R09-17-C-007

INVESTING IN COMMUNITIES

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City of Sacramento

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Housing Authority of the City of Sacramento

Housing Authority of the County of Sacramento

December 21, 2016

Noemi Emeric-Ford
USEPA Brownfields Program
U.S. EPA Region 9
75 Hawthorne St, SFD6-1
San Francisco, CA 94105

Dear Ms. Ford:

Enclosed please find the Housing Authority of the City of Sacramento's application for an Environmental Protection Agency (EPA) Cleanup Grant for two parcels, including 3609 and 3633 Rio Linda Boulevard, located at a site known as the Rio Linda Superblock in the Del Paso Heights neighborhood of Sacramento, California. The subject site is located in the federally designated Sacramento Promise Zone and is adjacent to a residential neighborhood, senior community, transit and a regional bike trail.

Over the last 25 years, the Sacramento Housing and Redevelopment Agency (SHRA) has assembled parcels and performed site investigations and remediation in order to develop the site with affordable single-family homes. Several setbacks stalled the project since its inception in the early 1990s, including a lengthy acquisition process, dissolution of redevelopment agencies in California and serious environmental contamination from illegal dumping and previous uses such as a gas station, auto body shop and a trucking company.

In 2010, after considerable environmental testing and community input, a Corrective Action Plan was approved by the Sacramento County Environmental Management Department (SCEMD). A significant amount of soil contaminated with metals was removed and stockpiled on-site. However, further confirmation sampling determined that the contamination was more extensive than originally thought and remediation was halted. Currently, the site remains vacant with impacted soils stockpiled on- site.

The proposed project supports the EPA's 2014-2018 Strategic Plan of cleaning up communities and advancing sustainable development by remediating and developing a contaminated and blighted infill property with affordable single-family homes. The Housing Authority has been an active and voluntary participant in addressing brownfield sites in underserved parts of the community for over 20 years. Additionally, the Housing Authority has actively engaged the community and has extensive experience administering brownfields grants and complex cleanup projects. As requested, below is the required cover letter information:

a. **Applicant Identification**: Housing Authority of the City of Sacramento, 801 12th Street, Sacramento, CA 95814

b. **Funding Requested**

   i. **Grant Type**: Cleanup

   ii. **Federal Funds Requested**: $200,000
   The Housing Authority is not requesting a cost-share waiver.

   iii. **Contamination**: Hazardous Substances

c. **Location**: Sacramento, Sacramento County, California

d. **Property Information**: 3609/3611 (0) Rio Linda Boulevard, Sacramento, CA 95838
APN: 251 0131 009
3633 Rio Linda Boulevard, Sacramento, CA 95838
APN: 251 0131 004

e. **Contacts**

   i. **Project Director**
   Brad Satterwhite, Community Development Analyst II
   Sacramento Housing and Redevelopment Agency
   801 12th Street, Sacramento, CA 95814
   (916) 449-6242 phone, (916) 498-1655 fax
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   www.shra.org

   ii. **Chief Executive/Highest Ranking Elected Official**
   LaShelle Dozier, Executive Director
   Sacramento Housing and Redevelopment Agency
   801 12th Street, Sacramento, CA 95814
   (916) 440-1319 phone, (916) 492-2557 fax
   ldozier@shra.org
   www.shra.org

f. **Population**

   i. **General Population**: The subject site is located in the City of Sacramento which has a population of 476,075.

   ii. N/A

   iii. N/A

g. **Other Factors Checklist:** Attached

h. **Letter from State Environmental Authority:** Attached

Thank you for your consideration of this worthy project. Please contact Brad Satterwhite, the Project Director, at (916) 449-6242 if you have any questions or comments.

Sincerely,

LaShelle Dozier
Executive Director

1. COMMUNITY NEED

a. Targeted Community and Brownfields

Community and Target Area Descriptions: The subject site is located in the Del Paso Heights neighborhood of Sacramento; the Capital of California and one of the most diverse cities in the nation. Moreover, Del Paso Heights is one of the most diverse neighborhoods in Sacramento, with an almost even demographic split among white, black, Latino and Asian residents, with over 50% of the total population being considered minority. The community is primarily residential with only one distinct commercial corridor. The subject site does not sit on the commercial corridor, but sits on another major throughway, Rio Linda Boulevard, a primarily residential corridor where half of the parcels are vacant and underutilized.

The history of Del Paso Heights can be traced back to the Gold Rush and Spanish land grants of the 1840's. At one time, the area was part of Rancho Del Paso—a privately-owned ranch of just more than 1,000 acres. Prior to World War II, the ranch was sold to and subdivided by the North Sacramento Land Company, initiating the area's urbanization. During World War II the community grew substantially due to its location between the former McClellan Air Force Base (McClellan) and downtown Sacramento. However, growth during this time did not occur strategically. Because Del Paso Heights was originally ranchland, much of the original development was uneven, with irregularly shaped commercial and industrial areas, long and dense residential blocks, and inconsistent infrastructure development.

As the wartime economy wound down and highways to suburban communities were built in the 1940s and '50s, Del Paso Heights began to show signs of economic stress and disinvestment. Rio Linda Boulevard became a haven for illicit activities including drug use, prostitution and illegal dumping. To combat this decline, the Del Paso Heights Redevelopment Area was adopted in 1970. With the use of local redevelopment financing specific to the redevelopment area, the Sacramento Housing and Redevelopment Agency (SHRA) was able to invest in infrastructure and facility improvements, mixed-income housing development and environmental cleanup of abandoned gas station and dry cleaner sites.

In 2012, due to the Great Recession, redevelopment was eliminated in California, cutting off access to local funds used for community reinvestment. The City of Sacramento and SHRA have been undeterred and have subsequently renewed their focus on neighborhood revitalization through the designation in 2015 of a U.S. Department of Housing and Urban Development (HUD) "Promise Zone"; creating federal, state and local partnerships meant to improve quality of life in Sacramento's most vulnerable areas, including Del Paso Heights.

Demographic Information and Indicators of Need: Despite SHRA's continued investments the neighborhood still struggles with physical, social and economic issues. Del Paso Heights, located in the 95838 zip code, is considered an underserved neighborhood given its ongoing needs. Notably, it has a clear identity with a strong sense of community offering affordable housing with the potential for growth and investment.

	95838	Sacramento	California	National
Population	**37,133**	480,566	38,421,464	316,515,021
Unemployment	**8%**	8%	6%	5%
Poverty Rate	**30%**	22%	16%	16%
Percent Minority	**58%**	50%	38%	26%
Median Household Income	**$39,622**	$50,739	$61,818	$53,889
Median Home Value	**$143,700**	$238,500	$385,500	$178,600
Monthly Costs =>35% of HH Income	**37%**	29%	34%	25%
Educational Attainment, BS/BA or Higher	**10%**	30%	31%	30%
Food Stamp/SNAP recipients in past year	**24%**	14%	9%	13%
Source: All data is from the 2011 – 2015 U.S. Census American Community Survey (ACS)				

Brownfields and Their Impacts: With the reduction in military workforce, development of new highways and the ultimate closure of McClellan in 1995, investment and growth shifted away from the community for a sustained period of time. The community was left with a high vacancy rate and 17 known brownfield sites including seven former and vacant gas station sites and three California Department of Toxic Substances Control (DTSC) state response sites. Furthermore, McClellan was declared a Superfund Site in 1987, with cleanup and revitalization efforts still underway to this day. The concentration of brownfields in Del Paso Heights has driven away potential investors.

Recently, new private investments have begun to be made; however, a major barrier to success has been a lack of financial resources for addressing brownfield sites, resulting in limited revitalization efforts. As such, SHRA, until the elimination of redevelopment, had spent millions addressing contamination and blighted neighborhood properties. Still, Del Paso Heights is one of the most burdened and vulnerable communities impacted by brownfields, ranking in the top 10% in California and the 6th most impacted zip code in Sacramento County, according to the *CalEnviroScreen* Health Screening Tool, a mapping tool that identifies communities most affected by pollution and where people are often especially vulnerable to pollution's effects.

The subject site is located within the Rio Linda Superblock, a 3.82 acre vacant infill site and the 2nd largest infill site in Del Paso Heights. The site has been a community priority for over two decades. A report to the Sacramento City Council in 1989 noted that businesses located at the Rio Linda Superblock had led to the spread of blight and deterioration of the surrounding residential community. Previous investigations have identified heavy metals contamination, including lead, in shallow soil, illegal dumping and a large metal debris field across the site. The main contributor to the heavy metals contamination is likely the debris field, the source of which is unknown. A potential source could also be one of the former uses which included an auto garage, tire shop and a tavern or the former adjacent defunct railroad, gas station or boat manufacturing facility. SHRA, with funding assistance from the California State Water Resources Control Board (SWRCB), has already remediated contamination from a former gas station once located at the Rio Linda Superblock.

The site is adjacent to the Woodhaven Senior Apartments, the Gran Casa Linda public housing community, Del Paso Heights Library, a mix of newer and older single-family homes and the Sacramento Northern Bike Trail. The area is zoned as "Multi-Unit Dwelling Zone (R-2A)" which allows for higher density residential development.

b. Welfare, Environmental and Public Health Impacts

Welfare Impacts: People move to and stay in Del Paso Heights because of strong family and community ties and affordable housing prices. Many residents are engaged and committed to their community. These strengths have endured even though Del Paso Heights still faces many challenges including an inequitable pattern of growth, a high rate of poverty and high unemployment. According to a 2015 Sacramento Business Journal article the site is in a zip code (95838) that ranks 88th out of 90 zip codes in the region based on factors such as median household income, median home value, adults with advanced degrees and poverty rate. The historical source of this began with the opening of nearby highways, which bypassed the neighborhood, and closure of McClellan, a major employer, making Del Paso Heights more economically and physically isolated. Additionally, many gas stations and dry cleaners were abandoned leaving the community to deal with the problem sites.

The neighborhood also lacks basic retail and services with most of the businesses along the main commercial corridor consisting primarily of liquor stores, convenience stores and auto service repair shops. The site is located in a census tract where a significant number of residents are more than a ½ mile from the nearest supermarket. According to the U.S. Department of Agriculture (USDA), Del Paso Heights is considered a "food desert," an area defined as a low-income area characterized by a food imbalance between fast food restaurants and stores offering healthy food options. Living in a food desert can result in higher rates of obesity, diabetes and other chronic illnesses. In fact, Del Paso Heights has the 5th highest rate of diabetes-associated visits to the doctor and the 2nd highest diabetes-associated visits to the hospital for all of Sacramento County. The rate of hypertension-associated visits to the doctor is the 5th highest and 4th largest for hospital visits. Furthermore, 82% of students at the local high school and 94% at the closest elementary school are eligible for free or reduced-price lunches.

Cumulative Environmental Issues: Del Paso Heights is also one of three target areas of the Greater Sacramento Region Environmental Justice Initiative (Initiative), a partnership between local non-profits with support from the California Wellness Foundation and the University of California, Davis Center for Regional Change (CRC). The Initiative produced a 2013 report called "From Wasted Spaces to Healthy Places: Transforming Brownfields and Vacant Spaces in Sacramento." The report highlighted the environmental justice inequities in Del Paso Heights, listing the community in the top tier of the following indicators:

- CalEnviroscreen Environmental Health Burden Screening Score
- Sum of Hazardous Waste Facilities and Generators by Zip Code for the Region
- Leaking Underground Storage Tank Sites by Zip Code for the Region.

Notably, students from the nearby Harmon Johnson Elementary School were relocated six years ago because the school was too close to an underground natural-gas storage facility and high-

pressure lines. Pacific Gas and Electric Company listed the pipeline among its top 100 pipeline segments in need of monitoring, replacing or upgrading because of safety concerns.

Cumulative Public Health Impacts: Cumulative public health impacts to Del Paso Heights have resulted from a disjointed urban fabric; a disproportional amount of brownfield sites; regional air quality issues, the 9th worse in the country, and poor access to food, as detailed above.

A 2015 report, "Capitalizing Environmental Justice in the Sacramento Region: Building a Strategic Framework for Regional Action" prepared by the CRC, identifies Del Paso Heights as one of three neighborhoods that is more severely impacted by environmental justice related issues than the region as a whole. The report documents cumulative environmental hazards and social vulnerabilities of low-income communities and communities of color in the region. The report notes that Del Paso Heights is ranked in the highest percentiles for linguistic isolation, poverty unemployment and asthma cases as compared to the state as a whole. The report further points out that Del Paso Heights is in the 70th percentile for cleanup sites and 60th percentile for particulate matter as compared to the region.

The subject site is one of the biggest contributing factors to public health impacts in the community due to the size and scope of the project and its proximity to sensitive populations, including minorities, seniors and children. Analytical results show that the soil contains lead and cadmium at concentrations that exceed California Human Health Screening Levels (CHHSLs) for residential use. Despite restricted access to the site, neighborhood children continue to access the site for use as a bike obstacle course which has led to an increased exposure to the lead in the shallow soil. According to the CDC, exposure to even low levels of lead by children can cause adverse cognitive, cardiovascular and immunological effects.

c. Financial Need

Economic Conditions: The private sector has not been interested in the cost and liability associated with cleaning up brownfield sites in the neighborhood, hampering revitalization efforts and stunting economic development from typical market investments. As a result, the community relies heavily on public investment. Prior to the loss of redevelopment in California, redevelopment tax-increment financing was the main financing tool for SHRA to close funding gaps caused by site contamination. SHRA has already spent over $1 million on planning, acquisition, assessment and remediation of the Rio Linda Superblock. SHRA has also invested significant staff resources while working on site assembly, negotiating with property owners, managing environmental contracts, coordinating with the local oversight agency and updating the community on project progress.

