clauss Court

Sacramento, CA 95820

Area 3

Elderly/Disabled



Amenities

- *On-Site Parking*
- *Front & Back Patio*
- *Laundry Facilities On-Site*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Central Air & Heat*
- *Emergency Pull Cords - Alarm*
- *Single Story*

Grocery/Drug Stores

- *Food Co, 5330 Stockton Blvd.*

Post Offices

- *6024 44th Street*

Community Centers

- *Fruitridge Community Center 4000 44th Street*

Schools

- *Fruitridge Elementary School, 4625 44th Street*
- *Fern Bacon Elementary School, 4140 Cuny Avenue*
- *Hiram Johnson High, 6879 14th Avenue*

Medical Services

- *UC Davis Medica Center*

Transportation

- *56*
- *63*
- *64*
- *533*

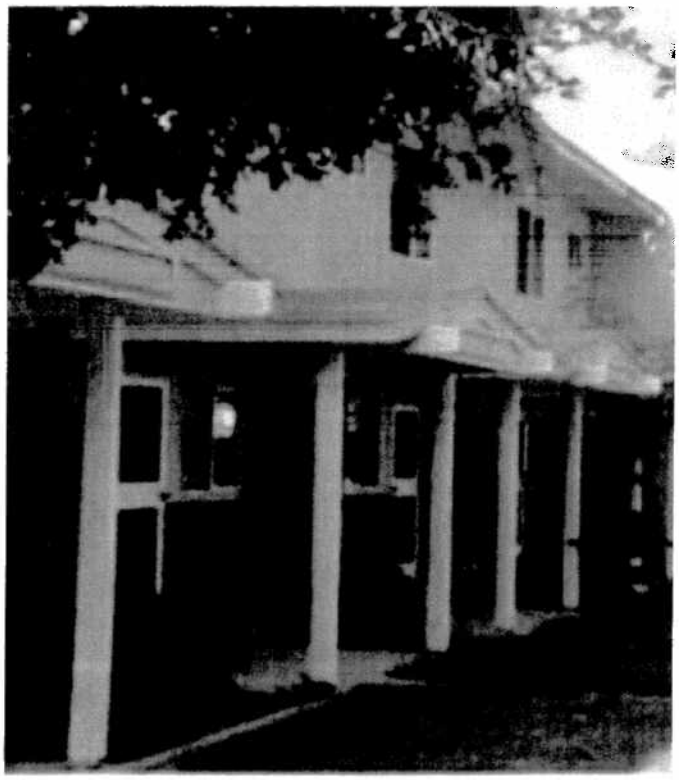
Sacramento Housing & Redevelopment Agency

River Oaks

Sacramento, CA 95818

Area 4

Family



Amenities

- *On-Site Parking*
- *Front & Back Patio*
- *Washer/Dryer Hookups*
- *On-Site Play Area For Children*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Basketball Court*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Central Air & Heat*
- *Heat & Air Units*
- *Single Story*
- *Duplex/Fourplex*

Grocery/Drug Stores

- *Safeway 19th & S St*
- *Trader Joes 5000 Folsom Blvd*
- *Food 4 Less Broadway & Stockton*

