Sacramento Housing & Redevelopment Agency

REPORT TO CITY COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
October 25, 2005

Honorable Mayor and
Members of the City Council

Subject:

Approval of the 2006 One-Year City Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), American Dream Downpayment Initiative (ADDI), Housing Opportunites for Persons with AIDS (HOPWA), Emergency Shelter Grant (ESG) Programs; and Approval of the Emergency Repair Program/Accessibility Grant Program

Location/Council District: Citywide

Recommendation:

Staff recommends adoption of the attached resolution on page 12 which:

- approves the 2006 One-Year Action Plan;
- reallocates $368,525 from various projects to capital reserve;
- approves the Emergency Repair Program/Accessibility Grant Program;
- directs the Sacramento Housing and Redevelopment Agency (SHRA) Executive Director to work with appropriate City departments to develop a new 2007-2011 Consolidated Plan;
- authorizes the submission of the 2006 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD), and execution of the subsequent grant agreement(s) with HUD;
- authorizes the SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the CDBG, HOME, and ADDI funded activities, and amend the SHRA budget to receive CDBG, HOME, ADDI, ESG, HOPWA grant funds in accordance with the 2006 One-Year Action Plan;

October 25, 2005

Approval of the 2006 One-Year Action Plan (One-Year Action Plan); and of the Approval Emergency Repair Program/Accessibility Grant Program

- authorizes the City Manager to execute individual project agreements and contracts with the appropriate entities to carry out the activities contained within the 2006 One-Year Action Plan; and

- authorizes the SHRA Executive Director to amend the 2006 CDBG capital reserve, HOME, ADDI, ESG, and HOPWA budgets in the event that the final 2006 entitlement is different than estimated in the Action Plan.

Contact:
Lisa Bates, City Community Development Director, 440-1322
Sarah Hansen, CDBG Program Manager, 440-1322

Presenters:
Lisa Bates, City Community Development Director, 440-1322
Sarah Hansen, CDBG Program Manager, 440-1322

Department:
Sacramento Housing and Redevelopment Agency

Summary:

This report approves the 2006 One-Year Action Plan and the Emergency Repair Program/Accessibility Grant Program, thereby updating the Consolidated Plan, and authorizes its submission to HUD. The Consolidated Plan is a five-year planning document (covering the period 2003-2007) approved by the Sacramento City Council on October 29, 2002.

The Consolidated Plan identifies the City's housing and community development needs and describes a long-term strategy for meeting those needs. Every five years City and Agency staff conduct extensive outreach to targeted communities to understand the community needs of each area. These statistics are compiled in the Consolidated Plan and used as a yardstick while developing annual goals in the One-Year Action Plans. The City Consolidated Plan addresses a variety of funding sources: CDBG, HOME, ADDI, ESG, and HOPWA. These funds are used to develop and operate homeless shelters, build infrastructure improvements, develop low-income housing and serve the targeted low- and moderate-income population. (HOPWA is funded through the City of Sacramento but also serves the residents in Sacramento, Butte, Glenn, El Dorado, Placer and Yolo counties, and the City of Sacramento).

To align the Consolidated Plan more closely with current City initiatives including the General Plan update, the Council's Three Year Strategic Goals, and focusing of the City Capital Improvement Program (CIP), this report recommends renewing the five year plan one year earlier. Moving up the five-year Consolidated Plan one year to cover years 2007-2011 will allow for better integration with current City community outreach processes and can be used as an implementing document for the city's various initiatives. City and Agency staff will be developing a coordinated approach to renewing the 2007-2011 Consolidated Plan that should begin in earlier 2006.

Approval of the 2006 One-Year Action Plan (One-Year Action Plan); and of the Approval Emergency Repair Program/Accessibility Grant Program

Commission Action:

At its meeting on October 5, 2005, the Sacramento Housing and Redevelopment Commission conducted a public hearing and adopted a motion recommending the approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Fowler, Gore, Hoag, Piatkowski, Shah, Simon, Stivers.

NOES: None.

ABSENT: Coriano, Gale.

Background Information:

Based on the City 2003 -2007 Consolidated Plan priorities, this report presents proposed activities and funding recommendations for 2006 activities.