SHRA has struggled with how to finance completion of the project since it was halted as a result of redevelopment being eliminated due to the Great Recession. It is estimated that over $3.5 million has been lost annually in local redevelopment tax-increment financing. As a result, SHRA no longer has a local funding resource for brownfields cleanup and must rely on outside, competitive funding sources such as grants from State of California agencies, HUD or the U.S. Environmental Protection Agency (EPA). SHRA, in partnership with the City of Sacramento, is

committed to completing this project with as many sources of funding as it can assemble. SHRA has identified limited financial resources that can be used as leverage to the EPA grant, as described below in the *Ability to Leverage* section. These resources combined with funding from the EPA will make the remediation project financially feasible.

Economic Effects of Brownfields: The historic development pattern of the community coupled with the historic loss of McClellan left significant gaps in the fabric of the neighborhood as ranchettes were parceled off for smaller lots and interstates were built that bypassed the area. Del Paso Heights was left with a 13% vacant parcel rate and numerous brownfield sites that formerly catered to travelers which has placed a heavier burden on the community in terms of cost and time it takes to return sites to viable use.

The economic effects resulting from these events include the amount of in-kind and financial resources exhausted addressing these issues, loss of property tax revenue, negative impact on adjacent property values, on-going site maintenance and to some extent the loss of customer base for potential neighborhood-serving retail. It is estimated that since the infill site has been vacant for at least 20 years there has been a loss of up to $560,000 in property tax revenue to date. According to SmartAsset's online Property Tax Calculator, the entire project could conservatively generate $28,000 in annual property taxes if developed with an estimated 21 homes at the median home value of $140,000. It is also estimated that the vacant site is costing SHRA approximately $5,000 a year for maintenance and fencing.

Furthermore, a 2001 National Vacant Properties Campaign study found that houses within 150 feet of vacant or abandoned property experienced a net loss of $7,627 in value. With 12 homes directly adjacent to the subject site this results in a potential net loss of up to $91,000 in property values.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCCESS

a. Project Description

Existing Conditions: The subject site includes two parcels that are part of an 11 parcel, 3.82-acre redevelopment project known as the Rio Linda Superblock, the 2nd largest infill site in Del Paso Heights. According to previous Phase I and II Environmental Site Assessments (ESAs), past uses included an auto garage, tire shop, tavern and residence and past adjacent uses within the Rio Linda Superblock included a gas station, boat manufacturing facility and a now defunct railroad.

The ESAs indicated a debris field spread across the site, consisting of a conglomeration of rubber hoses and tubing, woven materials, thermal wrapping materials, springs, fabrics, batteries and metal debris, reportedly from illegal dumping prior to SHRA purchasing the parcels. The soils within the debris field caused the surrounding soils to turn grey. The soil is also impacted by a range of metals and hazardous substances including lead, arsenic and cadmium that are above CHHSLs for residential/unrestricted land use which has an 80 mg/kg cleanup goal. Of the 91 samples taken site-wide, 54% were above the residential CHHSLs. 24% of the samples were so high that they were even above the commercial/industrial CHHSL goal of 320 mg/kg.

Waste characterization analyses of Site soil found lead exceeding the California hazardous waste criteria, and in some cases federal (RCRA) hazardous waste criteria, indicating that the soil will require disposal at a special hazardous waste landfill if removed from the property. Disposal to a special hazardous waste landfill can cost as much as $220/ton.

It is estimated there is as much as 1,270 tons of impacted soil on the subject parcels and 6,620 tons across the entire Rio Linda Superblock that must be excavated across the site to achieve unrestricted land use and allow for residential development.

The site is proposed for the development of 21 affordable, single-family homes which would benefit both existing and new residents as the site enjoys and would enhance access to the Sacramento Northern Bike Trail and the RT bus line that connects the site to a nearby light rail station. Additionally, the subject site will no longer be a source of crime and blight to the neighborhood.

Proposed Cleanup Plan: Remediation of the subject site is consistent with the attached Analysis of Brownfields Cleanup Alternatives (ABCA). The original CAP approved in 2010 included excavation and disposal of all soil until residential CHHSLs were achieved. However in 2011, confirmation samples taken during interim soil removal activities indicated that the soil contained significantly higher contamination than originally thought and the project was halted. It has since been determined that the most cost effective method of remediating the site is treating (lead stabilization) the contaminated soil on-site to reduce its level of contamination, allowing for disposal at a lower-cost landfill. This method, listed as Alternative 3 in the ABCA, includes mechanical mixing of lime/phosphate with excavated soil.

Bench scale testing of the treatment of soil would be conducted to ensure the lead stabilization is effective in reducing to the leachability of lead to levels below hazardous waste criteria for disposal as a non-hazardous waste at an appropriate landfill. Lead stabilization activities in a residential area would require aggressive dust control of lime to control fugitive emission of the caustic material to the neighborhood. For health and safety purposes, perimeter air sampling and analysis, dust monitoring and meteorological monitoring will take place during and after excavation.

Treating the soil on-site is a deviation from the previously approved CAP. However, the main goal of the CAP is remediation to residential CHHSLs which this alternative would still accomplish. Any deviations from the CAP would be coordinated with the Sacramento County Environmental Management Department (SCEMD), the oversight agency for the project.

Alignment with Revitalization Plans: The project supports SHRA's and the City of Sacramento's revitalization plans and land use policies. Every five years the Del Paso Heights Redevelopment Advisory Committee (DPH-RAC), previously the main community organization representing Del Paso Heights, developed a 5-Year Implementation Plan that included the community's priorities and goals, proposed projects and programs and expenditures, all with the primary purpose of

alleviating blighting conditions in the neighborhood. The 2009-2014 Redevelopment Plan called out this project as a top priority noting that completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.

The proposed project is consistent with the City of Sacramento's General Plan and Housing Element. A key component of the General Plan and Housing Element is infill development with a focus on sustainable and complete neighborhoods and providing homeownership opportunities for modest income families. The site, listed in the City's vacant lot residential land inventory, is identified as an adequate site because it benefits from existing utility and infrastructure improvements including road, sewer, water and electricity. The site also has sidewalks around it and is served by the RT 15 bus line which connects to nearby light rail stations and downtown.

The proposed project is also consistent with the City of Sacramento's 2007 Sustainability Master Plan and 2012 Climate Action Plan by promoting sustainable growth patterns and infill development, creating a more complete neighborhood and developing along existing transit lines, creating a "Healthy Urban Environment" through restorative redevelopment, cleaning brownfields for future use and reducing vehicle trip generation and the use of fossil fuels by allowing for redevelopment of an infill site.

The project is also consistent with the Livability Principles of the interagency partnership between HUD, U.S. Department of Transportation (DOT) and EPA by:

- Promoting equitable and affordable housing
- Supporting existing communities by targeting federal funding toward existing communities and coordinate and leverage federal policies and investments
- Valuing communities and neighborhoods

b. Task Descriptions and Budget Table

<u>Task 1: Engineering/Sampling/Reporting</u>: This task includes reporting by the consultant and contractor(s), perimeter air sampling and analysis, dust monitoring, meteorological monitoring, confirmation sampling and analysis during and after excavation. This task also includes permitting, oversight fees, closure reporting and coordination with SCEMD and any necessary updates to the ABCA and SWPPP by the contractor or consultant. The cost estimate for this task is $10,500 in contractual costs and will be paid fully with SHRA's cost share. Outputs include: Final ABCA, closure report and a No Further Action Letter from SCEMD.

<u>Task 2: Project Management and Oversight</u>: This task includes SHRA project and consultant/contractor management and oversight including contracting, invoicing, procurement, permitting, reporting and SHRA coordination with SCEMD. The task also includes hiring a consultant for CEQA/NEPA environmental review as well as costs for management of Memorandums of Understanding with Mutual Assistance Network (MAN) and the Sacramento Employment and Training Agency (SETA), see *Community Engagement and Partnerships* section. The cost estimate is $6,359 (Contractual: $4,500, Personnel: $1,152 and Benefits: $706)

and will be paid fully with SHRA's cost share. Outputs include: Contracts with consultants/contractors/partners, invoices, reports (ACRES) and reimbursement requests to EPA.

Task 3: Memorandum of Understanding (MOU) with Mutual Assistance Network (MAN): This task includes the costs associated with an MOU with MAN for its role in serving as SHRA's lead community-based organization throughout the project. MAN will provide a variety of services to SHRA which are detailed in the *Community Engagement and Partnerships* section. The cost estimate for this task is $3,351 (Contractual: $925, Personnel: $1,688, Benefits: $439 and Supplies: $300) and will be paid fully with SHRA's cost share. Outputs include: MOU with MAN, reporting of community engagement during project and site visit reports.

Task 4: Excavation, Treatment and Disposal: This task assumes that the selected alternative will be Alternative 3. This task includes contractual costs for excavation and on-site treatment/lead-stabilization by a licensed contractor(s) until confirmation sampling confirms that residential CHHSLs have been achieved. On-site treatment of contaminated soil with lime/phosphate will allow for some of the soil to be disposed of at a lower-cost landfill. Soil will then be loaded on to trucks and transported to a licensed landfill. The task also includes bench scale testing for the treatment of soil to ensure the lead stabilization is effective in reducing to the leachability of lead to levels below hazardous waste criteria for disposal as a non-hazardous waste at an appropriate landfill. SHRA also anticipates covering costs incurred by the consultant/contractor for a job training position(s) including any required certifications.

The cost estimate for this task is $219,790 in contractual costs and would be covered through the full EPA grant and $19,790 in cost share. At this time we have been given a lump sum cost estimate with most of the cost going towards disposal of the soil at a per ton average cost of $178, depending on the landfill. Outputs includes: Excavation, treatment and removal of 1,270 tons of contaminated soil, waste manifests and record of successfully placed job trainee.

Budget Table:

Budget Categories	**Task 1**	**Task 2**	**Task 3**	**Task 4**	**TOTAL**
Personnel		$1,152	$1,688		$2,840
Fringe Benefits		$706	$439		$1,145
Equipment					
Supplies			$300		$300
Contractual	$10,500	$4,500	$925	$219,790	$235,715
EPA TOTAL	**$0**	**$0**	**$0**	**$200,000**	**$200,000**
SHRA Cost Match	$10,500	$6,359	$3,351	$19,790	$40,000
TOTAL COST	**$10,500**	**$6,359**	**$3,351**	**$219,790**	**$240,000**

c. Ability to Leverage

Cleanup of the subject parcels is estimated at $240,000 and approximately $1.25 million for the entire Rio Linda Superblock. SHRA has applied for two other EPA grants which would bring the total to $600,000 plus the $120,000 from SHRA for the required cost share. This leaves a gap of approximately $530,000 and as much as $662,000 depending on the selected cleanup alternative. The City of Sacramento has committed to providing $200,000 through an EPA RLF grant and the remaining leveraged funds would come from a combination of other federal resources administered by SHRA including:

- Community Development Block Grant (CDBG): SHRA receives approximately $4 million annually in CDBG funds from HUD.
- Neighborhood Stabilization Program (NSP): SHRA received NSP allocations from HUD in 2008 and 2011 as part of American Recovery and Reinvestment Act (ARRA). There is currently approximately $500,000 remaining to spend on NSP-eligible projects throughout the City of Sacramento. These funds can be used for redevelopment related activities including environmental cleanup.

Committed leveraged funds are for remediation only. However, this project will generate other sources of leveraged funds for pre-development and development related costs once the site is clean in the form of seller-carry back loans where the developer doesn't have to pay for acquisition of the parcels until the newly constructed home sells. Conservatively, this is estimated at approximately $400,000. A significant amount of in-kind staff time and resources and environmental compliance consulting costs will also be leveraged during the pre-development and development phase which is estimated at approximately $38,000. Please see Attachment A for documentation from the City of Sacramento and SHRA indicating committed firm leveraged resources for site remediation.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

The community has been engaged with this project since the late 1980s. The leading community group driving this project was the Del Paso Heights Redevelopment Advisory Committee (DPH-RAC) which served as an advisory role to SHRA, the Sacramento Housing and Redevelopment Commission (SHRC) and the City Council. However, the DPH-RAC was dissolved due to the elimination of redevelopment. With renewed interest in the community there are organizations helping to fill the void left behind by the loss of the DPH-RAC.

SHRA feels that the most effective and appropriate outreach method is to work directly with these organizations since they best represent the community. Already, our committed Community Partner – Mutual Assistance Network (MAN), with the use of their liaison team, distributed community meeting flyers to neighborhood residents and businesses. The liaison team is made up of Del Paso Heights residents. SHRA will continue its partnership with MAN in order to keep the community engaged throughout the life of the project.