Post Offices

- *2121 Broadway*

Community Centers

- *YMCA*

Schools

- *Jedidiah Smith Elementary*
- *McClatchy High School*

Medical Services

- *UC Davis Med Center*
- *Mercy General J St*
- *Sutter General 2801 L St*

Transportation

- *Bus*

Back to Map

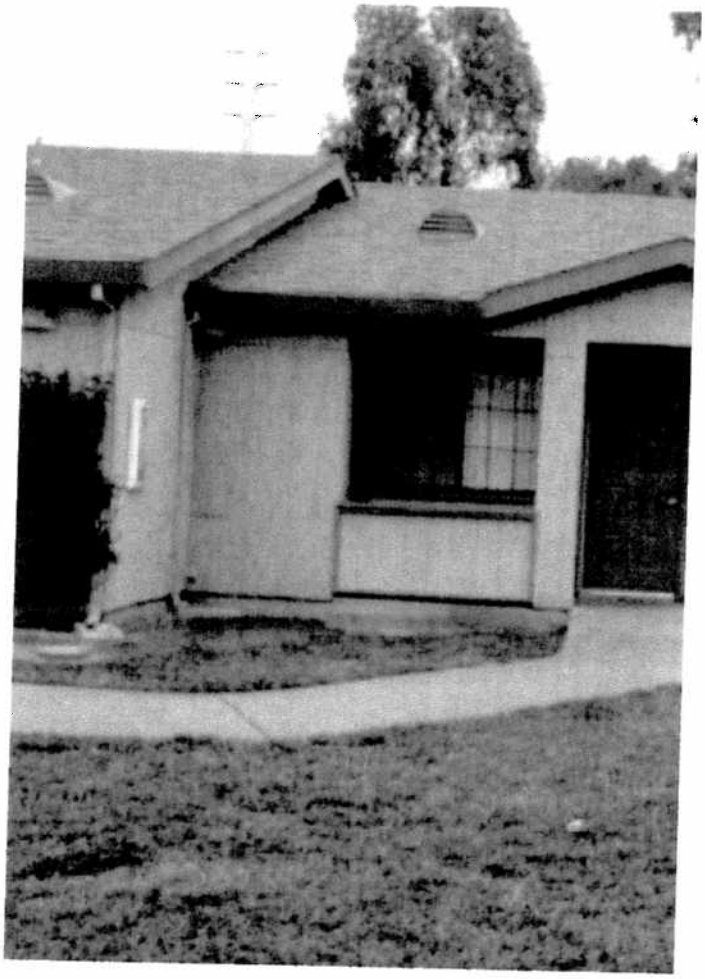
Sacramento Housing & Redevelopment Agency

3929 48th St

Sacramento, CA 95823

Area 4

Family



Amenities

- *On-Site Parking*
- *Washer/Dryer Hookups*
- *Telephone/Cable Ready*
- *Central Air & Heat*
- *Single Story*

Grocery/Drug Stores

- *Raley's 4551 Mack Road*

Post Offices

- *4301 Brookfield Drive*

Schools

- *Nicholas Elementary 6601 Steiner Drive*
- *Reith Elementary 8401 Valley Lark Drive*
- *Bacon Middle School 4140 Cuny Ave*
- *Rio Cazadero High 7825 Grandstaff Drive*

Medical Services

- *Kaiser Hospital*

Transportation

- *Bus*

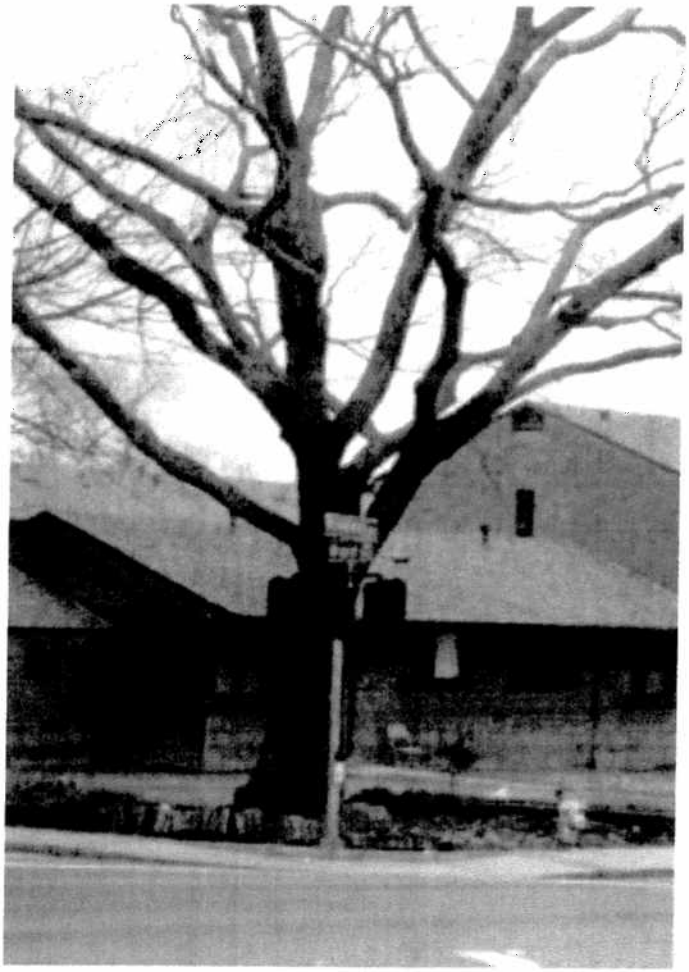
Sacramento Housing & Redevelopment Agency