The components of the City One-Year Action Plan, which is consistent with the 2003-2007 Consolidated Plan, include the following items: (see Exhibit 1, starting on page 14, for details):

- $1,791,995 for infrastructure and public improvements (CDBG);
- $5,820,104 for housing development, preservation and homeownership (CDBG, HOME, ADDI);
- $120,774 for commercial revitalization and economic development (CDBG);
- $2,162,293 for public services predominantly administered by the County of Sacramento's Department of Human Assistance, including $249,974 in ESG and $779,100 in HOPWA funds for housing programs for persons with special needs (CDBG, ESG, HOPWA);
- $465,800 for HUD loan repayments (CDBG);
- $1,458,730 for grant planning and administration (CDBG, HOME); and
- $706,398 in CDBG capital reserve funds (CDBG).

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. Documents on file with the Agency Clerk are incorporated into this staff report and the record by this reference.

Approval of the 2006 One-Year Action Plan (One-Year Action Plan); and of the Approval Emergency Repair Program/Accessibility Grant Program

2006 Action Plan

City Council District Allocation

The infrastructure and public improvement projects recommended in the 2006 One-Year Action Plan are allocated by City Council District. Each Council District contains low- and moderate-income census tracts, and each Council District allocation is based on the percentage of low- and moderate-income population residing within the District according to the 2000 Census. This allocation method is used to distribute funds for new and continuing capital improvement projects. Council District 7 does not have a significant number of low-and moderate-income persons residing in this district.

The chart below shows the percent of low- and moderate-income population and each Council District's CDBG allocation.

District 1	District 2	District 3	District 4	District 5	District 6	District 8
2000 Percent of Low- and Moderate-Income Population						
10.91%	18.53%	12.13%	12.27%	16.62%	13.20%	16.35%
CDBG Allocation						
$136,000	$231,000	$151,000	$153,000	$207,000	$165,000	$204,000

Exhibit 1 on page 17 provides a complete list of 2006 proposed capital improvement projects by Council District. Most of these projects and the district budgets were included in the CIP adopted by the City Council in earlier this year.

CDBG

New Program

Approximately $1 million is being set aside for the new Neighborhood Enhancement Program. This program will enhance neighborhood serving facilities through improving operation efficiency or facility sustainability. Criteria to evaluate project funding include

- facilities which serve a low-income community;
- is identified in a current master plan or City improvement plan;
- is a capital project (not routine maintenance);
- is ready to spend funds within 12 months; and
- meets multiple goals in the City.

Staff will identify projects through the City's debt financing bond process and present project recommendations by February 2006.

Approval of the 2006 One-Year Action Plan (One-Year Action Plan); and of the Approval Emergency Repair Program/Accessibility Grant Program

Reprogramming

$233,000 in CDBG funds was allocated to the 2002 Blue Diamond Lighting project which includes installing streetlights in the Mansion Flats neighborhood. Through the use of other CDBG funds and project efficiencies, not all the funds were needed and this report recommends the reallocation of these funds to capital reserve.

CDBG funds were allocated to the George Sim Expansion project in 2002 and 2003 for a total of $181,500. The City of Sacramento will use Army Depot Tax Increment to complete this project. The remaining $135,525 in CDBG funds is recommended to be reallocated to park improvements for Max Baer, 21st Avenue Parkway and Warren School parks.

Emergency Repair Program/Accessibility Grant Program

In order to increase the efficiency and reduce the cost of program delivery, Agency staff proposes to combine the Emergency Repair Program (ERP) with the Retrofit Grant Program. The modified program will be called the Emergency Repair Program/Accessibility Grant Program (ERP-A). This program is designed to provide grants to very-low income homeowners for emergency/health and safety repairs as well as grants to low-income disabled residents for accessibility modifications. The ERP program has been in existence since 1984. The current maximum grant amount of $3,500 was established in 1999. Due to rising construction costs over the past few years, staff is also recommending increasing the cap for the Emergency Repair Improvement to $5,000 ($7,500 in certain circumstances). Please refer to Attachment B beginning on page 10 for the Emergency Repair Program/Accessibility Grant Program (ERP-A) Program Guidelines for more information.

Financial Considerations:

Allocations made in the 2006 One-Year Action Plan are based on an estimated 2006 CDBG entitlement of $6,223,328 in CDBG funds (which is a six percent reduction from 2005); $368,525 in CDBG reprogramming; $990,250 in CDBG program income; $3,396,966 in HOME funds; $403,835 in HOME program income; $114,116 in ADDI funds; $779,100 in HOPWA funds; and $249,974 in ESG funds.