Below is a list of community groups and organizations that SHRA provided the draft grant application and ABCA to for input:

- North Sacramento Community Coalition (NSCC): An alliance of non-profits focused on improving Del Paso Heights and surrounding neighborhoods. The non-profits include Greater Sacramento Urban League, Grant Union High School, Sacramento City Unified School District and the Roberts Family Development Center.
- Mutual Assistance Network (MAN): A non-profit agency rooted in Del Paso Heights that combines direct work with community development and coordination to bring opportunities to the neighborhood. MAN's current projects include developing new sports fields and a College Sports Academy for neighborhood kids at the nearby Robertson Community Center.
- Del Paso Heights Community Association: A non-profit that services a resource to inform and advocate for the quality of life in Del Paso Heights.
- Sacramento Employment and Economic Development Corporation (SEED): A community-based non-profit with a focus on facilitating health-based economic development and revitalization in disadvantaged neighborhoods.
- Promise Zone Sustainably Built Community Action Team: A partnership between various organizations including the California Arts Council, City of Sacramento Police Department, Habitat for Humanity and WalkSacramento.

SHRA staff presented the project on four separate occasions including:

- **A Community Meeting to present and gather community input on the proposed grant application and ABCA. The meeting was held on December 19th at the Robertson Community Center located near the subject site.**
- North Sacramento Community Coalition on December 5th to present and gather community input on the proposed grant application and ABCA.
- SHRC on September 21st as part of SHRA's Vacant Lot Strategy report.
- Vacant Lot Disposition Meeting with potential developers on September 15th.

Documentation of meeting notes, sign-in sheets, comments received and our responses to the comments are included in Attachment F. Please note that the September 15th meeting was a larger, public vacant lot strategy meeting and comments were not specific to the subject site so responses are not provided. Furthermore, at SHRC meetings, staff takes comments into consideration, but does not respond to them.

To solicit input on the draft grant and ABCA and inform residents about the Community Meeting, we used the most effective and localized public noticing methods available including:

- The Daily Observer, an African-American newspaper, on November 24, 2016 and December 1, 2016
- SHRA website on November 18, 2016 and December 8, 2016
- SHRA Facebook page on December 9, 2016 and the SHRA main office building entrance on December 12, 2016
- Promise Zone Website on December 6, 2016
- Posted on the local Councilmember's website on December 8, 2016
- Posted at the following nearby community centers on December 7, 2016:
    - Robertson Community Center where the Community Meeting was held

- Firehouse Community Center
- Johnston Community Center

To ensure cleanup activities are conducted in a manner that is protective of adjacent residents, SHRA's consultant will conduct perimeter air sampling and analysis, dust control and monitoring during and after excavation. MAN and their community liaison team will monitor the project and keep the neighborhood up to date on project progress since they have the best access to the community. A sign will also be posted at the site providing contact for information for SHRA and MAN staff in case the community has questions or concerns during the project. Furthermore, SHRA will create an email list to provide progress updates to interested residents and stakeholders. Regular updates will also be provided on SHRA's website and Facebook page, to the community organizations listed above and at SHRC, a public forum.

Combined, the variety of methods for disseminating information to solicit input and provide notices has been an effective tool for SHRA in the past.

b. Partnerships with Government Agencies

SCEMD has regulatory oversight for this project on behalf of the State of California. Treating the soil on-site is a deviation from the previously approved CAP. Any deviations will be coordinated with SCEMD prior to the project commencing. The results of the cleanup will be submitted to SCEMD before site closure can be granted. Closure meetings are publicly noticed.

c. Partnerships with Community Organizations

Community Organization Description & Role: MAN has committed to serving as SHRA's lead community-based organization throughout the project and SHRA is proposing to use a portion of its cost share and leveraged funds to support this effort. SHRA and MAN will enter into a MOU for services including:

- Contracting with neighborhood residents and students to be project liaisons
- Monitoring project activities and progress such as trespassing, worker-related issues, safety related concerns and health and safety related matters, such as dust control
- Assistance with messaging to the community and responding to community inquiries
- Monitoring and review of contractor documentation to ensure local hire goals are being tracked or followed
- Disseminate project progress to residents and track progress with photos
- If needed, serve on selection panels for any solicitation of contractors/consultants

Letters of Commitment: Please see the attached Letters of Commitment from MAN and SETA. SETA will be serving as our primary workforce development partner as described below.

d. Partnerships with Workforce Development Programs

The Sacramento Employment and Training Agency (SETA) has committed to serving as SHRA's Workforce Development Partner for this project. SHRA is proposing to use a portion of its cost share and leveraged funds to support a brownfield job trainee(s) position (and required certifications) for a community member that could work with hired consultants or contractors.

SETA is willing to help develop language for any solicitations related to the project, locate and place a trainee (preferably from Del Paso Heights) and serve as a liaison with the City of Richmond, CA, a recent EPA Workforce Development and Job Training grantee.

Additionally, under Section 3 of the Housing and Urban Development Act of 1968, SHRA requires contractors and subcontractors to ensure that employment opportunities are directed to public housing residents and other low-income persons, to the greatest extent possible. Contractors and sub-contractors are required to report these efforts to SHRA.

4. PROJECT BENEFITS

a. Welfare, Environmental and Public Health Benefits

Redevelopment of the site would reconnect the neighborhood by filling in a sizeable gap within the neighborhood and eliminate a blighted site. Furthermore, the creation of high quality affordable housing will help in creating the new homes needed to create new taxes and disposal income that will support increased service levels in transit and retail. According to the Sustainable Communities Initiative Challenge Grant SHRA received in 2011, developing infill sites along transit corridors is a strategic investment that can help remove barriers for transportation options and access to services.

As stated in previous Del Paso Heights Redevelopment Area Implementation Plans this project has been a priority of the community for over 20 years. Furthermore, the importance of redeveloping this site has been voiced on numerous occasions to the SHRC and City Council, including in a 1989 staff report which stated this project would meet the following goals:

- Improve the neighborhood environment and image;
- Eliminate blighted and blighting conditions; and
- Increase and develop affordable housing.

The near-term benefits of this project include:

- Remediation of the largest known brownfield site and 2nd largest infill site in Del Paso Heights
- Elimination of potential exposure pathways to sensitive populations due to trespassing by children from the surrounding homes
- Elimination of the liability of vacant lots for SHRA

The long-term benefits include:

- Elimination of a blighted and vacant property that has been the subject of illegal dumping and trespassing
- Development of new housing stock for low- and moderate-income families
- Potential for increased ridership along the adjacent bus route
- Safer access to the adjacent Sacramento Northern Bike Trail for nearby residents
- Filling-in a substantial gap in urban fabric that will facilitate a walkable and transit-friendly environment

b. Economic and Community Benefits

Catalyst Commercial, on behalf of the City of Sacramento, recently completed a single family residential demand analysis which determined there is a demand in Del Paso Heights for 389 new homes with 76 of those being for families with household income under $40,000. Based on those figures this project represents anywhere from 5-27% of the potential new homes needed in the neighborhood. Infill residential development can increase the neighborhood's customer base for neighborhood-serving retail which is currently underserved. Additional economic and community benefits of remediating the site and developing 21 affordable, single-family homes include:

- Over $2,000,000 for pre-development and remediation related costs
- Over $2,500,000 expected in affordable single-family home construction
- Up to $28,000 in tax revenue and $672,000 in local income annually
- Create or retain 65 short-term jobs and 13 permanent jobs annually
- Reduction of public service and maintenance service and response calls

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

SHRA has no adverse audit findings.

b. Programmatic Capability

SHRA is a nationally recognized housing and community development leader having received numerous awards for its efforts including:

- Government Finance Officers Association (GFAO) Certificate of Achievement for Excellence in Financial Reporting 23 years in a row;
- Meritorious Award in budgeting from the California Society of Municipal Finance Officers (CSMFO);
- HUD Veterans Affairs Supportive Housing Program of the Year (2014); and
- Housing Authority High Performer designations

Additionally, SHRA has been awarded and successfully managed a Sustainable Communities Challenge Grant, a HUD $2.7 million Jobs Plus Pilot Program Grant and a HUD $30 million Choice Neighborhoods Implementation Grant. SHRA was also selected by the Secretary of HUD to pilot the electronic submission of the HUD Consolidated Plan for federal programs and as a result, also the first joint City-County Consolidated Plan in the country. SHRA is also currently implementing the largest regional Assessment of Fair Housing (AFH) in the country.

As the administrator of federal community development funds and the Housing Authority for both the City and Counties of Sacramento, SHRA is uniquely structured to bring together the financial resources and staff expertise to manage this project. Furthermore, SHRA has a system of checks and balances in place in order to effectively and efficiently manage grants. The organizational structure and key staff to be utilized for successful management of this grant is as follows:

Project Director (PD), Brad Satterwhite: Mr. Satterwhite, Community Development Analyst II, has been with SHRA for over 10 years and will serve as the lead/main point of contact. He will be responsible for directing support staff, coordinating with community partners, SCEMD and EPA, contract and budget management and reporting and reimbursement requirements. He is highly qualified to oversee the management of this grant. He is part of the Development and Federal Programs Department and currently oversees several HUD grant programs. He has managed over 60 environmental assessment and remediation projects totaling over $7.5 million dollars. He has also written and managed three successful State of California brownfield grant applications totaling more than $1 million dollars. Below is a list of additional key staff:

- *Wayne Whitley*, Procurement Services Supervisor, is responsible for ensuring compliance with contract and procurement laws and regulations. He assists with the consultant/contractor solicitation process from start to finish.
- *Greg Walter*, Accountant, is the lead accountant for special grant projects. He assists with invoicing and reimbursement requests.
- *David Levin*, General Counsel, provides an advisory role on a number of issues including legal, environmental, contract and site access related matters.
- *Greg Fasiano*, Principal, NCE, will provide oversight, engineering and reporting assistance to SHRA and oversee the selected remediation contractor and coordinate with SCEMD. NCE has served as the environmental consultant lead on this project since 2008 and has been selected to the City's and SHRA's on-call list the last three rounds.

Additional outside assistance will be provided by SCEMD, MAN and SETA as outlined in the *Community Engagement and Partnerships* section. SHRA has procedures in place to procure services consistent with EPA procurement rules should any additional expertise be necessary.

c. Measuring Environmental Results: Anticipated Outputs and Outcomes

SHRA, with assistance from NCE, MAN and SETA will be able to sufficiently track, measure and evaluate progress in achieving outputs and outcomes. Outputs and outcomes will be reported to residents by MAN directly, on SHRA's website, to the SHRC and City Council and to the EPA through ACRES.

Outputs:

- Execute an MOU with MAN for community-based organization related services
    - To track, evaluate and report project success
    - To track and evaluate whether local hire goals are being met
- Execute an MOU with SETA to help with our brownfield job trainee effort
    - Outreach efforts to community for job trainee position(s)
    - To track and evaluate success of the job trainee effort
- SHRA and NCE will finalize the ABCA and prepare and file a closure report to SCEMD
- SHRA will receive a No Further Action Letter (NFA) from SCEMD
- Removal of all contaminated soil in order to reach residential CHHSL goals, as reported in the closure report and NFA
- Leveraged funds of over $500,000 from the City of Sacramento and various SHRA funding sources

Outcomes:

- Making a 3.82 acre site suitable for infill development
- Elimination of a source of illegal dumping and exposure to lead contaminated soil
- Development of 21 affordable, single-family homes
- Leverage of over $3,000,000 in development costs

d. Past Performance and Accomplishments

d.i. Currently or Has Ever Received an EPA Brownfields Grant: N/A

d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

SHRA has not received an EPA Brownfields grant directly, but works closely with the City of Sacramento, which has received seven EPA brownfield grants since 1995. City staff will be able to provide technical assistance to SHRA, if needed. Below is a list of recent brownfield grants that SHRA was successfully awarded and managed. Mr. Satterwhite was the lead on all three projects listed below. SHRA has remained compliant with all oversight agency and grant requirements including completion of work plan items, budget, timeline, reporting and reimbursement requests.

- El Monte Triangle: SHRA received a SWRCB Cleanup and Abatement Account grant in 2010 in the amount of $794,324 to address groundwater contamination impacting a 23 acre site. The grant has been amended twice for time extensions to allow for additional operation and maintenance of a soil vapor extraction (SVE) system. The SVE system removed 4,156 pounds of volatile organic compounds (VOCs), reducing vapor intrusion and groundwater impacts. The final report for this project has been submitted and project closeout is underway.