New Helvetia

Sacramento, CA 95818

Area 4

Family



Amenities

- *On-Site Parking*
- *Front & Back Patio*
- *Washer/Dryer Hookups*
- *Laundry Facilities On-Site*
- *On-Site Play Area For Children*
- *Community Room & Kitchen*
- *Park Like Grounds*
- *Basketball Court*
- *Telephone/Cable Ready*
- *On-Site Management Office*
- *Central Air & Heat*
- *Heat & Air Units*
- *Single Story*
- *Duplex/Fourplex*

Grocery/Drug Stores

- *Safeway 19th & S St*
- *Trader Joes 5000 Folsom Blvd*
- *Food 4 Less Broadway & Stockton*

Post Offices

- *2121 Broadway, 916- 227-6513*

Community Centers

- *YMCA 2021 W Street*

Schools

- *Jedidiah Smith Elementary*
  401 McClatchy Way
- *McClatchy High School, 3066 Freeport Blvd*
- *California Middle School, 1600 Vallejo Way*

Medical Services

- *Sutter General Hospital, 2801 L Street*
- *Methodist Hospital, 7500 Hospital Drive*

Transportation

- *Bus #38,2,51,41*

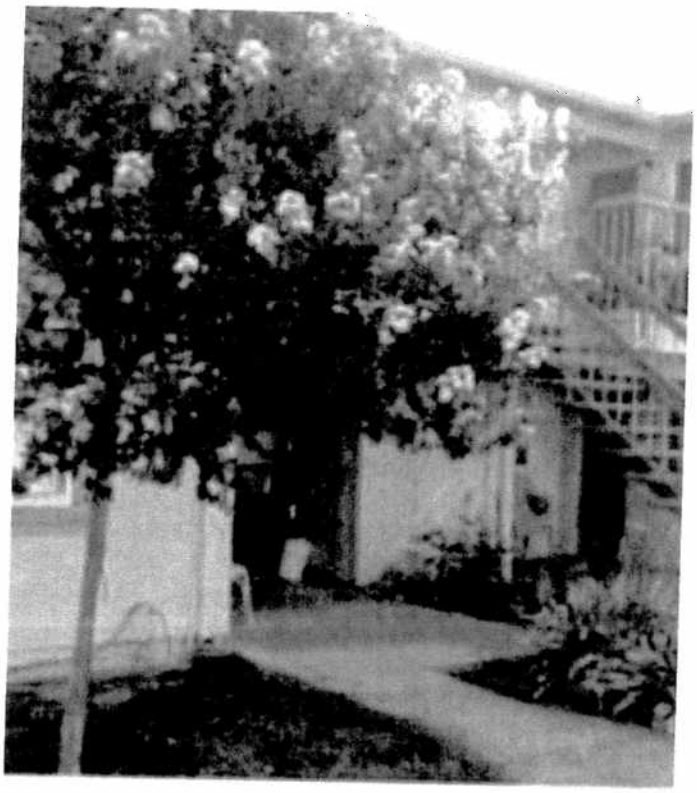
Sacramento Housing & Redevelopment Agency

7269 Meadowgate Drive

Sacramento, CA 95823

Area 4

Family



Amenities

- *On-Site Parking*
- *Washer/Dryer Hookups*
- *Park Like Grounds*
- *Telephone/Cable Ready*
- *Central Air & Heat*
- *Duplex/Fourplex*

Grocery/Drug Stores

- *Albertson's, 4420 Florin Road*

Post Offices

- *1301 Florin Road*

Community Centers

- *Samuel Pannell/Meadowview*

Schools

- *Cesar Chavez Elementary, 7500 32nd Street*
- *Bowling Green Elementary*
  4211 Tumbridge Drive
- *Fern Bacon Middle School*
  4140 Cuny Avenue
- *Luther Burbank High School*
  3500 Florin Road

Medical Services

- *Kaiser Permanente South*

Transportation

- *Bus 81*

COMMUNITY VISIONS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY ACTIVITIES NEWSLETTER

VOLUME 3, ISSUE 1 SPRING 2007

The mission of the Sacramento Housing and Redevelopment Agency is to provide affordable housing opportunities and to revitalize communities.

Read About...