The $706,398 CDBG capital reserve budgeted in the One-Year Action Plan is approximately 11 percent of the 2006 CDBG entitlement. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. Alternatively, the reserve may be used for overruns in capital improvement projects. Funding received in excess of projected revenue will be appropriated to capital reserve until further Council action.

Environmental Considerations:

All new federally funded projects are subject to environmental review under the requirements of the National Environmental Policy Act (NEPA) and per HUD regulations

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prior to any commitment of federal funds for expenditure unless they are exempt from such review.

Commitment of funding for new projects that could result in a direct or indirect physical change to the environment are subject to environmental review under the California Environmental Quality Act (CEQA) if implementation of the projects is authorized as part of the budgeting process.

Many of the 2006 Action Plan Projects are exempt or categorically excluded from environmental review under CEQA and NEPA. Those that are not exempt or the project has not yet been defined are subject to confirmation that the project to be funded complies with 24 Code of Federal Regulations (CFR) Section 58.5 and CEQA Guidelines Section 15300.2. Please refer to Attachment A beginning on page 7 for information.

Policy Considerations:

The recommended actions in this staff report are consistent with Agency policies and no new polices are being recommended.

M/WBE Considerations:

Minority and Women's Business Enterprise requirements will be applied to all applicable activities to the extent required by federal funding.

Respectfully submitted,

ANNE M. MOORE
Executive Director

Transmittal approved,

Cassandra B. Jennings

ROBERT P. THOMAS
City Manager

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Environmental Determination

<u>Public Services (no physical impact)</u> - NEPA per 24 CFR Section 58.34 (a)(4) and 58.35(b)(2) and CEQA per Guidelines Section 15378 (a):

- Emergency Shelter Grant Program
- Volunteers of America Detox Facility
- Lutheran Social Services
- Senior Nutrition Program
- Workreation
- Phoenix Park Resource Center
- Phoenix Park Security Services
- InfoLine Sacramento
- Downtown SRO Supportive Services
- Human Rights/Fair Housing Commission
- Sacramento Housing Alliance
- Mercy Housing Supportive Housing Program
- Homeowners Assistance Repair Program for Seniors
- Single-Family Rehabilitation/Retrofit/Emergency Repair Delivery
- Homeownership Assistance Delivery
- HOPWA - Lutheran Social Services – Case Management
- HOPWA - Transitional Living and Community Support – Southside House
- HOPWA - Volunteers of America – Open Arms
- HOPWA - AIDS Housing Alliance – Saint Martin De Porras
- HOPWA - Center for AIDS Research, Education and Services (CARES)
- HOPWA - Placer County – Emergency Housing Assistance
- HOPWA - El Dorado County – Emergency Housing Assistance
- HOPWA - United Way of Butte and Glenn Counties –Emergency Housing Assistance

<u>Administrative Functions (staff costs)</u> - NEPA per 24 CFR Section 58.34 (a)(3) and 58.35 (b)(3) and CEQA per Guidelines Section 15378 (b)(2):

- Economic Development Program Delivery
- Community Development Block Grant Administration
- Department of Human Assistance Administration (Homeless, ESG, CDBG, and HOPWA)
- Rebuilding Together
- City Code Enforcement
- HOME Administration
- Public Improvement Delivery
- Section 108 Custodial Accounts
- Section 108 Loan Repayment - Del Paso Nuevo

<u>Planning and Feasibility Studies</u> - NEPA per 24 CFR Section 58.34 (a)(1) and CEQA per Guidelines Section 15262:

- Community Development Block Grant Pre-Planning and Planning
- Consolidated Plan Development

<u>Financial Assistance for Acquisition and/or Rehabilitation of Existing Structures</u> - NEPA per 24 CFR 58.35 (a)(3), (a)(5) and (b)(5) and CEQA per Guidelines Section 15310:

- Multi-Family Acquisition and Rehabilitation Program*
- American Dream Downpayment Assistance Initiative
- Mortgage Assistance Program
- Neighborhood Housing Service Downpayment Assistance

<u>Rehabilitation of Existing Structures (health and safety standards)</u> - NEPA per 24 CFR 58.34 (a)(10) and CEQA per Guidelines Section 15301(d):

- Emergency Repair Program/Accessibility Grant Program
- Single-Family Rehabilitation Loan Program
- Neighborhood Housing Service Rehabilitation Assistance
- Commercial Revitalization Program