- La Valentina: Vacant for over 20 years, this 1.23 acre site was contaminated with high levels of lead, mercury and arsenic from previous auto repair businesses. In 2010 SHRA received a California Recycle Underutilization Sites (CALReUSE) grant from the California Pollution Control Financing Authority in the amount of $631,000. SHRA contributed $900,000 in tax increment financing to the project. Approximately 4,600 tons of contaminated soil were removed and remediation was completed in less than three months. The site now consists of 81 affordable apartments and commercial space on the ground floor. The project has received numerous awards including:
    - Built Projects Winner, 2013 EPA Award for Smart Growth Achievement
    - Best Infill Project, Sacramento Business Journal

- 3601 Rio Linda Boulevard: SHRA received two grants totaling $662,000 from the SWRCB Orphan Site Cleanup Fund for assessment and cleanup of a former gas station site located at the Rio Linda Superblock. TPH (Gas) was significantly reduced in the soil and groundwater and 1,432 tons of contaminated soil was removed. The site received closure from SCEMD in 2012.

d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements: NA

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: ____Housing Authority of the City of Sacramento_____

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	**Page #**
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	x,9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	x,1,4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.**	x,12,13 see Att. G
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

December 16, 2016

Mr. LaShelle Dozier
Executive Director
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, California 95814

STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR BROWNFIELDS GRANT APPLICATIONS FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dear Mr. Dozier:

The Department of Toxics Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) acknowledges and supports the Sacramento Housing and Redevelopment Agency (SHRA) application for U.S. Environmental Protection Agency (U.S. EPA) Brownfield Cleanup Grants for the Rio Linda Superblock project. DTSC is one of the lead regulatory Agency's with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate brownfield reuse and achieve cost-effective remediation solutions, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the SHRA efforts to apply for and obtain three site-specific cleanup grants to address contamination at the Rio Linda Superblock in the amount of $200,000 each. The grants would leverage an additional $560,000 including $200,000 from the U.S. EPA Agency Revolving Loan funds and $360,000 from United States Department of Housing and Urban Development funds. Utilizing the U.S. EPA grants, the SHRA would be able to complete remediation of a vacant and blighted 3.82 acre site slated for development of low to moderate-income housing.

SHRA and its constituent entities, the Housing Authority and Redevelopment Agency of the City of Sacramento, have been active and voluntary participants in addressing

brownfield sites in underserved areas of Sacramento for over 20 years including the subject site. We are encouraged by the Housing Authority's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected. DTSC fully supports the Housing Authority's application for the three U.S. EPA Cleanup Grants.

These grants will allow the SHRA to work with State Agencies in a productive manner that protects the environment, improves lives of the citizens of the area, and all of California. We appreciate the opportunity to support local agency programs because they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or by email at Leona.Winner@dtsc.ca.gov.

Sincerely,

for William P. Ryan, P.E.
Supervising Hazardous Substances Engineer II
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program

cc: Ms. Leona Winner (via email)
Senior Environmental Scientist
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826

SHRA

INVESTING IN COMMUNITIES

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

To: Brad Satterwhite

From: Geoffrey Ross, Assistant Director

Date: December 13, 2016

Re: Available Leverage Funds

This memo is to inform you that U.S. Department of Housing and Urban Development (HUD) funds including Community Development Block Grant (CDBG) and Neighborhood Stabilization Program (NSP) funds of up to $500,000 are available as leverage, as needed, to ensure that the project is completed.

Thank you,

Geoffrey Ross
Assistant Director, Development
SHRA

City of
SACRAMENTO
Economic Development

December 16, 2016

LaShelle Dozier, Executive Director
SHRA
801 12th Street
Sacramento, CA 95814

Re: Letter of Intent – Subgrant for 3605 Rio Linda Boulevard, Sacramento, CA

Dear Ms. Dozier:

We have received SHRA's request for a Brownfields Revolving Loan Fund subgrant for the cleanup of 3605 Rio Linda Boulevard, also known as the Rio Linda Super Block, in the Del Paso Heights neighborhood of Sacramento, California. The project, as described, includes the remediation of metals from stockpiles on-site that are the result of previous uses such as a gas station, auto body shop and trucking shop.

I know that SHRA has encountered several setbacks with the project dating back to the 1990's; the most recent of which is the dissolution of Redevelopment which eliminated the funding source for remediation. In order to complete the remediation, SHRA is applying to the U.S. EPA for a Brownfields Cleanup Grant. By completing the remediation project this contaminated and blighted site can be transformed into a much needed affordable housing development for the residents of Sacramento.

The proposed project meets the eligibility requirements for the City of Sacramento Brownfields Revolving Loan Fund program detailed in the Implementation Plan/Loan Policies and Procedures Manual adopted by the City on January 6, 2009. As such, upon award of a U.S. EPA Cleanup Grant, the City of Sacramento Economic Development Department is prepared to recommend to City Council the award of a $200,000 subgrant from the City's Brownfields Revolving Loan Fund. The transformation of the contaminated and blighted Rio Linda Super Block into a vibrant housing development is critical to the continued revitalization efforts of Del Paso Heights and I am excited to support those efforts.

Sincerely,

Larry Burkhardt
Economic Development Director

915 I Street, 4th Floor
Sacramento, CA 95814
Tel 916.808.7223
WWW.CITYOF SACRAMENTO.ORG

Mutual Assistance Network

December 14, 2016

Brad Satterwhite
Community Development Analyst, SHRA
801 12th Street
Sacramento, CA

RE: EPA Cleanup Grant Application for the Rio Linda Superblock

Dear Mr. Satterwhite:

As the Executive Director of the Mutual Assistance Network (MAN), I am writing to express my commitment to the Housing Authority's application for an EPA Brownfields Cleanup Grant for the Rio Linda Superblock. SHRA, the Housing Authority and the former Redevelopment Agency have been active and voluntary participants in addressing brownfield sites in our community for over 20 years. This project has been a priority project for the community for just as long and we are encouraged by the Housing Authority's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected.

Utilizing the EPA grants, the Housing Authority would be able to complete remediation of a vacant and blighted 3.82 acre site slated for development of mixed-income housing adjacent to a transit bus line, regional bike trail and senior housing community. Additionally, through our MOU with SHRA, this project will provide the opportunity to perform meaningful community outreach and for neighborhood residents to be involved with the project from beginning to end.

In consideration of this important project, MAN committed to serving as the lead community-based organization on behalf of the Housing Authority and SHRA. Our role will include contracting with neighborhood residents to be project liaisons for conducting neighborhood outreach, monitoring project and contractor progress, handling community inquiries and ensuring that the former Redevelopment Advisory Committee's goal of a quality and equitable infill project is implemented. We are committed to improving Del Paso Heights and fully support this project. Please do not hesitate to contact me by phone at (916) 927-7694 or by email at rdana@mutualassistance.org if you have any questions.

Sincerely,

Richard Dana
Executive Director

Mutual Assistance Network
811 Grand Avenue, A3
Sacramento, CA 95838

www.mutualassistance.org
Phone: (916) 927-7694
Fax: (916) 564-8443

Sacramento Employment and Training Agency

December 9, 2016

GOVERNING BOARD

DON NOTTOLI
Board of Supervisors
County of Sacramento

ALLEN WARREN
Councilmember
City of Sacramento

JAY SCHENIRER
Councilmember
City of Sacramento

SOPHIA SCHERMAN
Public Representative

PATRICK KENNEDY
Board of Supervisors
County of Sacramento

KATHY KOSSICK
Executive Director

925 Del Paso Blvd., Suite 100
Sacramento, CA 95815

Main Office
(916) 263-3800

Head Start
(916) 263-3804

Website: http://www.seta.net

Brad Satterwhite
Community Development Analyst, SHRA
801 12th Street
Sacramento, CA 95814

RE: EPA Cleanup Grant Application for the Rio Linda Superblock

Dear Mr. Satterwhite:

I am writing to express my commitment to the Housing Authority's application for an EPA Brownfields Cleanup Grant for the Rio Linda Superblock. SHRA, the Housing Authority and the former Redevelopment Agency, have been active and voluntary participants in addressing brownfield sites in our community for over 20 years. This project has been a priority project for the community for just as long and we are encouraged by the Housing Authority's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected.

Utilizing the EPA grant, the Housing Authority will be able to complete remediation of a vacant and blighted 3.82 acre site slated for development of mixed-income housing adjacent to a transit bus line, regional bike trail and senior housing community. Additionally, through our partnership with SHRA, this project will provide the opportunity for neighborhood residents to get brownfield-related job training experience.

In consideration of this important project, SETA is willing to partner with the Housing Authority and SHRA as the lead workforce development agency. Our role will include helping to locate and place a trainee and reaching out to the Richmond (California) EPA Workforce Development and Job Training Grantee for advice. We are committed to providing job training for residents of Del Paso Heights and Sacramento and fully support this project. Please do not hesitate to contact SETA's Workforce Development Manager, William Walker at (916) 263-4639 or by email if you have any questions.

Sincerely,

Kathy Kossick

Kathy Kossick
Executive Director

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

The Housing Authority of the City of Sacramento (Housing Authority) is a constituent entity of the Sacramento Housing and Redevelopment Agency (SHRA) which is a Joint Powers Agency (JPA) created by the Sacramento City Council and Sacramento County Board of Supervisors to represent both jurisdictions for affordable housing and community development needs. The members of the Joint Powers Agency include the City of Sacramento, County of Sacramento, Housing Successor Agency for the Redevelopment Agency of the City of Sacramento, Housing Successor Agency for the Redevelopment Agency of the County of Sacramento, Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento.

Assembly Bill 1X26, the Dissolution Act, eliminated all redevelopment agencies throughout the state of California effective February 1, 2012, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento, which were subsequently replaced with the successor agencies. Documentation of the Housing Authority and SHRA's status as an eligible entity is attached.

2. Site Ownership

The Redevelopment Agency of the City of Sacramento (Redevelopment Agency) purchased 3609/3611 (APN: 251 0131 009) and 3633 Rio Linda Boulevard (APN: 251 0131 004) in 2004. With the dissolution of redevelopment agencies, the property was involuntarily transferred to the Housing Authority as the housing successor agency effective February 1, 2012.

3. Basic Site Information

Name of Site: Rio Linda Superblock

3609/3611 (also known as “0”) Rio Linda Boulevard, Sacramento, CA 95838
APN: 251 0131 009
Owner: Housing Authority

3633 Rio Linda Boulevard, Sacramento, CA 95838
APN: 251 0131 004
Owner: Housing Authority

4. Status and History of Contamination at the Site

According to previous Phase I and II Environmental Site Assessments (ESAs), 3609 Rio Linda Boulevard has been vacant since the mid 1960’s. However, prior historical uses included an

auto garage, tire shop and a tavern, all between 1950-1965. 3633 Rio Linda Boulevard appears to have always been a residence between approximately 1952-1974. Past adjacent uses have included a gas station, a boat manufacturing facility and a now defunct railroad. All parcels are currently vacant.

The ESAs also indicated a debris field spread across the site, consisting of a conglomeration of rubber hoses and tubing, woven materials, thermal wrapping materials, springs, fabrics, batteries and metal debris, reportedly from illegal dumping. The soils within the debris field caused the surrounding soils to turn grey. The soil is also impacted by a range of metals and hazardous substances including lead, arsenic and cadmium that are above California Human Health Screening Levels (CHHSL) for residential/unrestricted land use which has an 80 mg/kg cleanup goal under the CHHSLs. Of the 91 samples taken site-wide, 54% were above the residential CHHSLs. 24% of the samples were so high that they were even above the commercial/industrial CHHSL goal of 320 mg/kg.

Waste characterization analyses of Site soil found lead exceeding the California hazardous waste criteria, and in some cases federal (RCRA) hazardous waste criteria, indicating that the soil will require disposal at a special hazardous waste landfill if removed from the property. Disposal to a special hazardous waste landfill can cost as much as $220/ton. It is estimated there is as much as 1,270 tons of impacted soil on the subject parcels and 6,620 tons across the entire Rio Linda Superblock that must be excavated across the site to achieve unrestricted land use and allow for residential development.

5. Brownfields Site Definition

The site is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals

The following Phase II Environmental Site Investigations have been performed on the subject site:

- Phase II Environmental Site Investigation, EEI, August 4, 2004
- Phase II Environmental Site Assessment, Geocon, 2005
- Geophysical Survey and Soil Sample Collection and Analysis Report, Geocon, Oct. 10, 2005
- UST Evaluation and Sitewide Soil Investigation Report, Geocon, April 28, 2006
- Phase II Environmental Site Assessment, Nichols Consulting Engineers, Nov. 3, 2008

7. Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement actions related to the subject site. SHRA currently has an approved Corrective Action Plan (CAP) approved by the SCEMD, the oversight agency for the project. SHRA voluntarily initiated the brownfield project in order to remediate the site and develop it with affordable housing.

8. Sites Requiring a Property-Specific Determination

The subject site does not require a Property-Specific Determination.

9. Site Eligibility and Property Ownership Eligibility

9a. Property Ownership Eligibility – Hazardous Substance Sites

1. CERCLA §107 Liability

The Housing Authority and SHRA affirm that they are not potentially liable for contamination at the site under CERCLA §107. The Housing Authority is considered a bona fide prospective purchaser (BFPP) based on the following facts:

- All disposal of hazardous substances occurred at the site before it was acquired
- It is not liable in any way for contamination at the site or affiliated with a responsible party.
- All Appropriate Inquiries (AAI) has been conducted (see 9.2.c. for details on AAI)
- It has provided all legally required notices and cooperated with authorized response persons.
- There are currently no land use restrictions on the site.

2. Information on Liability and Defenses/Protections

2.a. Information on the Property Acquisition: The Redevelopment Agency was granted 3609 and 3633 Rio Linda Boulevard from the Rural Housing California on November 1, 2004. The parcels were then involuntarily transferred to the Housing Authority as the housing successor agency effective February 1, 2012. The Housing Authority has sole ownership (fee simple) of the parcels. The Housing Authority has no relationship or affiliation with the prior owner.