In Sight Page 1
Oak Park liquor stores demolished
The View From Here Page 2
Agency seeks grant for Historic Locke Boarding House
Community Spotlight Page 3
Community Empowerment Center opens in Phoenix Park
Snapshot of Success Page 6
Resident Training Program brightens future
Welcome Home Page 7
Citrus Heights funds public housing modernization project
On the Horizon Page 7
Ten-Year Plan achieves first units through development

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Help us provide better customer service! Take our 5-minute Website Improvement Survey at www.shra.org

IN SIGHT

OAK PARK COMMUNITY CELEBRATES AS CITY REDEVELOPMENT AGENCY DEMOLISHES TWO NUISANCE LIQUOR STORES

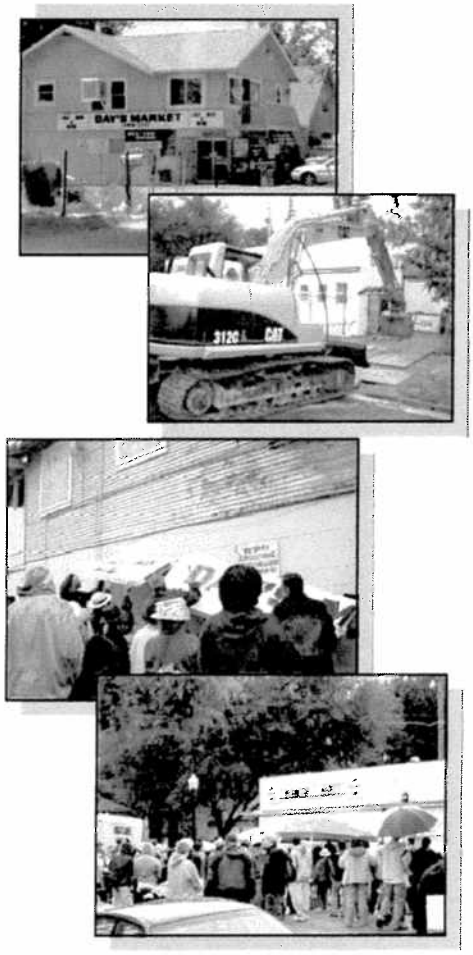
A crowd of about 100 community members cheered as a bulldozer dealt a crushing blow to the Washington Market in Oak Park on April 14 following the City Redevelopment Agency's decision last year to tear down the 2nd Avenue liquor store. The action ends the chronic problems of crime, drug activity, prostitution and other blighting problems that gravitated to the corner market. A new single-family home will be built in its place and will be offered for sale to a low-income owner occupant.

The celebration continued as members of the Oak Park Neighborhood Association and the Second Saturday Clean Up Program joined residents in a one-and-a-half mile march to the Days Market on 20th Avenue where residents pulled the liquor store sign off the building in a symbolic gesture to mark the pending demolition. Officials from the Sacramento Housing and Redevelopment Agency (SHRA www.shra.org) replaced it with a sign noticing it as the future site for a single-family affordable home.

"This is really about recovering the fabric of healthy neighborhoods," said Anne Moore, executive director of the Sacramento Housing and Redevelopment Agency.

Both properties were non-conforming uses in primarily single-family neighborhoods. In light of many complaints, widespread community support called for the redevelopment and reuse of the properties. The Agency expects to select a developer for the single-family homes by the end of the summer and as the process moves forward, construction is expected to begin by spring 2008.

Agency officials say redevelopment activities have made a positive impact in the Oak Park community. Residents are increasingly involved in meetings to discuss redevelopment activities and projects, property values have increased 75 percent since 2001, and homeownership is on the rise. For information on community meetings to prioritize and plan future Oak Park projects, contact Assistant Community Development Director Chris Pahule at (916) 440-1322.



The troublesome Days and Washington markets in Oak Park were torn down on April 14 in a community celebration. A bulldozer demolished the liquor stores and residents joined in to tear the sign off one of the buildings. Two new single family homes will replace the stores and will be for sale to low-income buyers.

THE VIEW FROM HERE

AGENCY SEEKS GRANT TO HELP RESTORE HISTORIC LOCKE BOARDING HOUSE

The Locke Boarding House is under rehabilitation to create a museum that preserves the historical contributions of immigrants in the Delta region.

The Sacramento Housing and Redevelopment Agency (SHRA) has applied for a grant from the California Cultural and Historical Endowment (CCHE) to support continuing efforts to preserve the Boarding House in the historic town of Locke.

The $300,000 grant requires an equal amount of matching funds to create a rehabilitation budget of $600,000. Community Development Block Grant (CDBG) funds are a possible source for the matching funds if the grant is awarded. The State of California Department of Parks and Recreation (State Parks) owns the Boarding House. The Agency and the State Parks Department are also working closely with the Locke Management Association to receive input and provide historical guidance.

