

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

5.1



August 6, 1997

APPROVED
AUG 12 1997
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL
AUG 12 1997
OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: AMENDMENTS TO THE CITY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUND ALLOCATIONS

LOCATION: City

RECOMMENDATION

Staff recommends adoption of the attached resolutions which:

- ▶ amend prior years CDBG and Agency budgets to reallocate funds; and
- ▶ authorize the Executive Director to execute contracts and memoranda of agreements (pursuant to Master Agreement dated June 13, 1995) on behalf of the Sacramento Housing and Redevelopment Agency to carry out projects.

CONTACT PERSON: John Dangberg, Director of Community Development, 440-1357
Vicki Cook, Program Manager, Community Development, 440-1322

FOR THE COUNCIL MEETING OF: August 12, 1997

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



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Sacramento, California

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council
August 6, 1997
Page Two

SUMMARY

This report recommends canceling certain CDBG projects and reprogramming those funds, along with addition funds from contingency, to new or existing projects.

COMMISSION ACTION

At its meeting of August 6, 1997, it is anticipated that the Sacramento Housing and Redevelopment Commission will recommend approval of the attached resolution. In the event that they fail to do so, you will be advised prior to your August 12, 1997 meeting.

BACKGROUND

The 1997 CDBG Action Plan allocated 90 percent of the CDBG entitlement funds and left 10 percent of these funds available for contingencies. The contingency funds were set aside to cover potential federal funding reductions, project cost over runs, and new projects. Currently, \$454,550 remains in CDBG contingency funds. In addition, the CDBG budget allocation for the repayment of Commercial Development Section 108 Loans has an excess balance of \$205,896 and is available for reprogramming. The latter excess is due to interest earned on unexpended Section 108 loan balances set aside for Franklin Boulevard and Stockton Boulevard. Both areas expect to draw down these funds in 1998. The total amount available for reprogramming from contingency funds and the Section 108 loan repayment allocation is \$660,446.

This report recommends providing funding for one existing project (Triangle Park Improvements) to cover cost over runs and four new projects: YE'ES, Washington Neighborhood Center, street improvements for the proposed Broadway and Stockton Supermarket, and the Oak Park Monument Signage. All five projects are further described in Attachment I.

In addition, this report recommends canceling the Castori School Auditorium project, at the recommendation of the East Del Paso Heights Target Area Committee, and reprograms the funds to two other high priority East Del Paso Heights projects, North Avenue street improvements and Del Paso Boulevard street improvements, as further described in Attachment II and illustrated in Attachment III.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council
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FINANCIAL CONSIDERATIONS

Currently, \$454,550 remains in CDBG contingency. This report recommends the appropriation of \$333,604 of these funds for new or existing projects, leaving a reminder of \$120,946 in contingency. In addition, this report recommends canceling \$1,314,171 in existing CDBG projects and reallocating all of these funds to new or existing projects.

1997 CDBG CONTINGENCY

	Amount	Balance
Beginning Contingency Balance		\$454,550
Reprogrammed		
Section 108 Loan Repayment	\$205,896	\$660,446
Increased Allocation		
Triangle Park II	\$70,000	\$590,446
New Allocation		
YE'ES	\$114,500	\$475,946
Washington Neighborhood Center	\$75,000	\$400,946
Stockton & Broadway Street Improvements	\$300,000	\$100,946
Oak Park Signage	\$5,000	\$95,946
Contingency Balance Available For 1997		\$95,946

EAST DEL PASO HEIGHTS PROJECTS

	Amount	Balance
Castori School Project		\$1,108,275
North Avenue Street Improvements II	\$608,275	\$500,000
Del Paso Boulevard Street Improvements II	\$500,000	0

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council
August 6, 1997
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POLICY CONSIDERATIONS

The projects proposed in this report have been developed in accordance with the federal regulations regarding primary benefit to low-income persons and neighborhoods. In addition, the City Council waives the 30 day public

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under CEQA Guidelines, Section 15378 (b)(3). Individual new project will be reviewed per NEPA requirements prior to the use of federal funds for construction.

