

RESOLUTION NO. 2014-0336

Adopted by the Sacramento City Council

October 7, 2014

APPROVAL AND ADOPTION OF AMENDMENTS TO THE 2014 ONE-YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF VARIOUS PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET TO ALLOCATE \$2 MILLION IN FUNDING FOR PROGRAMS AND ACTIVITIES IN ACCORDANCE WITH THE AMENDMENTS INCLUDING ACQUISITION, PREDEVELOPMENT AND PLANNING ACTIVITIES IN SUPPORT OF THE TWIN RIVERS (DOS RIOS) TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION INITIATIVE; AUTHORITY TO ACQUIRE PROPERTIES FOR THE INITIATIVE; AND SUBMIT AMENDMENTS AND EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF THE FEDERAL PROGRAMS DESCRIBED IN THE ACTION PLANS AND RELATED ENVIRONMENTAL FINDINGS

BACKGROUND

- A. Since 1982, the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City of Sacramento, has served as the public entity designated to efficiently administer the CDBG program funding originating from HUD.
- B. HUD requires the annual submittal of a One-Year Action Plan and any amendments describing proposed activities and expenditures for the following year in accordance with the goals and priorities of the Consolidated Plan.
- C. Funding is needed for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Project in order to further evaluate the feasibility of the River District-Railyards Neighborhood Transformation Plan developed as a result of a Choice Neighborhoods Initiative Planning Grant awarded to the Housing Authority of the County of Sacramento by HUD in 2012.
- D. The Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Projects are located in a low-income community, and include the severely distressed Twin Rivers public housing development.
- E. On October 22, 2013, the City Council approved the 2014 One-Year Action Plan by City Resolution 2013-1002-02. A noticed public hearing soliciting comments on the amendments to the 2014 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on September 17, 2014.

- F. The recommend activities have been analyzed in accordance with California Environmental Quality Act (CEQA) and are found to be Exempt per CEQA Guidelines Sections 15262 “Feasibility and Planning Studies” and 15061(b)(3). Acquisition of these properties does not in any way obligate SHRA to pursue any particular type of development, nor does such acquisition obstruct the City’s or SHRA’s OR Housing Authority’s ability to consider alternatives.
- G. The recommend activities have also been analyzed in accordance with National Environmental Policy Act (NEPA) and are determined to be Exempt per 24 CFR 58.34(a)(1), (a)(3), (a)(5), (a)(8) and Categorical Excluded per 24 CFR 58.35(a)(1), (a)(5), (b)(3) and (b)(6).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All evidence presented being duly considered, the findings, including environmental findings regarding this action are approved.
- Section 2. The 2014 One-Year Action Plan and previous years’ action plans are revised and amended as set forth in Exhibit A.
- Section 3. SHRA is authorized to amend its budget to allocate the \$ 2 million in CDBG funding for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Initiative as set forth in Exhibit A.
- Section 4. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to submit the amendments to the 2014 One-Year Action Plan to HUD; execute grant agreements with HUD; and to execute agreements with appropriate entities to carry out CDBG projects in accordance with the 2014 One-Year Action Plan, as amended. All such agreements shall be in compliance with federal law and regulations.
- Section 5. SHRA is authorized to establish just compensation for vacant properties located at 520, 540 and 550 North 16th Street, 515 North 12th Street, and 1451 Sproule Avenue, and authorizing other actions related to voluntary, negotiated acquisitions of said properties.
- Section 6 SHRA is authorized to execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs and projects as described in the 2014 One-Year Action Plan and amended action plans in compliance with applicable federal law and regulations.

Section 7. SHRA is authorized to amend the SHRA budget to allocate \$ 2 million in CDBG funding for programs and activities in accordance with the amendments including acquisition, predevelopment and planning activities for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative.

Section 8. The Executive Director is authorized to take all actions, and enter into any agreements and contracts as may be necessary to carry out the activities. These activities shall be carried out in accordance with the procurement policies of SHRA.

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Exhibit A - Amended Action Plan Proposed Funding Transfers and Appropriations

Adopted by the City of Sacramento City Council on October 7, 2014, by the following vote:

Ayes: Members Ashby, Cohn, Fong, McCarty, and Warren

Noes: None

Abstain: None

Absent: Members Hansen, Schenirer and Mayor Johnson

Vacant: District 8

Attest:

Digitally signed by Shirley A. Concolino
DN: cn=Shirley A. Concolino, o=City of Sacramento, ou=City Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2014.10.13 15:37:19 -07'00'

Shirley Concolino, City Clerk

**City of Sacramento
Proposed Funding Transfers and Appropriations**

Proposed funding transfers are being recommended due to program suspension, project cancelation and appropriation of Unallocated CDBG Capital Reserve and MESA funds/reserves to new activities. Newly funded activities are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds.

Proposed Funding Transfers	Amount	From
Multi-Family Rehabilitation Revolving Loan Fund (RLF): Staff recommends transferring a portion of the existing loan proceeds to the CDBG Program Income (PI) Fund.	\$100,000	CDBG RLF
Single-Family RLF: Staff recommends transferring a portion of the existing loan proceeds to the CDBG PI Fund.	\$100,000	CDBG RLF
First-Time Homebuyer RLF: Staff recommends transferring a portion of the existing loan proceeds to the CDBG PI Fund.	\$100,000	CDBG RLF
Subtotal	\$300,000	
2012 Joint Use Facility: This project is canceled and staff recommends the project be defunded and funds returned to CDBG Unallocated Capital Reserve.	\$400,000	CDBG Activity
Unallocated Capital Reserve: Defund reserve account to fund activity listed below.	\$1,300,000	CDBG Capital Reserve
Subtotal	\$1,700,000	
Total Funding Transfer	\$2,000,000	
Proposed Appropriations	Amount	From
2014 Twin Rivers (Dos Rios) TOD and Light Rail Station Initiative: - Funds to provide for costs related to delivery, environmental review/clearance, real property acquisition, environmental remediation, predevelopment costs, and infrastructure analysis and planning.	\$300,000	CDBG PI Fund
	\$1,700,000	CDBG Capital Reserve
Total Appropriations	\$2,000,000	