The project will be completed in two phases. Phase one is currently underway to stabilize and weatherize the building with $950,000 in grant funds awarded to the Agency ($450,000 from the National Park Service's 2004 Save America's Treasures Grant and $500,000 from the State of California Department of Parks and Recreation 2002 Resources Bond Act).

The CCHE grant would be used for Phase Two to make improvements such as fire protection, interior doors, wood floor and ceiling, handicapped accessibility, pedestrian bridge, restrooms, display cases, and any appropriate mechanical, electrical and plumbing repair or upgrades.

In the early 1900's various immigrant groups lived at the Boarding House while working to develop the Delta. Once the rehabilitation is complete, the Boarding House will serve as a museum that will highlight the historical impact of the Chinese, Japanese, Filipino, and more recently Chicano contributions in Locke and the rest of the Delta region. For more information, contact Christine Weichert, Assistant Community Development Director at (916) 440-1322.

RIBBON CUTTING OPENS DOORS AT GRIZZLY HOLLOW IN GALT

A new housing community has opened its doors in Galt where 53 low income families now have an affordable place to call home. A dedication ceremony and ribbon cutting took place on May 4 at Grizzly Hollow Phase III.

The rental housing project was developed by Mercy Housing California and contains one and two bedroom duplexes and three-bedroom single family homes. It has open spaces with park-like settings and a playground for children. A great feature of the community is that 18 of the units are reserved for farm-worker households. Amenities include a community building, management and social services offices, and a Head Start childcare center.

Because of funding support for this project from the Agency and a number of other sources, Grizzly Hollow will be affordable to low income families for 55 years with 19 units set aside for extremely-low income families earning up to 30 percent of the Area Median Income (AMI), 14 units for very-low income families (up to 50 percent of AMI), and 20 units for low income families (up to 55 percent of AMI). For more information, contact SHRA Housing Finance Analyst Richard Marsh at (916) 440-1298.

Grizzly Hollow Phase III is a newly constructed affordable housing community that recently opened in Galt featuring 53 rental houses and duplexes for low-income families. Developed by Mercy Housing in partnership with SHRA, the development offers an onsite social services office and a Head Start program located in the Community Center.

COMMUNITY SPOTLIGHT

CITY CELEBRATES NEW COMMUNITY EMPOWERMENT CENTER PARTNERSHIP WITH MAGIC JOHNSON FOUNDATION

Sacramento city and redevelopment agency officials welcomed NBA legend Earvin "Magic" Johnson on March 21 in a celebration to cut the ribbon and open the doors to a new computer technology center in South Sacramento.

"We want the children and adults of this community to feel connected, to feel empowered, and to feel that they, too, can change the world," said Mayor Heather Fargo.

The City of Sacramento, Sacramento Housing and Redevelopment Agency (www.shra.org) and Sacramento Employment and Training Agency (SETA) have established a partnership with the Magic Johnson Foundation (www.magicjohnson.org) to set up a Community Empowerment Center at the award winning Phoenix Park housing community on Franklin Boulevard. The center is one of 23 that Johnson has opened across the country and the third in California in addition to centers in Oakland and Los Angeles.

City Councilmember Bonnie Pannell represents District 8 where the computer center is located. She sees the partnership with the Magic Johnson Foundation as a win-win opportunity for South Sacramento.

"The Community Empowerment Center will create opportunities for youth and adults to develop and improve their technology skills, provide convenient access to job training and employment resources, and provide local businesses with more qualified applicants to support their workforce."

The Magic Johnson Foundation provided 25 computers, software, and other supporting equipment valued at $100,000 with donations from corporate sponsors Verizon and Freddie Mac. Classes have already started with more people showing up to use the computers than the center can accommodate.

The center is currently open three days a week. SETA provides staff support helping adults to write resumes and prepare for job opportunities. Youth and children can work on homework assignments after school and the center has open access in the evening. The center hopes to expand hours of operation in the near future. For information about sponsorship opportunities to support ongoing operations at the Community Empowerment Center, call (916) 443-3800.

Councilmember Bonnie Pannell (top photo, center right) and Magic Johnson cut the ribbon to officially open the Community Empowerment Center at the Phoenix Park Resident Activity Center on March 21. Open three days a week, the center is one of only three in the state of California. Empowerment Centers serve as a comprehensive one-stop facility to provide youth and adults with access to technology and educational resources designed to improve academic performance and enhance career opportunities.