2.b. Timing and/or Contribution Toward Hazardous Substances Disposal: All disposal of hazardous substances at the site occurred before the Housing Authority and SHRA acquired the parcels. Neither the Housing Authority, Redevelopment Agency or SHRA have, at any time, caused, contributed or arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

2.c. Pre-Purchase Inquiry: A Phase I Environmental Site Assessment (ESA) was prepared by EEI (Bernard Sentianin, Registered and Professional Geologist) on behalf of the Redevelopment

Agency on April 30, 2004. The Phase I ESA is consistent with All Appropriate Inquiries (AAI) and ASTM Standard Practice for Environmental Site Assessments, E-1527-00.

2.d. Post-Acquisition Uses: The parcels have remained vacant since they were purchased. With the dissolution of redevelopment in California, the property was involuntarily transferred from the Redevelopment Agency to the Housing Authority in 2012. Notably, all Redevelopment Agency housing assets were involuntarily transferred to the Housing Authority as the housing successor agency.

2.e. Continuing Obligations: There are no land-use restrictions or institutional controls placed on the subject site. SHRA voluntarily initiated coordination with the oversight agency as well as the assessment and cleanup of the subject site. In 2011, a significant amount of soil was removed and stockpiled on-site. However, further testing determined that the contamination was more extensive than originally thought and remediation was halted. No activity has occurred at the site since then. The site is currently fenced in.

The Housing Authority and SHRA confirm their commitment to comply with information requests and administrative subpoenas that have or may be issued in connection with the property and provide all legally required notices.

<u>9b. Property Ownership Eligibility – Petroleum Sites</u>

Does Not Apply.

10. Cleanup Authority and Oversight Structure

a. *Cleanup Oversight:* SHRA will hire a consultant to provide cleanup oversight. The consultant will implement the previously approved CAP. The original proposal included only excavation and disposal of soil. However, treating the soil on-site is a deviation from the previously approved CAP, which will be coordinated with SCEMD, the oversight agency for the project. The main goal of the CAP is to remediate the site to residential CHHSLs which this deviation would still accomplish.

With assistance from the consultant, SHRA will procure a remediation contractor through an Invitation for Bid (IFB) to implement the scope of work described in this application. Should any additional expertise be necessary, the Housing Authority has procedures to procure services, which are consistent with EPA procurement rules.

b. *Access to Adjacent Properties:* The adjacent properties that SHRA needs access to are also currently owned by the Housing Authority. The cleanup activities will not impact non-Housing Authority adjacent properties.

11. Statutory Cost Share

SHRA will be providing the $40,000 required cost share with the use of U.S. Department of Housing and Urban Development – Community Development Block Grant (CDBG) funds. CDBG statute allows the use of CDBG funds for a cost share on another federal grant.

12. Community Notification

Detailed information on SHRA's community notification, outreach and engagement is included in Section 3 of the grant application. Additional community notification documentation is also included in Attachment F.

B8

RESOLUTION NO. 82-017

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

April 20, 1982

AUTHORIZING EXECUTION OF JOINT EXERCISE
OF POWERS AGREEMENT CREATING THE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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

Section 1. The attached Joint Exercise of Powers Agreement creating the Sacramento Housing and Redevelopment Agency, is hereby authorized and approved.

Section 2. The Chairman is authorized to execute said Agreement on behalf of the Housing Authority of the City of Sacramento.

Philip G. Kerley
CHAIRMAN

ATTEST:

William H Edgar
SECRETARY

RESOLUTION No. 82-017

APR 20 1982

2. Purpose of Joint Powers Agency

The Joint Powers Agency is formed for the sole purpose of 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.

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;

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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 or 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

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procedures as are required by the Agency and by 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.

Inasmuch 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 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:

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(30)

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

By _____
Mayor

COUNTY OF SACRAMENTO, a political subdivision of the State of California

By _____
Chairman

RESOLUTION No. 82-017
APR 20 1982

RESOLUTION NO. 2012-001

Adopted by the Housing Authority
of the City of Sacramento

January 31, 2012

ELECTING TO SERVE AS DESIGNATED LOCAL AUTHORITY TO RETAIN HOUSING ASSETS AND FUNCTIONS PREVIOUSLY PERFORMED BY THE REDEVELOPMENT AGENCY; AND OTHER RELATED ACTIONS

BACKGROUND

A. In 2011 the California Legislature enacted AB 1X 26 which law, coupled with a subsequent decision of the State Supreme Court, resulted in the dissolution of redevelopment agencies as of February 1, 2012, and the transfer of all assets, properties, contracts and leases of the former redevelopment agencies to successor agencies, and requiring successor agencies to carry out the winding down of the redevelopment agencies.

B. The City of Sacramento previously established the Redevelopment Agency of the City of Sacramento, a body corporate and politic ("Redevelopment Agency" or RDA) in order to carry out plans for the improvement, rehabilitation, and redevelopment of blighted areas within the City.

C. The City designates the Housing Authority of the City of Sacramento (PHA) as the local authority to retain the housing assets and functions previously performed by the RDA.

D. The City of Sacramento, County of Sacramento, Redevelopment Agency of the City of Sacramento, Redevelopment Agency of the County of Sacramento, the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento (collectively "the Constituent Entities") created SHRA pursuant to a joint powers agreement dated April 20, 1982, which agreement was amended and restated in a Amended and Restated Joint Powers Agreement dated March 6, 1990 ("the Amended JPA").

E. Since the establishment of SHRA, many efforts of the RDA to address blighted areas and conduct housing functions within the City have been carried out on behalf of Constituent Entities (Members of the Joint Powers Agreement) by SHRA staff, and SHRA staff have been responsible for drafting reports, attending meetings, maintaining financial records, negotiating and entering into agreements such as disposition and development agreements ("DDAs") and owner participation agreements ("OPAs"), and other activities in an effort to eliminate blighted areas, produce affordable housing and further the purposes of the Redevelopment Agency.

F. Despite the dissolution of two (2) of its Constituent Entities, the Amended JPA remains in full force and effect as to the remaining four (4) Constituent Entities.

G. The proposed actions constitute administrative activities and government fiscal activities which do not involve commitment to any specific project and will not result in any physical impacts on the environment. As such, the proposed actions do not constitute a project under the California Environmental Quality Act per Guidelines Section 15378.

H. On January 24, 2012, the County of Sacramento and other constituent members of the JPA approved resolutions related to the administration of the dissolution of the County Redevelopment Agency.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1: The above recitals are true and correct and are adopted.

Section 2. The PHA affirmatively elects pursuant to Health and Safety Code Section 34173 that it will serve as the "Successor Housing Agency" to the former Redevelopment Agency of City of Sacramento (RDA) and authorizes the Executive Director to take actions necessary to comply with the designation in a manner that is consistent with federal and state law.

Section 3. The PHA consents to SHRA providing staffing for administrative and project delivery services for housing assets and functions previously performed by the Redevelopment Agency.

Section 4. The Executive Director, or her designee is authorized to amend the SHRA budget, to execute documents, and take such further actions as may be necessary and proper to accept assignment and transfer of all redevelopment housing assets and agreements and to continue to pay enforceable obligations on behalf of the Successor Housing Agency.

Section 5. The Executive Director or her designee is authorized to continue to pay enforceable obligations for payroll and housing related activities.

Section 6. The Enforceable Obligation Payment Schedule (EOPS) previously adopted August 9, 2011, is amended as set forth in Exhibit A.

Table of Contents:
Exhibit A: EOPS

Adopted by the Housing Authority of the City of Sacramento on January 31, 2012 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.

Chair Kevin Johnson

Attest:

Shirley Concolino, Secretary

Collaboration. Commitment. Confidence.℠

DRAFT Analysis of Brownfields Cleanup Alternatives
Rio Linda Superblock
Rio Linda Blvd & Roanoke Avenue
Del Paso Heights - Sacramento
Sacramento County, CA

Prepared On Behalf Of	Date	Project Number
Sacramento Housing and Redevelopment Agency	November 2016	487.24.55

Gregory L. Fasiano
Principal

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ES-1 Parcel Map

EXECUTIVE SUMMARY

The Sacramento Housing and Redevelopment Agency (SHRA) has performed Phase I and II assessments and implemented Interim Soil Removal Actions at a vacant infill site known as the Rio Linda Superblock located in Sacramento, Sacramento County, California (Site). The Site is planned for an affordable single-family housing development. The purpose of the Phase I/II and III efforts was to assess environmental concerns in order to facilitate acquisition and redevelopment opportunities at the Site. This Analysis of Brownfields Cleanup Alternatives (ABCA) report identifies and compares different cleanup scenarios to address contaminants identified (mainly lead and cadmium in near surface soils) during the Phase I/II investigations and as identified during Interim Soil Removal Actions performed in 2011. The cleanup scenarios are ranked on effectiveness, implementability, and cost.

The Rio Linda Superblock Project area is currently a vacant, roughly rectangular lot approximately 300 feet wide by 600 feet long, and approximately 3.82 acres in size. Within the Superblock Project area, SHRA currently owns the specific parcels where heavy metals are present in near surface soils requiring mitigation (the Site). That area encompasses approximately 3 acres (Figure ES-1). The proposed Site reuse is for the construction of affordable single- or multi-family dwelling unit(s). Cleanup of the Site to a residential standard will be required before planned reuse/redevelopment can begin.

The Site is located in an urban area with a mix of residential homes, apartment buildings, and commercial businesses. The area is zoned as “Multi-Unit Dwelling Zone (R-3A)” to accommodate higher density development. The following environmental concerns were identified during the Phase I/II investigations and interim removal efforts:

- Elevated levels of lead and cadmium are present above the human health screening level in surface and subsurface soil throughout the entire Site with the greatest concentrations in the western portion of the Site. A suspect source for elevated lead at the Site is an historical illegally dumped waste debris material from an unknown source.

- Waste characterization analyses of Site soil found lead exceeding the California hazardous waste criteria, and in some cases federal (RCRA) hazardous waste criteria, indicating that the soil will require disposal at an appropriate hazardous waste landfill if removed from the property.

- Interim soil removal actions in 2011 resulted in the successful removal of approximately 2,500 cubic yards of metals impacted soils. Confirmation sampling in these areas indicate that the residential cleanup standards (Residential California Human Health Screening Levels (CHHSLs)) have been achieved. Stockpiled soils remain on the Site as a result of funding limitations. Additional excavation of impacted soils is required to meet cleanup objectives. Subsequently excavated soils, and existing stockpiled soils, will likely require off-site disposal.

Table ES-1 summarizes three cleanup options identified to address these concerns in order to protect human health. The cost estimates presented in this ABCA are rough order-of-magnitude estimates prepared solely for the comparison of the identified alternatives and should not be used as design-level estimates.

Three options were evaluated for the Site based on effectiveness, implementability, and cost:

- No action
- Soil excavation, confirmation sampling, and off-site disposal as roughly 60% RCRA Hazardous Waste and 40% California Hazardous Waste. Remedial Units and current status are shown on Figure ES-2 (Figure ES-2).
- Excavation, confirmation sampling, lead stabilization and off-site disposal as 100% California Hazardous Waste.

Table ES-1
Summary and Comparison of Cleanup Alternatives

Alternative	Actions	Effectiveness	Implementability	Approximate Cost 1	Considerations
1: No Action	None	Low	Easy	None	Unable to reuse Site for planned use.
2: Soil excavation, confirmation sampling, and off-site disposal	Excavate to a depth of 2 feet in areas where soil in excess of the ABCA screening level (80 milligrams per kilogram for lead). Perform confirmation soil sampling and analysis to confirm that the cleanup goals are achieved; characterize excavated soil for disposal in accordance with the receiving facility requirements, and transport excavated soil for disposal at the appropriate facility in accordance with applicable regulations.	High	Moderately Easy	$1.41 million	Based on preliminary soil waste profile sampling, excavated soil is considered a mix of California and RCRA hazardous waste. The soil would be transported to an appropriate landfill. Limited space to stockpile soil may hinder implementation.

3: Lead stabilization excavation, confirmation sampling, and off-site disposal	**Lead stabilization by the mechanical mixing of lime/phosphate with excavated soil that exceeds RCRA hazardous waste criteria. Excavate remaining portions of site where soil exceeds ABCA cleanup objectives (80 milligrams per kilogram for lead1.7 mg/kg for cadmium) and perform confirmation soil sampling and analysis to confirm that the cleanup goals are achieved; characterize excavated soil for disposal in accordance with the receiving facility requirements, and transport excavated soil for disposal at the appropriate facility in accordance with applicable regulations.**	**Moderate to High**	**Difficult**	**$1.28 million**	**Bench scale testing of the treatment of soil would need to be conducted to ensure the lead stabilization is effective (may potentially not be effective) in reducing to the leachability of lead to levels below hazardous waste criteria for disposal as a non-hazardous waste at an appropriate landfill. Lead stabilization activities in a residential area would require aggressive dust control of lime to control fugitive emission of the caustic material to the neighborhood.**

1.0 INTRODUCTION AND BACKGROUND

The Sacramento Housing and Redevelopment Agency (SHRA) tasked Nichols Consulting Engineers (NCE) to conduct an Analysis of Brownfields Cleanup Alternatives (ABCA) for the property located on Rio Linda Blvd between Roanoke and South Avenue in Sacramento, Sacramento County, California (see Plate ES-1). The project area is referred to by SHRA as the Rio Linda Superblock Project.