<u>Rehabilitation of Existing Structures (access improvements)</u> - NEPA per 24 CFR 58.35 (a)(2) and CEQA per Guidelines Section 15301(a):

- Emergency Repair Program/Accessibility Grant Program*

<u>Rehabilitation/Reconstruction of Existing Public Facilities (existing right of way, no expansion of use, and/or minor alterations to land)</u> - NEPA per 24 CFR 58.35 (a)(1) and CEQA per Guidelines Section 15301(c) and 15304(b):

- Gardenland Basketball Court Improvements*
- Alkali Flat Boys & Girls Club Landscaping Improvements*
- Park Improvements for Max Baer, 21st Avenue Parkway and Warren School Parks*
- New Helvetia/River Oaks Playground Improvements*
- Neighborhood Enhancement Program*

<u>Supplemental Assistance to Pre-existing Projects (no change in scope)</u> - NEPA per 24 CFR 58.35 (b)(7) and CEQA per Guidelines Sections 15162 and 15301 (c):

- Muir Park Improvements
- Del Paso Nuevo*

<u>Financial Assistance for New Construction</u> - Projects funded under the following loan program will require prior environmental review to verify that the project will have no significant impacts prior to funding commitment:

- Multi-Family Housing New Construction*

* The programs and projects with an (*) are subject to environmental review under CEQA and/or NEPA prior to funding commitment to confirm that the project is exempt, categorically excluded, or that there will be no significant adverse environmental impacts.

Sacramento Housing & Redevelopment Agency

Attachment B

Fact Sheet

1013-7th STREET • Suite 200 • SACRAMENTO, CA 95814 (916) 264-1500

EMERGENCY REPAIR PROGRAM/ACCESSIBILITY GRANT PROGRAM ERP-A

PROGRAM GUIDELINES

Emergency Repair Program/Accessibility Grant Program

The Emergency Repair/Accessibility Grant Program (ERP-A) is a program designed to provide grants to very-low income homeowners for emergency/health and safety repairs as well as grants to low-income disabled residents for accessibility modifications.

Eligible Program Areas and Types of Properties:

The program is available in the City and County of Sacramento and any other cities participating in Sacramento County's CDBG Program. This program is not available in Citrus Heights, Elk Grove, or Rancho Cordova. The property may be single family dwellings including condominiums or mobile homes. In the case of accessibility modifications, the property may be a multifamily structure.

EMERGENCY REPAIR COMPONENT

Eligible Emergency Repairs are defined as corrective actions taken to resolve an immediate safety or health hazard, dangerous or hazardous building, fire, or health code violations. These eligible repairs are outlined in the Agency's "Emergency Repair Program Definitions" and include repairs such as (but not limited to) unsafe electrical systems, broken windows, doors or locks, water heaters, roofs, etc. The Agency shall make the final determination of an eligible emergency repair.

Maximum Grant Amount:

$5,000 lifetime grant per owner/property

Eligible Applicants:

Owners of single family homes or mobile homes in eligible program areas who:

- have lived in their homes for six months or longer
- are very low-income defined as households with incomes less than or equal to 50 percent of the area median income adjusted for household size. As of February 11, 2005, current maximum incomes are as follows:

1-person	$22,450
2-person	$25,650
3-person	$28,850
4-person	$32,050
5-person	$34,600
6-person	$37,200

ACCESSIBILITY GRANT COMPONENT

Eligible Accessibility Modifications are modifications to a residence which will improve the disabled resident's accessibility (owner or

tenant occupied) to his/her residence. Such improvements include (but are not limited to) interior and exterior modifications such as ramps, railings and grab bars, widening doorways, bathroom, and kitchen modifications.

Maximum Grant Amount: $5,000 lifetime grant per disabled resident/residence/unit

Eligible Applicants: To be eligible, the applicant must:

- have a qualifying disability;
- be an owner or renter of property; and
- be low income defined as households with incomes less than or equal to 80 percent of the area median income adjusted for household size. As of February 11, 2005, current maximum incomes are as follows:

1-person	$35,900
2-person	$41,000
3-person	$46,150
4-person	$51,300
5-person	$55,400
6-person	$59,500

Total ERP-A Combined Grant Entitlement to Eligible Applicants

- $ 5,000 Emergency Repairs
- $ 5,000 Accessibility Modifications
- $10,000 Total lifetime ERP-A Combined Grant Entitlement

Provision to Increase Grants In certain circumstances and subject to applicant's eligibility, the individual grant amount may be increased from $5,000 to $7,500. However, when this provision is utilized, the excess grant amount is subtracted from the total grant entitlement of $10,000.