VACANT AGENCY PARCELS WILL BECOME COMMUNITY GARDEN SITES

Two plots of land in Del Paso Heights owned by the Sacramento Housing and Redevelopment Agency will be turned over to the Health Education Council (HEC) under a lease agreement for use as community gardens. The parcels are part of a vacant strip of land on Alvarado Boulevard that runs underneath a series of power lines making the property unsuitable for development. Similar parcels are popular with residents in Del Paso Heights who enjoy cultivating gardens. The parcels will help accommodate the community's large Hmong population by providing a place to grow native vegetables and herbs. The HEC currently manages three successful gardens in the community and offers classes in nutrition, gardening, health and parenting. Twice a year, gardeners celebrate their harvest with a potluck.

COBBLESTONE HOMES READY FOR SALE UNDER COUNTY'S AFFORDABLE HOUSING PROGRAM

Syncon Homes (www.synconhomes.com) is developing a new 100-unit subdivision located on Elk Grove-Florin Road in Sacramento County's Vineyard Community Plan area. To comply with the County's Affordable Housing Program, 15 single family homes will be offered to low-income first time homebuyers. The three-bedroom, two-bath homes will be priced in the low $200,000s.

Sacramento Housing and Redevelopment Agency (SHRA) staff will be assisting the builder by income-qualifying prospective homebuyers and referring families to homebuyer education courses. All eligible homebuyers will be entered into a lottery to be conducted by SHRA as the affordable units are made available. Available homes and first-time homebuyer information is available on the SHRA website (www.shra.org) under "Affordable Housing and Homeownership/Homebuyer Programs."

In effect since 2005, the County's Affordable Housing Program is intended to achieve balanced communities by providing housing opportunities for households at all income levels. In general, developers provide affordable opportunities in 15 percent of their development. Smaller developments may pay a fee and some developments may choose to dedicate land to SHRA where affordable rental housing will be built. The high volume of new homebuilding activity in the County has resulted in over 200 market rate developments subject to the Ordinance. While the majority of these developments have not reached the entitlement phase, developers have proposed to construct an impressive 1,200 affordable homeownership units over the next several years.

Interested homebuyers should contact the marketing and sales staff at Syncon Homes at (916) 826-4988. For information about SHRA's First-Time Homebuyer loan programs and lotteries, call Susan Perry at (916) 264-1500. For more information about the Affordable Housing Program, contact Cindy Cavanaugh at (916) 440-1328.

WALNUT GROVE SHERIFF'S DEPARTMENT SAFETY CENTER CELEBRATION

A ribbon cutting event was held on April 14 in Walnut Grove to mark completion of the Sacramento County Sheriff's Department Safety Center expansion project. SHRA provided $466,000 in Community Development Block Grant (CDBG) funds for land acquisition, design, planning fees, including property improvements such as a parking lot, lighting, landscaping, curbs, gutters and sidewalks.

HOUSING AND REDEVELOPMENT AGENCY SEEKS PUBLIC INPUT TO IMPROVE WEBSITE

The Sacramento Housing and Redevelopment Agency is inviting the public to take an online survey to help improve its website as a way to provide better customer service.

"People are increasingly going to company websites to get information and do business," said SHRA Public Information Officer Angela Jones. "We want to make sure this valuable communication tool is effectively and efficiently meeting our customers' needs and the best way to find out is to ask."

The public is invited to fill out the short Website Improvement Survey by going to the Agency's website at www.shra.org and clicking the survey link in the left hand list on the homepage. In order to ensure privacy and confidentiality, no personal information will be collected or shared.

Agency research indicates that most website visitors are interested in information about low-income housing and homebuyer assistance programs, job openings, bidding contract opportunities, and financial assistance for affordable housing developers.

The survey takes about five minutes to complete. Respondents will be asked about their experience using the current website and will be able comment on what types of features, functions and information they would like the new website to contain. For more information, call (916) 440-1355.

DEL PASO NUEVO PHASE V CELEBRATION BREAKS GROUND FOR 48 NEW AFFORDABLE HOMES

Agency staff joined affordable housing developer New Faze Development and North Sacramento community members in a groundbreaking celebration on April 18 to mark the start of construction on the fifth phase of the Del Paso Nuevo new subdivision. Among the gathering were eight of the ten residents for whom some of the new streets in the community will be named.

This phase will create 95 new three- and four-bedroom homes at Ford Road and Taylor Street near Northgate Boulevard of which 48 will be affordable to people with incomes between 51 to 80 percent of the area median income. Sacramento Housing and Redevelopment Agency (SHRA) partnered with New Faze Development to build two previous phases of DPN.