This ABCA has been prepared to provide a project status and to evaluate applicable remedial alternatives to mitigate the presence of elevated levels of cadmium and lead in surface and near surface soils on several parcels. Impacted Site parcel numbers and street addresses are provided below:

PARCEL	STREET NUMBER	STREET	OWNER
EPA Cleanup Grant 1			
251-0131-005	3605	Rio Linda Boulevard	SHRA
251-0131-016	810	Roanoke Avenue	SHRA
EPA Cleanup Grant 2			
251-0131-004	3633	Rio Linda Boulevard	SHRA
251-0131-009	3609/3611 (0)	Rio Linda Boulevard	SHRA
EPA Cleanup Grant 3			
251-0131-003	3637	Rio Linda Boulevard	SHRA
Rest of Site			
251-0131-008	3617	Rio Linda Boulevard	SHRA
251-0131-010	3629	Rio Linda Boulevard	SHRA
251-0131-011	3601*	Rio Linda Boulevard	SHRA
251-0131-015	3621	Rio Linda Boulevard	SHRA
251-0131-017*	N/A	South Avenue	SHRA
251-0131-018	801	South Avenue	SHRA

**Former gas station site previously remediated by SHRA.*

The Rio Linda Superblock Project area is currently a vacant, roughly rectangular lot approximately 300 feet wide by 600 feet long, and approximately 3.82 acres in size.

Remediation and development of this site with affordable housing has been a priority for the community since at least 1989 when the Del Paso Heights Redevelopment Advisory Committee (RAC), Sacramento Housing and Redevelopment Commission (SHRC) and Redevelopment Agency sought to remove blighting and incompatible uses including a gas station, liquor store and pool hall. Several of the goals in the Redevelopment Plan and Implementation Strategy (Redevelopment Plan) from that time were to a) improve the neighborhood environment and image, b) eliminate blighted and blighting conditions and c) increase and develop affordable housing in the area.

The 2009-2014 Redevelopment Plan called out this project as a top priority noting that completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.

Several setbacks stalled the project over the last 20 years, including lengthy acquisition processes, elimination of redevelopment in California and serious environmental contamination from illegal dumping and previous uses such as a gas station, auto body shop and a trucking company. The main contributor to the heavy metals contamination is associated with an on-Site waste debris field from an unknown source.

This ABCA was requested by SHRA and prepared based on the results of several Phase I/II assessments conducted for the Site, an approved Soil Removal Corrective Action Plan (CAP), and Interim Soil Removal Actions. Corrective actions were initiated at the Site in 2011 under the oversight of the Sacramento County Environmental Management Department (SCEMD) who approved the CAP. Site cleanup efforts were curtailed in 2012 as a result of a lack of funding as described in more detail in Section 1.3. The purpose of this ABCA is to evaluate possible remedial alternatives to complete the remedial efforts based on Site conditions and the anticipated reuse of the Site. This evaluation will be expanded, modified if necessary, and incorporated into a revised final Site Cleanup Plan for review by the community, project partners and the local the regulatory oversight agency.

1.1 Site Location

The Site is located in an urban area with a mix of residential homes, apartment buildings, and commercial businesses. The area is zoned as “Multi-Unit Dwelling Zone (R-2A)” to accommodate higher density development. The Site is located between 3605 and 3627, Rio Linda Blvd in Del Paso Heights, a suburb in northern Sacramento, California. Assessor's Parcel Numbers associated with the Site are shown above and provided on Plate ES-1. The geographic coordinates for the approximate center of the Site are 38° 38’ 02.44” North latitude and 121° 26’ 49.01” West longitude.

The Site is approximately 41 feet above mean sea level and is flat with regional topography sloping gently to the west. The Sacramento River is located approximately 6.3 miles to the west and the American River is located approximately 3.0 miles to the south.

The Site is currently a vacant and is vegetated with grasses and has one lone tree roughly in the center of the Site and some smaller trees in the northeast corner. The Site is bordered to the west by the Sacramento Northern Bike Trial and associated public use areas. The Site is fenced on the north, south and east by a tall chain link fence and is open to the west. Located roughly in the middle of the Superblock Project area, and fronting Rio Linda Blvd, is a small multi-family housing unit that consists of four buildings, each a single-family housing unit (see Plate ES-1).

1.2 Ownership and Previous Use

The Redevelopment Agency of the City of Sacramento (Redevelopment Agency), a constituent entity of SHRA began assembling vacant parcels on a block collectively known as the Rio Linda Superblock in the Del Paso Heights neighborhood of Sacramento since the late 1980’s for the development of affordable single family homes. To date, the Agency has acquired 11 of the 12 site parcels including 3601 Rio Linda Boulevard (corner of Rio Linda

Blvd and South Ave which was a former gas station that SHRA previously remediated). The remaining parcel (corner of Rio Linda Blvd and Roanoke Ave) is privately owned and SHRA has had amenable discussions with the owner in the past.

1.3 Previous Investigations

Phase I Environmental Site Assessments (ESAs) were performed on the site in 1992. Additional Phase I and II ESAs were performed between 2004 and 2006. Follow-up Phase II investigations consisting of soil sampling and testing were performed in 2008 and 2009. In 2010, after considerable environmental testing, a Soil Removal Corrective Action Plan (CAP) was prepared and approved by the Sacramento County Environmental Management Department (SCEMD). A follow-up Phase I ESA was performed in November 2016 for 810 Roanoke Avenue (251-0131-016) as part of SHRA's site acquisition due diligence.

List of Previous Environmental Investigations Performed and Reports Prepared

1. Phase I ESA performed by Geocon in 2005
2. Phase II ESA performed by Geocon in 2005
3. Phase II follow-up performed by NCE in 2008 and 2009
4. Soil Removal Corrective action Plan by NCE in 2010
5. Soil Removal Completion Report by AECOM in 2012
6. Phase I ESA performed by PM Environmental in 2016

Geocon Phase I Site Investigation

A Phase I ESA (ESA) was performed by Geocon Consultants Inc. (Geocon) on a total of eleven vacant parcels including the nine Subject Parcels noted previously. The Geocon investigation was conducted in July 2005. The ESA identified a debris field on the western most parcel. The debris consists of a conglomeration of rubber hoses, gaskets and other rubber fragments, ceramic fragments, metal debris and a white to tan-colored woven fibrous material that was mixed into the upper foot of soil. Geocon indicated that soil had a gray color and an ash-like texture and appeared to have been exposed by tilling of the soil. The source of the debris was unknown. The ESA recommended that two soil samples be collected in the vicinity of the debris material to assess the potential for metals, PAHs and asbestos. Analytical results showed that the samples contained lead and cadmium at concentrations that exceed the California Human Health Screening Levels (CHHSLs [Cal/EPA 1995]) for residential use. Based on the results of the analyses, Geocon conducted a follow-on investigation consisting of the collection of additional soil samples from throughout the Site which confirmed the presence of lead and cadmium in soil throughout the debris field area at level exceeding CHHSLs.

NCE Phase II Investigations

The 2008 NCE investigation consisted of excavating a total of 38 test pits. Backhoe test pits were excavated to a maximum depth of 2-feet below ground surface (bgs). Soil samples were collected from each test pit at the ground surface and approximately 1-and 2-feet bgs.

The Phase II ESA sampling identified lead and cadmium in surface and subsurface soil at concentrations exceeding screening levels throughout the Site. Findings from the Phase I/II investigations identified the following contaminants of concern at the Site:

- Lead and cadmium was reported above the screening level in surface and subsurface soil throughout the Site (Figure 3). Lead concentrations in soil were higher in the western portion of the Site. A suspect source for elevated lead at the Site is what appears to be an mixed burn ash and industrial debris material that was previously dumped on the parcel by an unknown entity and at an unknown time. Lead and cadmium results in soil samples were compared to the California Department of Toxic Substances Control (DTSC) Screening Level (DTSC-SL) of 80 mg/kg for lead and 1.7 mg/kg for cadmium (Office of Environmental Health Hazard Assessment [OEHHA], 2010).

- Waste characterization analyses of Site soil found lead exceeding the California hazardous waste (Cal-Haz) criteria and in some cases federal hazardous waste (RCRA) criteria, indicating that the soil would require disposal at an appropriated hazardous waste landfill if removed from the property.

NCE Follow-up Phase II Investigation

Subsequent to 2008 sampling efforts, the California Office of Environmental Health Hazard Assessment's (OEHHA) reduced the residential CHHSL for lead from 150 mg/Kg to 80 mg/Kg. Consequently, a number surface samples exceed the new CHHSL and additional definition was needed at the Site to prepare and evaluate cleanup options. The DTSC mandated reductions the residential CHHSL for lead resulted in an increase in the amount of impacted soil that required mitigation.

NCE Soil Removal Corrective Action Plan

NCE prepared a Soil Removal Corrective Action Plan (CAP) for submittal and approval of the SCEMD on behalf of SHRA. The CAP provided specific procedures and details associated with soil removal efforts and confirmation sampling activities for the Site. The CAP and associated remediation was to address the presence of elevated levels of cadmium and lead in surface and near surface soils on the subject parcels. The SCEMD approved the CAP and SHRA retained a remedial contractor to perform the work. NCE provided the engineering oversight and confirmation sampling and coordinated the analytical testing.

AECOM Soil Removal Report

On behalf of the Sacramento Municipal Utility District (SMUD), AECOM conducted soil removal activities on 810 Roanoke Avenue in 2011 that were consistent with the CAP prepared by NCE in 2010. Approximately 200 tons of soil was removed. However, some soil, with concentrations above residential CHHSLs, was left in place and the site was backfilled. Closure was not received from SCEMD.

PM Environmental Phase I Investigation

PM Environmental, on behalf of SHRA, performed a Phase I Investigation as part of its due diligence for acquisition of the SMUD Parcel (810 Roanoke Ave). The Phase I summarized the soil removal activities and the remaining contaminated soil.

Interim Soil Removal Actions

In 2011, a significant amount of soil contaminated with metals was removed and stockpiled on-site. Further confirmation sampling determined that the contamination was more extensive than originally thought and that much of the waste materials had characteristics that would classify the waste as a RCRA Hazardous Waste. The project was halted due to funding shortfalls. The site has remained that way since with covered soil stockpiles at the Site. It is estimated that there is up to 2,300 tons of soil stockpiled on site and an additional 4,320 tons of contaminated soil that needs to be excavated and disposed.

Waste characterization sampling of the stockpiled soils was performed to evaluate potential disposal options if soil were removed from the Site. Total lead was reported at total concentrations requiring STLC and or Toxicity Characteristic Leaching Procedure (TCLP) analysis. Chemical profiling of stockpiled soils resulted in roughly 40% of the material being classified as a California Hazardous Waste and roughly 60% of the materials as a RCRA Hazardous Waste.

1.4 Project Goal

The project goal is to mitigate the identified contaminants to levels appropriate for the planned reuse as affordable single- or multi-family dwelling unit(s).

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

2.1 Cleanup Oversight Responsibility

The Sacramento County Environmental Management Department (SCEMD), Local Remediation Program is a voluntary site cleanup program which provides technical regulatory oversight for corrective actions at hazardous materials release sites involving non-petroleum products. The SCEMD regulators work closely with other State Agencies to agree on the scope of work necessary to assess site contamination and the degree of cleanup required to reach a finding of no further action.

2.2 Cleanup Standards for Major Contaminants

Cleanup standards for metals detected at the Site are based on the Regional Screening Levels (RSLs) (EPA, 2016) and DTSC-SLs for Residential Soil (OEHHA, 2010). The RSLs and DTSC-SLs will be used as guidance or cleanup endpoints for the Site. The EPA RSL for lead in residential soil is 400 mg/kg and the DTSC-SL for lead in residential soil is 80 mg/kg. For the purpose of the ABCA, the DTSC-SL for lead in soil of 80 mg/kg was assumed to be the cleanup standard that would allow the SCEMD to issue a No Further Action (NFA) determination for the Site which would allow for the residential development as planned.

2.3 Laws and Regulations Applicable to the Cleanup

This section is for informational purposes only and the responsible party (or the party undertaking the cleanup) is responsible for ensuring compliance with all applicable laws and regulations.

Cleanup activities at the Site should be conducted by contractors operating in accordance with the U.S. Department of Labor Occupational Safety & Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) standard codified at 29 Code of Federal Regulations 1910.120. The HAZWOPER standard applies to cleanup operations required by federal, state, local, or other governmental body involving hazardous substances. Additionally, the California OSHA “Lead in Construction Standard” codified in Title 8 California Code of Regulations Section 1532.1, is applicable to construction work where an employee may be exposed to lead.

Federal laws and regulations applicable to this cleanup include the Small Business Liability Relief and Brownfields Revitalization Act and the Davis-Bacon Act. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup are also applicable.

In addition, excavation and grading permits and underground service alert notifications are potentially required prior to cleanup activities. The SCEMD would be contacted for potential input regarding work plan preparation and permitting.