M/WBE CONSIDERATIONS

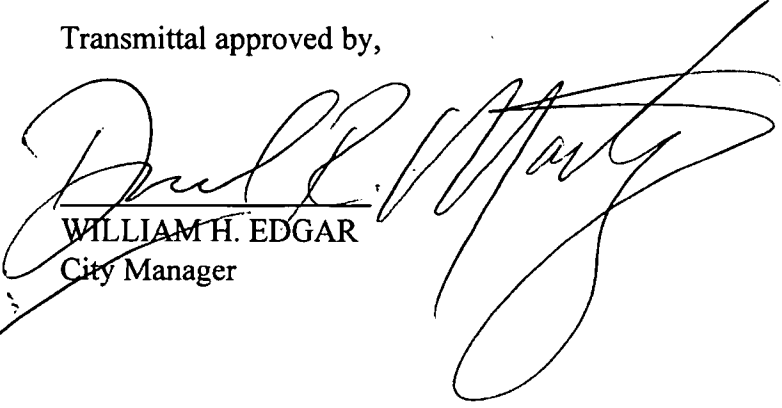
The M/WBE Policy and goals will be applied to all applicable CDBG projects included in this report.

Respectfully submitted by,



ANNE M. MOORE
Acting Executive Director

Transmittal approved by,



WILLIAM H. EDGAR
City Manager

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*Approved
by the City Council
August 12, 1997
office of the
City Clerk*

RESOLUTION NO. 97-468

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 12 1997

**AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT
AND SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGETS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1. A public hearing having been held, the following projects are canceled and the unused funds are allocated to contingency reserves:

Castori School Auditorium	\$1,108,275
Funds set-aside for the repayment of Section 108 Loans	\$205,896

Section 2. A public hearing having been held, the 1997 CDBG Consolidated Plan and One Year Action Plan is amended to allocate the following amounts from contingency reserves for the following projects, as further described in the staff report accompanying this resolution:

- \$70,000 to Triangle Park Improvements II
- \$608,275 to North Avenue Street Improvements II
- \$500,000 to Del Paso Boulevard Street Improvements II
- \$114,500 to YE'ES
- \$75,000 to Washington Neighborhood Center
- \$300,000 to Stockton and Broadway Street Improvements
- \$5,000 to Oak Park Signage

Section 3. Sacramento Housing and Redevelopment Agency (SHRA) is authorized to amend its budgets in accordance with this resolution.

FOR CITY CLERK USE ONLY

97-468

RESOLUTION NO.: _____

DATE ADOPTED: AUG 12 1997

Section 4. SHRA is authorized to submit the to the United States Department of Housing and Urban Development (HUD) the amended 1997 CDBG application for and on behalf of the City, including any related amendments and public comment.

Section 5. SHRA is authorized to execute contracts and to take all actions reasonably necessary to implement the foregoing projects.

Section 6: City Manager is authorized pursuant to Master Agreement dated July 18, 1995 to accept the allocations and enter into Memoranda of Agreement (MOA) between the City and SHRA related to expenditures of CDBG funds for work under the 1997 Consolidated Plan and One Year Plan to be performed by the City, and to take all actions reasonably necessary to implement such activities.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 97-468

DATE ADOPTED: AUG 13 1997

APPROVED
BY THE CITY COUNCIL
AUG 12 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-468

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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DATE ADOPTED: _____

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MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

CDBG BUDGET AMENDMENTS

The priorities established by Council in the current CDBG 1995-1997 Three Year Plan, which includes expenditures for additional capital improvements, housing rehabilitation, and planning/administration are the initial basis for the recommended amendments. With input from pertinent community advisory committees through their normal planning process, staff revisited the list of needs identified in the 1997 CDBG budget process. Priority was given to projects or programs which met the following criteria:

- ▶ approved projects which require additional funds
- ▶ leverage additional external resources
- ▶ build upon the City's housing and economic development goals