The Agency created the Del Paso Nuevo Homeownership Zone in the 1990's as a community with many units available to low- to moderate-income homeowners.

Before redevelopment, the community that is now Del Paso Nuevo was a blighted, sparsely populated area with inadequate infrastructure and irregularly shaped parcels that contributed to uneven and poorly planned development. Small, dilapidated homes were situated on large, poorly maintained lots. Illegal dumping, crime, and disinvestment were the norm. Homeownership rates were dismal – only 38 percent of the units were owner occupied compared with an average of 58 percent for the Sacramento region.

Today, redevelopment activity has transformed the Del Paso Nuevo community:

- 77 homes have been built and sold to new homeowners, including 40 low-income homeowners
- Walkable, lighted and landscapes streets have been created
- Major street and utility infrastructure has been installed
- Two new parks have been developed
- Homeownership rates have climbed to 48 percent

Nuisance and crime problems have largely vanished

Work is underway to develop the next phase of Del Paso Nuevo. The Agency expects to identify a developer by the end of this year to construct an additional 70 homes. For more information about this project, contact SHRA Management Analyst Diana Sasser at (916) 440-1322.

Del Paso Heights community members prepare to dig the first shovel of dirt on April 18 to celebrate the groundbreaking of the Del Paso Nuevo Phase V housing development. The project will create 95 new homes, including 48 units that will be available for sale to low income buyers.

AFFORDABLE HOUSING & HOMEOWNERSHIP

First-time Homebuyer Program
$5,000 to $25,000 for down payment and closing costs or reduce the amount of a first mortgage

American Dream Down Payment Initiative
$10,000 for down payment and closing costs for first home purchase

Mortgage Credit Certificates
Tax credit on mortgage interest to reduce federal taxes and qualify for a larger mortgage

Do you know someone who's dreaming about becoming a homeowner? Call Homeownership Services at (916) 264-1500 and find out how to make the dream come true!

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You can own a home! Whether buying or refinancing, learn everything you need to know at:

The 2007 *Homeownership Fair*

CLASSES * EXHIBITORS * KID'S ACTIVITIES

WHEN: Saturday, June 23, 9am - 3pm
WHERE: Sacramento Association of Realtors
2003 Howe Avenue, Suite 100
Sacramento, CA 95825
COST: FREE

The Sacramento Regional Partners in Homeownership would like to thank our generous sponsors:

For more info call 916.646.2005
OwnAHomeFair.com

CATALYST PARCEL ON DEL PASO BOULEVARD SLATED FOR MIXED-USED DEVELOPMENT

A new $16.9 million mixed-use development on the Del Paso Boulevard corridor is expected to help revitalize commercial activity and stimulate private investment in the North Sacramento Redevelopment Area.

The Agency has entered into an Owner Participation Agreement (OPA) with New Faze Development that will enable the developer to construct a six-story mixed-used building.

The proposed project will contain a ground floor full service up-scale restaurant, commercial office space on the third floor that will be occupied by New Faze Development, five live/work lofts, and 22 residential units on the fourth through sixth floors. The residential units will offer studios, one-bedroom and two-bedroom condominiums. Under the OPA, New Faze Development will restrict seven units to sales prices that are affordable to buyers earning 120 percent of Area Median Income ($57,530 for a family of two).

Agency officials say the development will have a major impact on the Del Paso Boulevard corridor since the infill project will assist in the elimination of blight. It also has a high likelihood of encouraging additional property investments in the surrounding area and increasing the demand for retail development along Del Paso Boulevard.

New Faze Development anticipates breaking ground by fall 2007 and expects to finish the project by winter 2008. For more information, contact Assistant Community Director Chris Pahule at (916) 440-1322.

Meeting Calendar

Sacramento Housing and Redevelopment Commission
1st & 3rd Wednesdays @ 6 p.m.
600 I Street

Sacramento County Board of Supervisors
Tuesdays @ 9:30 a.m.
Wednesdays @ 9:30 a.m., 2 p.m. & 6 p.m.
700 H Street

Sacramento City Council
Tuesdays @ 2 p.m.
915 I Street

Check out the Agency's Calendar of Events and Meetings on the website at www.shra.org.