3.0 EVALUATION OF BROWNFIELDS CLEANUP ALTERNATIVES

3.1 Clean up Action Objectives

The cleanup action objective is to mitigate the identified contaminants to levels appropriate for the planned reuse as affordable single- or multi-family dwelling unit(s).

Results of the Phase II investigation efforts identified lead and cadmium at concentrations exceeding the screening levels for this analyte. Lead was reported above the screening level in surface and subsurface soil throughout the Site. Lead and cadmium concentrations in soil were higher in the western portion of the Site.

A preliminary waste characterization evaluation of the elevated lead soil sample results indicates that lead and cadmium contaminated soil at the Site would be classified as roughly 40% California hazardous waste and 60% RCRA Hazardous Waste.

3.2 Identification and Evaluation of Cleanup Alternatives

Based on the planned reuse, three options were evaluated: (1) No action; (2) Soil excavation, confirmation sampling, and off-site disposal as partially RCRA hazardous waste and partially California hazardous waste; and (3) Soil excavation, confirmation sampling, lead stabilization and off-site disposal as a California hazardous waste.

Each cleanup alternative was first evaluated to determine whether it would achieve the overall project goal to mitigate the identified contaminants to levels appropriate for the planned reuse, an affordable single- or multi-family dwelling unit(s). Those alternatives deemed capable of achieving the overall project goal were further evaluated for effectiveness, implementability, and cost. The cost estimates presented in this document are rough order-of-magnitude estimates that were prepared solely for the comparison of the identified alternatives and should not be used as design-level estimates. A description of each alternative and the results of the comparative analysis are presented below.

Alternative 1 – No Action

The No Action Alternative is included as a baseline for comparison to the other proposed alternatives. The No-Action Alternative assumes that the impacted media would remain in place without treatment.

Effectiveness: This alternative would not provide for mitigation of the actual or potential risks posed by the impacted media. If no corrective action is taken, the Site cannot be reused as affordable single- or multi-family dwelling unit(s).

Implementability: This alternative is easily implemented.

Cost: No costs would be incurred during the implementation of this alternative.

Alternative 2 –Soil Excavation, Confirmation Sampling, and Off-Site Disposal as Part RCRA Hazardous Waste and Part California Hazardous Waste

The soil excavation, confirmation sampling, and off-site disposal as part RCRA and part California hazardous waste alternative would remove the impacted soils from the Site that exceed the lead screening level of 80 mg/kg and the cadmium screening level of 1.7 mg/kg. Four-point composite samples, one per 40-foot by 40- foot remedial unit will be collected for lead and cadmium analysis following soil excavation. An estimated total (existing plus future excavation) of California Hazardous Waste would amount to 2,160 tons and RCRA Hazardous Waste would equal approximately 4,460 tons. The impacted soil is anticipated to require off-site disposal accordingly as California hazardous waste and RCRA Hazardous Waste at appropriate disposal facilities and at different unit rates.

The newly excavated soil would be stockpiled on-site, pending laboratory analysis for waste characterization. The initial waste characterization performed indicates that the existing stockpiled soil would be roughly 40% a California hazardous waste and 60% RCRA hazardous waste. The excavated soil would be transported off-site for disposal at an appropriately licensed treatment/disposal facility. The excavation would be backfilled and/or re-graded and compacted with clean material appropriate for the planned use.

Effectiveness: Excavation will completely remove contaminated soil from the surface and shallow subsurface areas, eliminating the threat of accidental ingestion and/or dermal contact to current and future Site users.

Implementability: This alternative includes collection of confirmation samples and disposal profile sampling of excavated soil, off-site soil disposal, and backfilling with clean soil. The Site is currently vacant. Access to streets and freeways would be unaffected, with minimal disruption to the local residents. This alternative is moderately easy to implement.

Cost: A rough order-of-magnitude estimate of costs for the additional characterization, excavation, and disposal alternative is $1,410,060. The costs also include preparation of work plans and completion reports, an allowance for agency oversight costs (price to be requested during project implementation), and an allowance for permits.

Alternative 3 – Soil Excavation, Confirmation Sampling, Lead Stabilization and Off-Site Disposal as a California Hazardous Waste

The soil excavation, confirmation sampling, lead stabilization and off-site disposal as a California hazardous waste alternative would remove all soil from the Site that exceeded the lead and cadmium screening levels of 80 and 1.7 mg/kg, respectively. This alternative is similar to Alternative 2, but includes mechanically mixing lime (a caustic material to raise pH) with the excavated soil that is considered a RCRA waste to stabilize lead and reduce its leachability thus allowing for a less expensive disposal as a California hazardous waste. Bench scale testing would be required to determine the amount of lime to add to the soil and leachability testing to ensure the lead stabilization is an effective measure to allow the soil to be classified as a California hazardous waste.

After excavation, 4-point composite samples per 40-foot by 40-foot remedial unit will be collected for lead analysis. An estimated total (existing stockpiles plus future excavation) of California Hazardous Waste would amount to 2,160 tons and RCRA Hazardous Waste would equal approximately 4,460 tons and these materials would be would be stockpiled. The 4,460

tons of RCRA hazardous waste would be treated on-Site to immobilize soluble lead compounds to a level that would classify the waste as a California hazardous waste.

The excavated soil would be stockpiled on-site, pending laboratory analysis for waste characterization. The excavated soil would be treated on-site and transported off-site for disposal at an appropriately licensed treatment/disposal facility. The excavation would be backfilled and compacted with clean material appropriate for the planned use.

Effectiveness: Excavation will completely remove contaminated soil from the surface and shallow subsurface areas, eliminating the threat of accidental ingestion and/or dermal contact to current and future Site users. However, there is a chance that the lime stabilization effort will not be effective in reducing the leachability of lead and the soil would need to be disposed as a RCRA hazardous waste at a higher cost.

Implementability: This alternative includes the mechanical mixing of lime with soil using heavy equipment to treat excavated soils. Bench scale testing would determine the amount of lime to add to the soil to effectively stabilize the lead. The alternative also includes collection of confirmation samples and disposal profile sampling of excavated soil, off-site soil disposal, and backfilling with clean soil. The Site is currently vacant. Some disruption to the local residents from a period of heavy equipment operating in a confined area would occur. This alternative is moderately easy to implement. This alternative is a deviation from the originally approved CAP. However, the main goal of the CAP is to remediate the site to residential CHHSLs which this alternative would still accomplish. Any deviations from the original CAP would be coordinated with SCEMD.

Cost: A rough order-of-magnitude estimate of costs for the additional excavation, treatment, and disposal alternative is $1,277,660. The costs also include preparation of work plans and completion reports, an allowance for agency oversight costs (price to be requested during project implementation), and an allowance for permits.

The following table identifies other cleanup alternatives that were considered for the Site that were dismissed and not analyzed as not meeting the goals of the project.

Table 3-1: Alternatives that were Considered and Dismissed

Alternative	Actions	Considerations
Capping	**Installing an impermeable cover (pavement, concrete, etc.) to mitigate exposure to lead impacted soil.**	**Effective to reduce exposure but not meeting the project goals for residential redevelopment.**
In situ soil treatment	**Mechanical mixing of phosphate from fish bones with soil. Fish bones are made of the phosphate mineral apatite, which readily combines with lead to form pyromorphite, a stable crystalline mineral that can't be absorbed by the human digestive system. The application of fish bones is followed by the application of clean soil and vegetation to reduce fish odors.**	**Can reduce the bioavailability of lead up to 50%; however, a potential of leaving bioavailable lead in soil at the Site remains. Regulatory approval and further bioavailability testing would be required to leave lead impacted soil at the Site. Typical in situ soil treatment applications are conducted at Sites with existing structures where excavation of soil is not practical.**

Soil disposal as a special waste.	**The excavated soil could be potentially designated as a special waste. A special waste is a subset category of non-RCRA hazardous wastes pending a request to the DTSC for a special waste classification in order for the soil to be disposed as a nonhazardous waste.**	**Effective to reduce disposal costs for Sites with large volumes of soil. Considerable administrative effort and time is required for DTSC special waste application process. Would only apply to that portion of waste that is classified as a non-RCRA waste.**

3.3 Comparison of Alternatives

Alternative 1: *No Action* does not meet the project goal and is therefore dismissed without additional evaluation.

Alternative 2: *Soil Excavation, Confirmation Sampling, and Off-Site Disposal as a California Hazardous Waste or Special Waste* is protective in the short-and long-term for the planned reuse as affordable single- or multi-family dwelling unit(s) because contaminated soil is removed from the Site. This alternative proposes conventional sampling and excavation methods. Similar actions are routinely performed to remediate these types of contaminants in California, and thus it is considered moderately easy to implement both technically and administratively. It is more expensive to implement than Alternative 1, but is considered the most effective and easiest to implement option if unrestricted use of the property is desirable and/or required.

Alternative 3: *Soil Excavation, Confirmation Sampling, Lead Stabilization and Off-Site Disposal as a California Hazardous Waste* is protective in the short- and long-term for the planned reuse as affordable single- or multi-family dwelling unit(s) because contaminated soil is removed from the Site. This alternative proposes soil stabilization by mechanical mixing with lime to reduce the leachability of lead followed by conventional sampling and excavation methods. Bench scale testing would need to be conducted to demonstrate the effectiveness of the lead stabilization for excavation and disposal of the soil as a non-hazardous waste. There is a potential the stabilization effort will not be effective in reducing the solubility of lead to below regulatory levels. Similar lead stabilization actions are typically conducted at large remediation sites where disposal costs are significant and have room for the operation of heavy equipment. The mechanical mixing of lime in the soil in a confined residential area is difficult to implement and aggressive dust control will need to be implemented to control fugitive emissions of the caustic material. The alternative is less expensive to implement than Alternative 2 (assuming California Hazardous Waste disposal) with the same effectiveness but more difficult to implement.

3.4 Remediation Technologies

EPA provides guidance for specific technologies which may be used for the remediation of hazardous wastes and other contaminants. Detailed links for EPA's remediation technology guidance, as well as case studies and demonstrations, can be found online at http://www2.epa.gov/remedytech (EPA, 2015a). Solidification (lead stabilization) is listed among other technologies.

3.5 Consideration of Climate Change Impacts

Scientific evidence demonstrates that the climate is changing at an increasingly rapid rate, outside the range to which society has adapted in the past. These changes can pose significant challenges to EPA's ability to fulfill its mission. EPA must adapt to climate change if it is to continue fulfilling its statutory, regulatory, and programmatic requirements. EPA is

therefore anticipating and planning for future climate changes to ensure it continues to fulfill its mission of protecting human health and the environment even as the climate changes. In February 2013, EPA released its draft Climate Change Adaptation Plan to the public for review and comment. The plan relies on peer-reviewed scientific information and expert judgment to identify vulnerabilities to EPA's mission and goals from climate change. The Region 9 Plan identifies vulnerabilities in Region 9, including lack of rainfall and the prospect of future droughts, reduction in groundwater supply, sea level rise, projected temperature increase and its impact on urban areas, wildfire prevalence, agricultural and ocean productivity, and habitat loss and ecosystem shift. Priority is being placed on mainstreaming climate adaptation within EPA and encouraging adaptation planning across the entire federal government.

The Site is located at an elevation of approximately 41 feet above mean sea level and is not vulnerable to sea-level rise. An increase in the intensity and frequency of rainfall would increase the likelihood of nearby rivers flooding. Alternatives 2 or 3, which include offsite disposal, would be advantageous cleanup alternative in accordance with the goals of the EPA's Climate Change Adaptation Plan.

3.6 Green and Sustainable Remediation Guidance

When implemented effectively, green and sustainable remediation practices enhance the environmental benefits offered by federal cleanup and redevelopment programs such as the EPA Brownfields Program. The principles governing green and sustainable remediation for EPA cleanup programs have been outlined in greater detail in EPA's *Principles for Greener Cleanups* (EPA, 2009), but generally seek to "optimize environmental performance and implement protective cleanups that are *greener* by increasing our understanding of the environmental footprint and, when appropriate, taking steps to minimize that footprint."

The following benefits can be reached through preferential use of green remediation approaches:

- Waste production and use of materials can be minimized
- Impacts to water quality and water resources can be avoided
- Air emissions and greenhouse gas production can be reduced
- Natural resources and energy can be conserved

3.6.1 Administrative Suggestions

Emphasis should be placed on selecting contractors, including laboratories, which follow green remediation best management practices. Use of contractors that place priority on clean fuel and emission technologies should be encouraged. Redevelopment plans and future use of the Site should guide the type of sampling and remediation, ensuring efficient and sustainable methods. Additionally, renewable energy production facilities should be encouraged as future development possibilities. Reporting efforts, both draft and final documents, should be submitted in digital format, rather than as hard copies. Outreach to local communities should optimize the use of electronic and centralized communication.

3.6.2 Operations Suggestions

The following suggestions should be considered to help achieve green and sustainable remediation at the Site:

- Whenever possible, non-renewable energy consumption should be minimized through energy efficient equipment, use of renewable energy supply, and renewable energy generation systems on-site.
- Sustainable practices, such as utilizing existing structures, native vegetation, and natural attributes on-site, should be encouraged.
- Environmentally preferable products, such as those outlined in EPA's Sustainable Marketplace: Greener Products and Services website (EPA, 2015b), (http://www2.epa.gov/greenerproducts), should be utilized where feasible, including environmentally friendly electronics, recycled products, and energy-efficient lighting.
- Mobilization during field efforts should use fuel-efficient and/or alternative fuel vehicles when feasible, encourage carpooling, and should avoid environmentally sensitive areas when placing operations centers and command posts.
- Waste should be minimized through conservation efforts, recycling, and reuse of items.