Staff in consultation with any affected community advisory groups recommends approval of additional funding to the following existing projects:

Triangle Park, Phase II (\$70,000)

This is an approved project which requires additional funds. The project consists of design and landscape improvements to Triangle Park which is bordered by the bike trail, Oakmont and Bowles Streets. Park improvements include road demolition, grading, drainage, irrigation and landscaping, an open space play area, concrete walks, benches (4) and a drinking fountain. Funding for phase I improvements was \$220,000. City Neighborhood Services Department has requested an additional \$70,000 to cover cost overruns. The new total, of \$290,000 is being used in conjunction with a \$3.1 million federal transportation grant to revitalize the bike trail.

Staff in consultation with any affected community advisory groups recommends approval of additional funding to the following new projects:

YE'ES (\$114,500)

This project leverages additional external resources. The CDBG funds will be used in conjunction with a \$399,954 grant received by the University of California, Davis, as part of HUD's Community Outreach Partnership Center (COPC) effort. The funds will support education, training, and entrepreneurial gardening enterprise as follows:

UC-HUD/COPC Activities

Vocational Training Supplies	\$15,000
Planning/Design/Community Organization (One time expense, first year)	5,000
Utilities at Gardening Project (ongoing)	4,500

HRA-Implemented Capital Improvements

Infrastructure improvements for garden (sprinkler systems, utility and water hook ups)	\$60,000
On-Site Storage Facility and Office	<u>30,000</u>

TOTAL \$114,500

Washington Neighborhood Center (\$75,000)

This project leverages additional external resources. Located at the corner of 16th and C Streets, the Washington Neighborhood Center has traditionally provided boxing programs to area youth. The center is now looking to expand it's activities into more broad-based community education activities.

New program goals include:

- ▶ Provide literary assistance through a tutoring program for area youth. The youth in the neighborhood have special needs since many hear only Spanish at home.
- ▶ Conduct annual street and job fairs
- ▶ Expand job fair program to include job search workshops; resume construction; and interview techniques
- ▶ Provide job skills training though an apprentice outreach preventing outreach will provide skill training
- ▶ Provide meeting space for groups such as Alcoholics Anonymous
- ▶ Develop a program to assist families in parenting skills
- ▶ Conduct safety and first aid workshops

Street Improvements for Broadway and Stockton Supermarket (\$300,000)

This project builds upon the City's housing and economic development goals. The funds will be used in conjunction with City Public Works funds for street improvements related to the proposed supermarket project at Broadway and Stockton Boulevards. Improvements include the design and construction of a cul-de-sac on 44th Street, and removal and relocation of all utilities on the site and in the current right-of-way. The proposed street improvements will facilitate traffic flow both for the proposed supermarket and for the surrounding residential and commercial properties.

Oak Park Monument (\$5,000)

This project leverages additional external resources. The Oak Park Business Association, in an effort to jump-start its Oak Park image enhancing efforts, has been working on developing a monument sign for the main entrance to the central commercial district.

The total project estimate is \$20,000, which includes engineering, design, fabrication, and installation of both the footings, the lighting and electrical, and the sign face. This sign has received a \$5,000 commitment from the City's Neighborhood Services Department; a \$1,000 donation from the Sacramento Bee; and free concept design work from Weidner Signs. The total project gap, therefore, is \$14,000. The Oak Park Business Association will continue to fund raise a portion of the gap, and it is anticipated that the Oak Park Project Area Committee will recommend a contribution of Oak Park tax increment funds to help fill the gap.