SNAPSHOT OF SUCCESS

RESIDENT TRAINING PROGRAM LEADS TO BRIGHT FUTURE

Cynthia Jackson has a reason to celebrate. Just two years ago, she faced many challenges as a single parent and Housing Authority program participant. It was difficult to balance work and support her children's school activities. Then she decided to take advantage of the Housing Authority's Resident Training Program which enabled her to improve her work skills and self-esteem and build a solid reputation of having a good work ethic. Cynthia is a shining example of what happens when opportunity meets motivation. She says working in the Resident Training Program helped her discover that she must have purpose to her life. "My desire is to provide hope to those less fortunate," says Cynthia. "If I had a dream job, I would be an advocate for persons with disabilities." Today the future is looking bright for her and her family. In March 2007, she was offered a position with a private property management company and her new position comes with a significant pay raise plus benefits.

The Housing Authority is not only committed to providing decent, safe housing, but also to helping families achieve economic independence. Across the country, housing authorities have increased their areas of focus beyond assisting program participants with their basic housing needs to now include help with employment skills and on-the-job training.

The Resident Trainee program has become a valuable resource to families who are working hard to achieve self-sufficiency. Because the program is voluntary, participants tend to be highly motivated and focused individuals who achieve success and the program has achieved positive results. Since its inception, more than 100 residents have been placed in full time SHRA training positions. For more information about the Resident Training Program, contact Michael Johnson, Housing Choice Voucher Supervisor at (916) 440-1399 ext. 1303.

ON THE HORIZON

ARDENAIRE PROJECT CREATES TEN-YEAR PLAN'S FIRST UNITS THROUGH DEVELOPMENT

SHRA and Mercy Housing have collaborated in a project that will create the first housing units through development under the City and County's Ten-Year Plan to End Chronic Homelessness.

The Sacramento County Board of Supervisors and the City Council approved the plan in September 2006. With 'housing first' as its central strategy, the plan is focused on moving disabled homeless individuals quickly off the streets and out of shelters and into permanent housing. Once housed, individuals will be provided flexible support services to help them maintain their housing and increase their self-sufficiency.

The Ardenaire Apartments rehabilitation project will set aside 19 of 52 affordable units for extremely low-income individuals who are chronically homeless and have special needs and/or a disability.

Mercy Housing California will develop the project in partnership with Turning Point, a local service provider who will provide case management services to the chronically homeless special needs/disabled tenants.

Ardenaire Apartments consists of one and two-bedroom units. The building will undergo exterior improvements such as siding, roofs and balconies. Interior upgrades will be made as needed including appliances, sinks, cabinets, fixtures and floor coverings. The rehab work will also create a community room with a kitchen, classroom and meeting space, computer stations and space for staff and an on-site half-time social service coordinator. Other amenities include an onsite picnic and barbeque area.

Financing for the project includes $8.3 million in tax-exempt mortgage revenue bond funds provided through the County Housing Authority and an Agency HOME loan of $3.11 million. The Agency also approved grant funding up to $800,000 in Mental Health Services Act (MHSA) Program funds for the project.

For more information about this project, contact Jim Hare, Assistant Community Development Director, at (916) 440-1328.

WELCOME HOME

CITRUS HEIGHTS INVESTS $2.2 MILLION TO MODERNIZE TWO AFFORDABLE HOUSING COMMUNITIES

Two affordable housing communities owned and managed by the Sacramento Housing Authority will undergo a major facelift with $2.2 million in funding approved by the City of Citrus Heights. Last fall, the City Council approved the allocation of State housing trust funds, redevelopment set-aside housing funds and City general funds to complete a full modernization of 44 units at 7500 Tiara Way and 6250 Mariposa Avenue.

Housing Operations Director La Shelle Dozier said the support from the City of Citrus Heights provides gap funding that cannot be covered by housing subsidies that are insufficient to support the Housing Authority's operational costs. "This funding will help us complete a major project that we would not otherwise be able to accomplish on our own."

The funds represent more than half of the City's $4 million in available Housing and Community Development Block Grant (CDBG) funds for 2007.

The modernization project includes site work (fencing, parking lot improvements, landscaping and grading improvements, etc.); exterior repairs to buildings (stucco, new windows and doors, deck repairs, new architectural accents, new multi-color paint scheme, improvements to laundry building, etc.); interior repairs and renovations as budget allows flooring paint and countertops; site lighting improvements; exterior plumbing improvements (shutoffs and cleanouts) and signage. In addition, a new administrative office will be constructed at the Mariposa property. Work is scheduled to begin in July on the Tiara property; September for Mariposa. Renovations to both properties should be completed by April 2008. For more information Assistant Director of Public Housing contact Nick Chhotu at (916) 440-1399, ext 1334.