Emergency Repair Improvement When the cost of the necessary improvement exceeds $5,000 due to a cited code item, the grant may be increased to $7,500.

Accessibility Improvements When the cost of the modification improvement exceeds $5,000, the grant may be increased to $7,500 if the resident is:

- very-low income, and
- an owner-occupant

Lead Inspection

- up to $5,000 - paint testing of areas to be disturbed
- over $5,000 - full risk assessment of the property

The cost of the lead inspection and any lead abatement work may be paid from the Lead Grant Program of up to $2,000.

Application Procedure: Call SHRA at (916)264-1500. After determining qualifications for the program, a construction technician will call you to schedule an appointment to inspect the property and schedule the work.

Governing Regulations: CDBG Program Regulations (24 CFR Part 570)

Equal Housing Opportunity

RESOLUTION NO. 2005 -

Adopted by the Sacramento City Council

APPROVAL OF THE 2006 ONE-YEAR ACTION PLAN, UPDATING THE CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP PROGRAM (HOME), AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI); HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), EMERGENCY SHELTER GRANT (ESG); APPROVAL OF THE EMERGENCY REPAIR PROGRAM/ACCESSIBILITY GRANT PROGRAM; AND AMENDMENT OF THE SHRA BUDGET

BACKGROUND

A. On October 29, 2002, the Sacramento City Council approved the 2003-2007 Consolidated Plan. The Consolidated Plan identifies the City's housing and community development needs and describes a long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), American Dream Downpayment Initiative (ADDI), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Shelter Grant (ESG) Programs.

B. The Department of Housing and Urban Development (HUD) requires the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities of the Consolidated Plan.

C. A noticed public hearing soliciting comments on the 2006 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2005.

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 the staff report that accompanies this resolution, are approved.

Section 2. The 2006 One-Year Action Plan, a copy of which is attached to this resolution as Exhibit 1, is approved, and such action plan includes the following described amendments.

Section 3. Sacramento Housing and Redevelopment Agency (SHRA) is authorized to amend various years' Action Plans as herein provided.

Section 4. The amount of $233,000 is reallocated from the 2002 Blue Diamond Lighting (Mansion Flats) project to capital reserve.

Section 5. The amount of $36,025 is reallocated from the 2002 George Sim Expansion project to capital reserve.

Section 6. The amount of $99,500 is reallocated from the 2003 George Sim Expansion project to capital reserve.

Section 7. SHRA is authorized to submit the 2006 One-Year Action Plan to HUD, and execution of the subsequent grant agreements with HUD.

Section 8. SHRA is authorized to execute agreements and contracts with the appropriate entities to carry out the CDBG, HOME, ADDI, ESG and HOPWA grant funds in accordance with the 2006 One-Year Action Plan.

Section 9. SHRA is authorized to amend the 2006 CDBG capital reserve, HOME, ADDI, ESG and HOPWA budgets in the event that the final 2006 entitlement is different than what was estimated in the 2006 One-Year Action Plan.

Section 10. The City Manager is authorized to execute agreements and contracts with the appropriate entities to carry out the activities contained within the 2006 One-Year Action Plan.

Section 11. The Emergency Repair Program/Accessibility Grant Program is approved as provided in the staff report that accompanies this resolution.

Section12. Directs the SHRA Executive Director to work with appropriate city departments to develop a new 2007-2011 Consolidated Plan.

City of Sacramento
2006 One-Year Action Plan Activities

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), American Dream Downpayment Assistance Initiative (ADDI), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission. The concept of the Consolidated Plan was developed to further HUD's statutory goals through a collaborative process involving the community to establish a unified vision for future community development actions.

The Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, HOPWA, ADDI, and ESG funds for the period 2003-2007. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The 2006 One-Year Action Plan is the annual update to the Consolidated Plan. A key component of the One-Year plan is the allocation of funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year. Proposed activities address the priority needs and specific objectives of the 2003-2007 Consolidated Plan, adopted by the Sacramento City Council on October 29, 2002.