REPROGRAMMING OF EAST DEL PASO HEIGHTS PROJECTS

Castori School Auditorium (\$1,108,275)

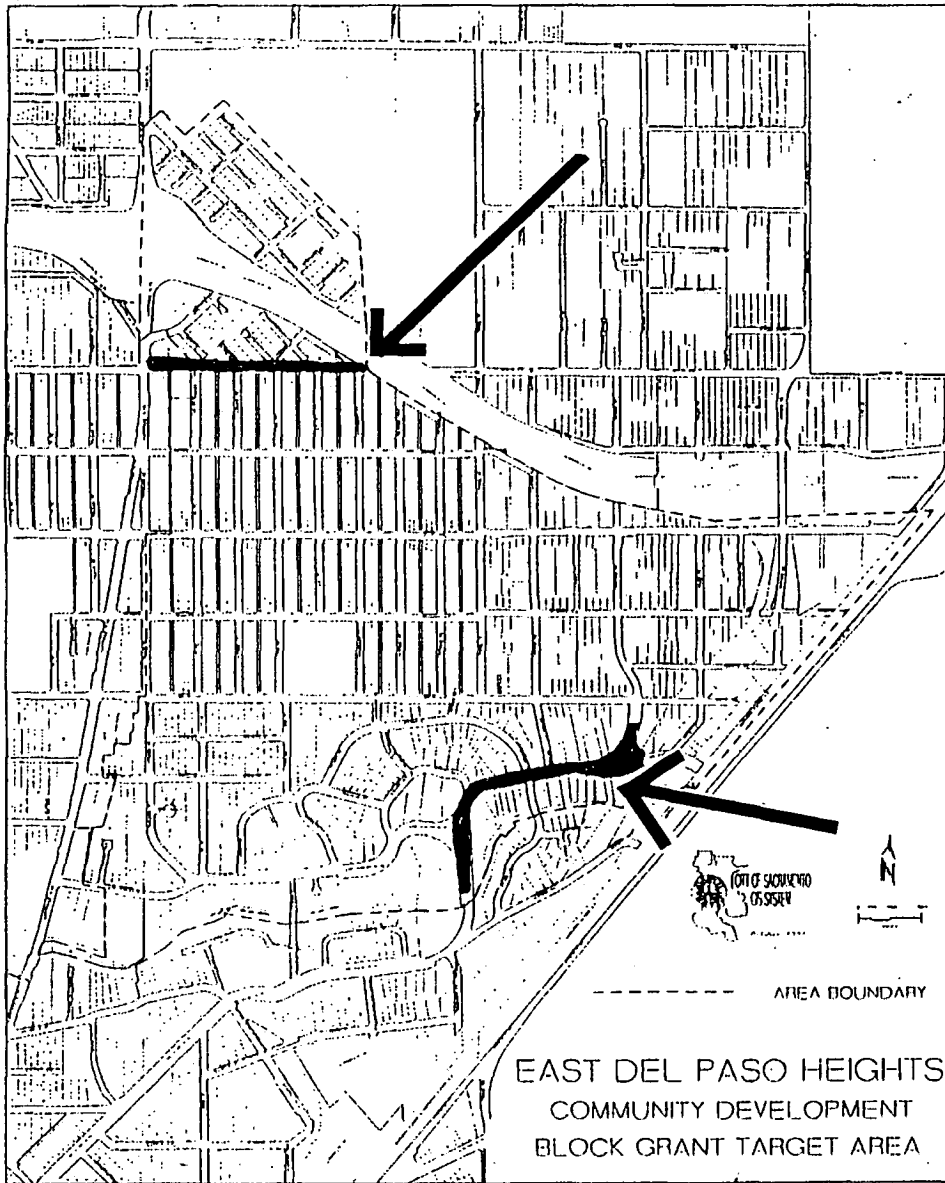
The proposed project was the construction of an auditorium at Castori Elementary School and had received CDBG funding from multiple years. The East Del Paso Heights Target Area Committee (TAC) voted to cancel this project on December 4, 1996. After years of effort, the TAC and the North Sacramento School District were unable to reach agreement regarding the terms of use of the proposed facility. The TAC voted 7 to 3 to cancel the project. The TAC further recommend that the funds be reprogrammed for improvements to North Avenue and Del Paso Boulevard (see project descriptions below).