The 2006 One-Year Action Plan is based on the following estimated revenues:

Revenue Source	**Estimated Revenue**
CDBG Entitlement	$6,223,328
CDBG Program Income	$990,250
CDBG Reprogramming	$368,525
HOME Entitlement	$3,396,966
HOME Program Income	$403,835
ADDI Entitlement	$114,116
ESG Entitlement	$249,974
HOPWA Entitlement	$779,100
Total Revenues	**$12,526,094**

The following summarizes proposed activities for 2006. Activities are organized into the following categories; funding totals for each category are indicated.

Funding Category	**Proposed Funding**
Infrastructure and Public Improvements	$1,791,995
Housing Development, Preservation and Homeownership	$5,820,104
Commercial Revitalization and Economic Development	$120,774
Public Services	$2,162,293
HUD Loan Repayments	$465,800
Grant Planning and Administration	$1,458,730
CDBG Capital Reserve	$706,398
Total Funding	**$12,526,094**

ANNUAL DISTRICT CDBG ALLOCATIONS

Council District 1	**$136,000**	**Council District 2**	**$231,000**
Gardenland Basketball Court Improvements* Alkali Flat Boys & Girls Club Landscaping* Muir Park Improvements (funds to District 3)	$25,000 $61,000 $50,000	Dixieanne Street Light Improvements (funded in 2004 as an advance of 2005 and 2006)	$300,000
Total	$136,000	Total	$300,000
Council District 3	**$151,000**	**Council District 4**	**$153,000**
Kenwood/Mackey Park Improvements (funded in 2005 as an advance of 2006)	$151,000		
Muir Park Improvements (funds from District 1)	$50,000	New Helvetia/River Oaks Playground Improvements	$153,000
Total	$201,000	Total	$153,000
Council District 5	**$207,000**	**Council District 6**	**$165,000**
Franklin/Fruitridge Road Improvements (funded in 2005 as an advance of 2006)	$207,000	Reprogramming George Sim Expansion Project	$135,525
		Reprogramming and new funding allocation to park improvements for Max Baer, 21st Avenue Parkway, and Warren School Park	$300,525
Total	$207,000	Total	$300,525
Council District 7	**$ -**	**Council District 8**	**$204,000**
There is only one eligible census tract in this District		Meadowview Road Improvements (funded in 2005 as an advance of 2006 allocation) Westerner Mobile Home Park (funded in 2005 as an advance of 2006 allocation)	$100.000 $104.000
Total	$ -	Total	$204,000

*New Capital Improvement Project

Unless otherwise noted, the projects listed above are included in either the 2003-2008 Capital Improvement Program or 2004-2009 Capital Improvement Program.

INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.

Neighborhood Enhancement Program: Staff is working to identify specific projects through the City's debt financing bond process and anticipates presenting recommendations by February 2006. Recommended projects will follow CDBG regulations for eligibility.	$1,059,650	CDBG
Gardenland Basketball Court Improvements (District 1): Providing funds to improve the Gardenland Park basketball court. The park is located at 3010 Bowman Avenue.	$25,000	CDBG
Alkali Flat Boys and Girls Club Landscaping Improvements (District 1): Providing funds for landscaping improvements such as planting of trees and shrubs, installation of irrigation system, benches, tables, and fencing. The Boys and Girls Club is located at 1117 G Street.	$61,000	CDBG
Muir Park Improvements (District 3): District 1 is providing funds for the installation of lighting and landscaping in the park, and amenities such as benches and tables. The park is located at 1515 C Street. An additional $152,000 was allocated to this project in 2004 and 2005.	$50,000	CDBG
New Helvetia/River Oaks Playground Improvements: (District 4): Provides funds for resurfacing of playground, installation of playground equipment, lighting, and landscaping.	$153,000	CDBG
Park Improvements (District 6): Providing funds for minor park improvements in low- and moderate-income parks; Max Baer, 21st Avenue Parkway and Warren School Park. $135,525 of this amount is from the reprogrammed George Sim Center.	$300,525	CDBG
Public Improvements Delivery: Supportive services for capital improvement projects in 2006.	$142,820	CDBG
Total Infrastructure and Public Improvements	**$1,791,995**	

HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP

The following are recommended activities to increase, improve, and preserve affordable housing opportunities.

Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	$41,238 $1,528,635 $403,835	CDBG PI HOME HOME PI
Multi-Family Housing New Construction: Provides loans for the construction of multi-family housing.	$1,528,635	HOME
American Dream Downpayment Assistance Initiative Program: Provides up to $10,000 in downpayment assistance to income eligible, first-time homebuyers. A percentage of the funds may also be used for rehabilitation of the home in conjunction with the purchase.	$114,116	ADDI
First-Time Homebuyer Assistance Program: Provides up to $5,000 in down payment, closing costs, homeownership education and counseling to income eligible first-time homebuyers.	$244,551	CDBG PI
Emergency Repair Program/Accessibility Grant Program (ERP-A): This modified program combines the former ERP and Retrofit Programs into a single program and provides grants of up to $5,000 each to very-low income homeowners for emergency health and safety repairs as well as grants to low-income disabled residents for accessibility modifications. Please see Attachment B on page 10 for details of the new program guidelines.	$200,000	CDBG
Home Assistance Repair Program for Seniors (HARPS): Provides technical assistance and referral services to senior homeowners with minor home needs, such as installation of grab bars and plumbing repairs.	$19,625	CDBG
Single-Family Rehabilitation Program: Provides rehabilitation loans up to $50,000 to owner-occupant low- and moderate-income homeowners.	$31,767	CDBG PI
Rebuilding Together: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners.	$18,000	CDBG

City Code Enforcement: Provides funds for City code enforcement staff to address boarded and/or vacant and substandard residential properties in low- and moderate-income areas.	$250,000	CDBG
Neighborhood Housing Services (NHS) Down Payment Assistance: Provides single-family down payment assistance loans and deferred interest loans to low- and moderate-income homeowners in CDBG eligible areas.	$180,000	CDBG PI
Mortgage Assistance Program: Provides income eligible homebuyers with assistance up to $20,000. The assistance is structured as a low-interest rate, deferred payment mortgage with a 30-year term.	$400,000	CDBG
Del Paso Nuevo: Provides for land acquisition and infrastructure improvements based on previously approved financing plan	$400,000	CDBG PI
Single-Family Rehabilitation, Emergency Repair/Accessibility Grant Program Delivery Costs: Supportive services for the single-family rehabilitation, emergency repair, and retrofit programs in 2006.	$294,327	CDBG
Homeownership Assistance Delivery: Supportive services for the Homeownership Program in 2006.	$165,375	CDBG
Total Housing Development, Preservation, and Homeownership	**$5,820,104**	

COMMERCIAL REVITALIZATION AND ECONOMIC DEVELOPMENT

The following are recommended activities to provide financial and technical assistance to revitalize distressed business communities.

Commercial Revitalization Program: The program operates as a zero-interest loan program in Northgate Boulevard and the 65th and Folsom Redevelopment Areas, using CDBG funding for façade improvements and correction of code violations.	$92,694	CDBG PI
Economic Development Delivery: Support services existing and new projects in the Commercial Revitalization Program in 2006.	$28,080	CDBG
Total Commercial Revitalization and Economic Development	**$120,774**	

PUBLIC SERVICES

The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income.

DHA Emergency Shelter Program: Provides temporary housing and services for homeless persons: North A Street, Cal Expo, St. John's Shelter, and Salvation Army.	$249,974	ESG
DHA VOA Detox Facility: Provides shelter, food, tuberculosis screening, medical assessments, detoxification, counseling services, and recovery program to public inebriates and homeless.	$324,122	CDBG
DHA Lutheran Social Services: Provides child care and case management to transitional housing participants through the Building Bridges program. Operated by Lutheran Social Services.	$12,522	CDBG
DHA Senior Nutrition Program: Provides meals to homebound seniors and to non-homebound seniors at over 26 dining sites.	$241,558	CDBG
Workreation: Summer program for low- and moderate-income youth includes neighborhood beautification projects, field trips, and educational opportunities. Program administered by City Neighborhood Services.	$81,000	CDBG
Phoenix Park Resource Center: Provides funds for homeowner association dues, utility payments, resource center office expenses, and resource center staff.	$112,003	CDBG
Phoenix Park Security Services: Provides funds for security, including security guard and police services.	$158,014	CDBG
InfoLine Sacramento: Provides information which links callers with organizations providing housing, transportation, health, and other services in low- and moderate-income areas.	$84,000	CDBG
Downtown SRO Supportive Services: Provides coordination of health and human services, crisis intervention, independent living skills, drug and alcohol recovery, and community building activities at four downtown hotels: Shasta, Sequoia, YWCA and the Marshall. The service center is located at 719 J Street.	$120,000	CDBG