▶ **North Avenue Street Improvements II (\$608,275)**

Construction and improvements to North Avenue from Marysville Boulevard on the west to Interstate 80 on the east. Improvements include curb, gutter, sidewalks, street lighting, sewer, storm drainage, and street resurfacing. Phase I of this project consisted on \$40,000 for project design which is still underway. The project is expected to be completed by mid-1998.

▶ **Del Paso Boulevard Improvements Phase II (\$500,000)**

Design and construction of improvements to Del Paso Boulevard from the Astoria and Ripley "Y" on the north to Arcade Creek Bridget on the south. Improvements include curb, gutter, sidewalks, street lighting, sewer, storm drainage, street resurfacing, and a pedestrian crosswalk between Dayton and Verano Streets. Phase I of this project consisted on \$40,000 for project design which is still underway. The project is expected to be completed by mid-1998.



NORTH AVENUE STREET IMPROVEMENTS BETWEEN
MARYSVILLE BOULEVARD AND MAHOGANY STREET

DEL PASO BOULEVARD IMPROVEMENTS BETWEEN THE
ARCADE CREEK BRIDGE AND THE ASTORIA STREET AND
RIPLEY STREET "Y".

MASTER PROJECT AGREEMENT

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THIS AGREEMENT, entered into on June 13th, 1995, between the CITY OF SACRAMENTO ("County"), the REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO, the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO and the SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY ("Agency").

Recitals

- A. From time to time the City provides services to the Agency under Individual Project Agreements which are approved by the City Council and the appropriate governing body of the Agency.
- B. On July 12, 1983, the City Council, the Housing Authority of the City of Sacramento and the Redevelopment Agency of the City of Sacramento authorized the City Manager and Executive Director of the Agency to enter into Memoranda of Agreement and Individual Project Agreements for provision of services by the City without further approval by the City Council or Agency governing boards, on the condition that funds for such services had already been included in the Agency budget.
- C. The purpose of this Master Project Agreement is to establish the procedures for execution of these Memoranda of Agreement and Individual Project Agreements and to add the Sacramento Housing and Redevelopment Agency as a participating party.

Agreement

The City and Agency agree as follows:

- 1. Effective the date of the Master Project agreement, the Agency shall secure services to be performed by the City through Memoranda of Agreement (MOA) executed by the Executive Director and the City Manager, but only if funds to cover the cost of such services have been provided in the Agency's budget or the City's Community Development Block Grant (CDBG) budget.
- 2. An MOA or Individual Project Agreement (IPA) shall be prepared for each service or project before said service or project may proceed.
- 3. Each MOA shall include at a minimum a specific description of the services to be provided, the time for performance, the amount of compensation, and a procedure for modifying said compensation where necessary, the method of payment and the department responsible for performance of the services. Additional provisions may be included as agreed upon by the Executive Director and the City Manager.
- 4. When a single City Department will be providing services for multiple projects, such service shall be secured under one MOA which will be supplemented by IPAs.

5. Prior to the execution of each MOA and IPA or amendments thereto, the Finance Director of the Sacramento Housing and Redevelopment Agency, shall confirm that the Agency budget contains the amount of funds specified in the MOA or IPA to cover the cost of the services to be provided.

6. Prior to execution, each MOA and IPA shall be reviewed and approved as to form by the attorneys for the Agency and the City.

7. Each MOA and IPA shall become legally binding contracts upon execution by the City Manager and the Executive Director. No prior review shall be required by the City Council, the Sacramento Housing and Redevelopment Commission, the Redevelopment Agency of the City of Sacramento, or the Housing Authority of the City of Sacramento.