Lutheran Social Services – Case Management: Provides intensive case management to 60 individuals participating in the Shelter Plus Care program who may be single or a member of a family, and are formerly homeless persons living with HIV/AIDS.	$80,000	HOPWA
Transitional Living and Community Support – Southside House: Provides housing to mentally ill persons living with HIV/AIDS. Funds are used for acquisition of the property, operations and supportive services to the residents.	$50,000	HOPWA
Volunteers of America – Open Arms: Operates an emergency shelter for homeless individuals with HIV/AIDS. Individuals are eligible for 90 days of emergency shelter including chemical dependency assessment, meals, transportation and assistance into permanent housing.	$318,560	HOPWA
AIDS Housing Alliance – Saint Martin De Porras: This provider will acquire 20 housing units to be used for permanent housing for persons living with HIV/AIDS. In addition to housing, on-site supportive services will also be provided.	$109,703	HOPWA
Center for AIDS Research, Education and Services (CARES): Provides emergency housing assistance for short-term emergency housing and supportive services, case management, assessment, and referral to services and housing, assistance for persons with HIV/AIDS. Administered by Sacramento County, Department of Human Assistance for Sacramento County.	$117,637	HOPWA
Placer County – Emergency Housing Assistance provides for short-term emergency housing assistance for persons with HIV/AIDS. Administered by Sacramento County, Department of Human Assistance for Placer County.	$34,600	HOPWA
El Dorado County – Emergency Housing Assistance provides for short-term emergency housing assistance for persons with HIV/AIDS. Administered by Sacramento County, Department of Human Assistance for El Dorado County.	$34,600	HOPWA
United Way of Butte and Glenn Counties –Emergency Housing Assistance provides for short-term emergency housing assistance for persons with HIV/AIDS. Administered by Sacramento County, Department of Human Assistance for Yolo County.	$34,000	HOPWA
Total Public Services	**$2,162,293**	

HUD LOAN REPAYMENTS

The following debt service payments for HUD Section 108 loans and internal Agency loans for commercial revitalization, job creation, and infrastructure development.

Section 108 Loan Repayment - Del Paso Nuevo: Annual debt service on Section 108 loan funds used to develop infrastructure in a new neighborhood subdivision. Eighth of 20 payments.	$465,800	CDBG
Total Loan Repayments:	**$465,800**	

GRANT PLANNING AND ADMINISTRATION

The following are related to immediate/intermediate term CDBG program planning, community participation and general program administration. For CDBG, HUD limits funding for planning and administration to 20 percent of the total amount of entitlement and program income. For HOME, the limit is ten percent.

DHA Administration: Administrative funding for the implementation of CDBG Detox and Senior Nutrition program activities.	$23,500	CDBG
Human Rights/Fair Housing Commission: Provides administrative support for fair housing activities, including investigations, referral mediation, outreach, education, and fair housing audits.	$92,903	CDBG
CDBG Pre-Planning Costs: Provides funds for long-range planning and transportation scoping activities for CDBG-eligible projects (e.g., initial planning, cost estimates, conceptual design). Location and scope to be determined jointly by City and Agency staff on a first-come, first-served basis. CDBG staff to determine eligibility of activity.	$150,000	CDBG
Sacramento Housing Alliance Fair/Affordable Housing Education: Funds to provide fair housing education and outreach including affordable housing education to various community groups. The public will be educated on fair housing law, and provided information to combat negative stereotypes about affordable housing.	$7,500	CDBG

Mercy Housing Supportive Housing Program: Provides technical assistance to social service organizations developing supportive housing for special needs groups.	$25,000	CDBG
Consolidated Plan Development: Costs associated with the development of the 2007-2011 Consolidated Plan.	$100,000	CDBG
Section 108 Custodial Accounts: Administrative costs associated with Section 108 payments and processing.	$6,000	CDBG
CDBG Planning: Project and program planning for CDBG activities in 2006.	$242,386	CDBG
CDBG Administration: Administrative services for CDBG programs in 2006.	$471,744	CDBG
HOME Program Administration: Administrative services for the implementation of HOME-funded activities in 2006.	$339,697	HOME
Total Grant Planning and Administration:	**1,458,730**	

CDBG CAPITAL RESERVE

Capital Reserve: Fund reserve account for overruns in capital improvement activities and to fund budgeted activities in 2006 if CDBG entitlement is less than anticipated.	**$706,398**	CDBG

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