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

CITY OF SACRAMENTO


By: 
City Manager

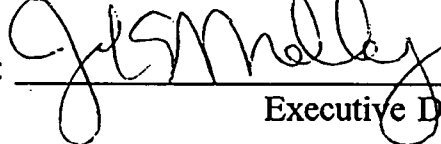
APPROVED AS TO FORM:


City Attorney

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

APPROVED AS TO FORM:


Agency Counsel

By: 
Executive Director

APPROVED:


Finance Director

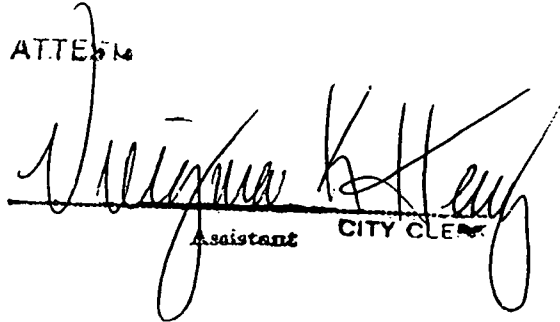
ATTEST

Assistant CITY CLERK

EXHIBIT A

MEMORANDUM OF AGREEMENT
AND INDIVIDUAL PROJECT AGREEMENT PROCEDURE

1. Delegation of authority to City Manager and the Executive Director to arrange and approve Memorandum of Agreement between various Departments and Divisions to implement previously approved projects in the Agency's budget.
2. Funding will be limited to amounts reflected in the budget for specific projects and can only be changed by budget amendment. Any budget amendment would be automatically reflected in the Memorandum of Agreement.
3. In situations where there are multiple projects with a single Department Individual project Agreements under one Memorandum of Agreement will be used to supplement the MOA.

RESOLUTION NO. 95-331

ADOPTED BY THE SACRAMENTO CITY COUNCIL

JUN 13 1995

ON DATE OF _____

**1994 CITY CDBG GRANTEE PERFORMANCE REPORT; AMENDMENT TO 1995
CITY CDBG MODIFIED CONSOLIDATED PLAN AND FINAL STATEMENT;
AMENDMENT TO THE AGENCY BUDGET; AND
EXECUTION OF MASTER PROJECT AGREEMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1: A public hearing having been held, the 1994 Community Development Block Grant (CDBG) Program Grantee Performance Report for the City of Sacramento is hereby approved in the form attached to the staff report.

Section 2: Sacramento Housing and Redevelopment Agency (SHRA) is authorized to submit to the United States Department of Housing and Urban Development (HUD) the 1994 CDBG Grantee Performance Report for the City of Sacramento, and any necessary amendments and public input thereto.

Section 3: A public hearing having been held, the 1995 CDBG Modified Consolidated Plan and Final Statement is amended to allocate the following:

- (a) \$53,000 for improvements to Max Baer Park;
- (b) \$100,000 for purchase of additional units in Franklin Villa for use as a health facility;
- (c) \$100,000 for the Iris Street improvements;
- (d) \$325,000 for Belleview Street improvements;
- (e) \$50,000 for improvements to Muir Park;

CERTIFIED AS TRUE COPY
of Resolution No. 95-331

JUN 19 1995

DATE CERTIFIED
[Signature]
Assistant City Clerk CITY OF SACRAMENTO

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 95-331

DATE ADOPTED: JUN 13 1995

Master Agreement No. 95-118

- (f) \$20,000 for improvements to the Woodbine neighborhood;
- (g) \$382,000 to establish a dangerous building and nuisance abatement program within targeted areas;
- (h) \$29,000 to the Community Information Center for operations;
- (i) \$12,500 for the Franklin Villa Resource Center for a contract with the Urban League for tutoring and mentoring services;
- (j) \$90,000 for planning activities in the North Sacramento Community Plan area;
- (k) \$20,000 for a statistical reporting system of employment recruitment and placement activities of the Agency's economic development programs;
- (l) \$2,232 for increased contingency;
- (m) reprogram \$23,205.21 from 1993 North Sacramento Residential Paint Program and \$16,911.75 from 1994 North Sacramento Residential Paint Program to a new allocation for North Sacramento Commercial Paint Program;
- (n) reprogram \$30,000 from 1995 CDBG funds for the Simm Walking Trail to Max Baer Park;
- (o) Reprogram \$100,000 from the Meadowview Fencing project to fund acquisition of a Headstart site in Meadowview; and
- (p) Reprogram \$10,000 from 1995 Single Family Rehabilitation Program Income to the Housing Assistance Repair Program.

Section 4: SHRA is authorized to negotiate for and acquire units in Franklin Villa for use as a health facility within the budgeted amounts.

Section 5: SHRA is authorized to submit the approved 1995 CDBG Modified Consolidated Plan and Final Statement to HUD.

Section 6: SHRA is authorized to amend its budget to receive and allocate the 1995 CDBG funds as set forth in Section 3 of this resolution.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 95-331
DATE ADOPTED: JUN 13 1995

Section 7: SHRA is authorized to execute contracts and memoranda of understanding with the entities listed in the modified 1995 CDBG Final Statement.

Section 8: The City Manager is authorized to execute a Master Project Agreement in the form of Attachment III.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.:

95-231

DATE ADOPTED:

JUN 13 1995

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City Agreement No. 95-118

95-031

RESOLUTION NO. 95-031

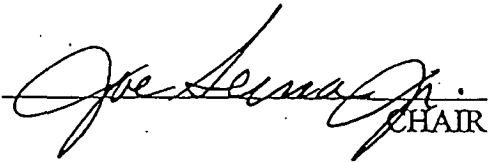
ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF JUN 13 1995

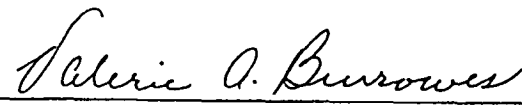
1995 CITY COMMUNITY DEVELOPMENT BLOCK GRANT: EXECUTION OF MASTER PROJECT AGREEMENT

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

Section 1: The Executive Director is authorized to execute a Master Project Agreement in the form of Attachment III.


CHAIR

ATTEST:

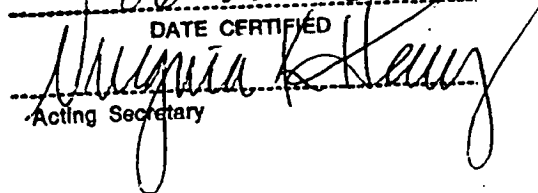

SECRETARY

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CERTIFIED AS TRUE COPY
REDEVELOPMENT AGENCY

of 95-031

06-22-95
DATE CERTIFIED


Acting Secretary

FOR CITY CLERK USE ONLY

95-031

RESOLUTION NO.: _____

DATE ADOPTED: JUN 13 1995

City Agreement No. 95-118

RESOLUTION NO. 95-007

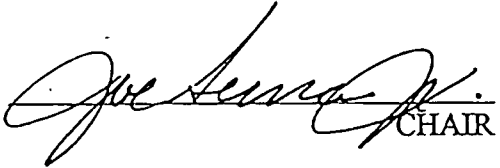
ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF JUN 13 1995

**1995 CITY COMMUNITY DEVELOPMENT BLOCK GRANT:
EXECUTION OF MASTER PROJECT AGREEMENT**

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

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ATTEST

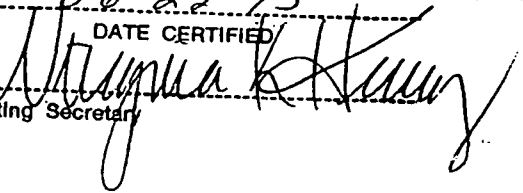

SECRETARY

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CERTIFIED AS TRUE COPY
HOUSING AUTHORITY

of 95-007

06-22-95
DATE CERTIFIED


Acting Secretary

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 95-007

DATE ADOPTED: JUN 13 1995

City Agreement No. 95-118

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

5.1



August 6, 1997

City Council
Sacramento, California

Honorable Members in Session:

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LOCATION: City

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CONTACT PERSON: John Dangberg, Director of Community Development, 440-1357
Vicki Cook, Program Manager, Community Development, 440-1322

FOR THE COUNCIL MEETING OF: August 12, 1997

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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FOR CITY CLERK USE ONLY

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ATTEST:

CITY CLERK

MAYOR

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____