The following procedures can be followed to minimize waste:

- Field contamination screening should use non-invasive technologies where feasible.
- Quantity of field samples should be minimized, and mobile laboratories should be prioritized when appropriate.
- Drilling and excavation activities should incorporate clean fuel and emissions controls, including idle reduction devices, use of ultra-low sulfur diesel and/or fuel-grade biodiesel, advanced emission controls, EPA- or California Air Resources Board-verified emission control technology, and the performance of routine engine maintenance.
- Demolition should be minimized; instead, value should be placed on utilizing existing structures. Efficiency during transport and disposal operations should be maximized, and practices such as back-loading should be used whenever possible.

3.6.3 Bioremediation Considerations

Bioremediation potential of the Site should be examined and considered as a viable cleanup alternative. Bioremediation is a natural process which relies on bacteria, fungi, and plants to degrade, break down, transform, or essentially remove contaminants from soil and water. Bioremediation options potentially provide a low cost, non-intrusive, natural method of addressing soil contamination at a site. More information about bioremediation alternatives can be found at http://www2.epa.gov/remedytech (EPA, 2015a).

4.0 LIMITATIONS AND ADDITIONAL ASSESSMENT NEEDS

The Phase I/II investigations and the Interim Soil Removal Actions completed to date have provided a valuable characterization of current and historical conditions of the subject property, including a summary of historical site use, previous investigations and regulatory involvement, site reconnaissance and photo documentation, and an evaluation of hazardous wastes.

The extent of the lead and cadmium contamination was not fully defined during Phase II activities; however, the data obtained from those studies and the data obtained from the Interim Soil Removal Actions completed were used to estimate the costs for Cleanup Alternatives 2 and 3. Lead and cadmium contamination is present at varying levels throughout the Site. Post on-site treatment (Alternative 3) this soil is expected to be classified as California hazardous waste. The assumptions provide a conservative, likely overestimation, of the amount of soil that would require excavation and disposal. Samples will be collected to determine the ultimate appropriate off-site disposal option. The Phase I/II reports, the CAP, and this associated ABCA can provide mitigation guidance but are not to be used as full characterization or risk assessment reports. The information presented therein represents only the Site-specific, recognized environmental conditions and opinions of the environmental professional.

5.0 REFERENCES

EPA. 2015a. Technologies for Cleaning Up Contaminated Sites. http://www2.epa.gov/remedytech. Last updated October 19. Website accessed November 2015.

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Geocon, 2005a. Phase I Environmental Site Assessment, Parcels at Rio Linda Boulevard and Roanoke Avenue, APNs 251-013-1003, 1011 and 1016, Sacramento, California. July.

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NCE, 2008. Phase II Environmental Site Assessment, Summary Report, Rio Linda Superblock, Rio Linda Boulevard and Roanoke Avenue, Sacramento, California. November.

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AECOM, 2012, Soil Removal Completion Report, SMUD Parcel 251-0131-016, 810 Roanoke Avenue, Sacramento, California

PM Environmental, 2016, Phase I Environmental Site Assessment Report, 810 Roanoke Avenue, Sacramento, California

Office of Environmental Health Hazard Assessment (OEHHA). 2010. California Human Health Screening Level for Residential Soil. http://oehha.ca.gov/risk/chhsltable.html. Soil- Screening Numbers - Updated Table.

U.S. Environmental Protection Agency (EPA). 2009. Office of Solid Waste and Emergency Response. *Principles for Greener Cleanups*. August 27.

DISTRIBUTION

Draft Analysis of Brownfields Cleanup Alternatives
Rio Linda Superblock
Rio Linda Blvd & Roanoke Avenue
Del Paso Heights - Sacramento
Sacramento County, CA

November 2016

Copy 1: Sacramento Housing and Redevelopment Agency

Copy 2: NCE Project File

Quality Control Reviewer

_____

Michael J. Leacox, P.G., CEG

FIGURES

Reference: Aerial Photograph - 2006, Google Earth Pro.

Nichols Consulting Engineers, Chtd.
8795 Folsom Blvd., Suite 250
Sacramento, California 95826
(916) 388-5655

Parcel Map
Final Analysis of Brownfields Cleanup Alternatives
Rio Linda Superblock
Rio Linda Boulevard and Roanoke Avenue
Sacramento, California

PLATE **ES-1**

DRAWN	FILE NAME	PROJECT NUMBER	APPROVED	DATE	REVISED DATE
MG	48712351009.dwg	A487.24.35		12/1/16	

North Sacramento Community Coalition

Building a Sustainable and Safe North Sacramento-Del Paso Heights Community by Strengthening Community Relationships and Increasing Community Ownership

Meeting Agenda December 5th, 2016

Objective:

Reconnect as a Coalition to continue discussing next steps for the NSCC.

I. Welcome / Check-In

II. Updates

- Gang Prevention & Intervention Grant Extension
  - Continue NSCC through Dec. 2017
  - 10-15 "High Risk" Interns Selected from Continuation School

III. Other Items for Discussion

- MLK March – January 16th 2017
- City of Sacramento Presentations

IV. Next Steps

- Key dates/ action items for each sub-committee
  - Economic Development-
  - Health Committee-
  - Public Safety-
  - Youth and Education-
  - Arts & Culture-
  - Neighborhood Revitalization-

V. Next Coalition Meeting Date: ***January 24th, 2017, 6:30 PM***
770 Darina Ave.

North Sacramento Community Coalition: *Taking Our Community Back*

Collaborative System of Integrated Support and Services

Roles and Responsibilities

North Sac Community Coalition
(Meets every other Month)

Guidance and Mentorship

Role:
Appointed members of the NSCC who will work in close partnership with the NSCC by providing guidance and influencing decision-making based on respected connection to community stakeholders, parents, and youth through a close understanding and knowledge of neighborhoods targeted through the NSCC.

Activities:
Serve as role models, resources, and advisors, providing guidance and support to the NSCC, Steering Committee, Sub Committee Workgroups, Coordinator, and North Sacramento community.

Steering Committee
(Meets every Month)
(Working group meets bi-weekly)

Leadership and Governance

Role:
Serve as a community partner representative providing strategic direction for the collaborative efforts and long-term sustainability of the NSCC. Also serve as lead on one of the six sub-committees.

Activities:
Develop and refine NSCC strategic plan through use of data to inform strategy development, shared accountability and participation in sub committee workgroups, participation in NSCC meetings, serve as a vocal champion of the NSCC collaborative efforts to strengthen support for students and families in the North Sacramento community.

Coordinator and Staff

Coordination and Oversight

Role: Responsible for organizing and overseeing the coordination of the North Sacramento Community Coalition activities. Provides leadership and capacity building for all members of the NSCC.

Activities:
Facilitation of NSCC meetings, coordination of sub-committee workgroup meetings, community convening, and implementation of NSCCS collaborative support services. Administrative staff time allocated to support NSCC large group and sub committee meetings.

Prepared by Innovation Bridge in partnership with NSCC, 2016.

Sub Committee Workgroups:

Aligned to each of the priority focus areas to ensure continued innovation, program development, strategic planning and implementation of coordinated approaches to intervention/prevention.

Economic Development & Employment **Public Safety & Clergy** **Youth & Education** **Neighborhood Revitalization**
Family Based Support / Emergency Services **Mental Health / Health Wellness** **Art & Culture**

- **Economic Development & Employment** – This sub-committee will focus on entrepreneurship, job training and placement, skill training, financial education and re-entry programs among other economic and employment related themes. This sub-committee will also identify potential local and regional funding resources that can benefit the North Sac Community and Stakeholders.

- **Public Safety & Clergy** – This sub-committee will look explicitly at gang prevention and through the collaboration of clergy and law enforcement. The sub-committee will also look at drug & alcohol prevention and education for the community.

- **Youth & Education** – This sub-committee will work with school leaders and youth advocates in the community in relation to the education and well being of the WHOLE child. This includes examining out-of-school programs, mentoring services, youth re-entry programs and the availability of computers and other technology for youth in the community.

- **Neighborhood Revitalization** – This sub-committee will look at the overall revitalization of the North Sac Community through Community Based Organizations (CBOs), legacy planning, community development and leadership development.

- **Family Based Support/ Emergency Services** – This sub-committee will focus specifically on the families of the North Sac Community and identify needs as well as emergency and long-term resources available or not available to the community.

- **Mental Health/ Health Wellness** – This sub-committee's focus will be the overall mental health and health wellness of the North Sac Community. This will include, but not be limited to, identifying available health clinics and services in the community, evaluating the effectiveness of available health clinics/services and determining additional needs and gaps to be addressed.

- **Art & Culture** – This sub-committee will look at the arts, cultural resources and gems available in the North Sac Community. The sub-committee will explore opportunities to promote, both locally and regionally, home grown artist and encourage artistic development within the community.

Side NOFA for new projects

North Sac Coalition Notes for meeting 12/5/16

- Thank you for the opportunity to talk to you guys tonight.
- My name is Brad S and I am with SHRA and I am here tonight as part of our outreach for an EPA grant we are applying for.
- For those of you who don't know, SHRA is serves as the Housing Authority and lead for federal grant programs for the City and County of Sacramento.
- SHRA is applying for an EPA cleanup grant for a site with soil contamination located at Rio Linda blvd and Roanoke or South Ave in Del Paso Heights.
- This site is located in the former Del Paso Heights Redevelopment Area and at the direction of the former Del Paso Heights Redevelopment Advisory Committee (DPH-RAC), Sacramento Housing and Redevelopment Commission (SHRC) and Sacramento City Council; SHRA began acquiring parcels in the early 1990's for the development of single family homes.
- Site assembly and environmental testing continued through the 2000's with a significant amount of soil getting removed and stockpiled on-site in 2011.
- However, further testing determined that the contamination was more extensive than originally thought and remediation was halted.
- We think there may be as much 7,000 tons of contaminated soil on site and the estimate is ~$1.3 million for cleanup. debris source unknown farmlands

Get private market

- The EPA grant would be for $600,000 with the remaining funding coming from a potential $200,000 grant from the City and the rest from SHRA.
- **Now you may be wondering why I am here tonight?**
- Part of the grant is really engaging the community in the project and we are having an Open House at the Robertson community center (3525 Norwood) on Monday December 19th from 4-6pm.
- I have flyers here and hope that you can share at your places of business, websites and with any constituents and invite them to the open house.
- We encourage your attendance as well.
- As you can see on the public notice we are distributing; people will have the opportunity to review the grant on our website by the end of the week and provide comments.

In partnership with SETA

- We are also hoping to offer a job training position or positions as part of the project and we will provide info on that at the Open House.
- Finally, we are hoping that the coalition could provide a letter of support to help bolster the grant application and I would like to get a sign in sheet to attach to the application.
- Now the City is applying for a community-wide assessment grant, but before I go into that are there any questions on the cleanup grant?
- Denise couldn't be here. (she prob would want support letter also)

North Sacramento Community Coalition Meeting 12/5/16

Name	Email	#Number	Organization
Brad Satterwhite	bsatterwhite@shra.org	916 449-6242	SHRA
Mike Brodkins	ACSMUSIC@surewest.net	916-581-9327	RBMA
Kim Davis			GUHS
Ray Green			RFDC
Kevin Daniel	Kdaniel@gsul.org	916.286.8600	GSUL
Salem Brodkins	hajenea2001@yahoo	916 256-6830	RBMA
ED CLARK		(916) 821-6454	RBMA
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Sam Kinsey	SKinsey@cityofsac.org	916-617-7967	City hall
Billie Boothe	billie.boothe@yahoo.com	916-519-5322	Dixianne Community Association
Larry D Craig	allpositivegroup@yahoo.com		Rebranding You Inc.
Cassandra Jennings	cjennings@gsul.org	916-286-8655	GSUS
Darris Hinson	darris.hinson@twinriversusd.org	916-275-0472	GUHS
Derrell K. Robert	robertsfdc@aol.com		
Garrett Perkins	garrett.perkins@twinriversusd.org	916-616-7219	GUHS
Demetria Green			Teacher SCUSD
Drisley			

GSHL updates
Cassandra jennings
- parking lot improvements
- neighborhood grant

NSCC meeting notes 12/5/16

@ Roberts Family center 770 Darrow Ave

~~comments/questions~~:

Discussion/question/comments

* → what about commercial? community wants more commercial

~~I response~~ I told them that the focus is on this site which is zoned for residential, that the former Advisory Committee Plan for this site was residential and that there are few commercial nodes where commercial is focus. Additionally, since redevelopment is gone we only have funds for housing + some parcels restricted to housing because of how they were purchased. Additionally we hope that residential will help chances of getting more retail because currently there are sites zoned for commercial that have been vacant for years

- one member noted Low Steel vacant space in Bridgeton empty for 20 years

* → one member asked about dust control? asked if dangerous to community? informed them that there will be dust control measures + monitoring in place also req to have run off prevention measures, plan and permit

→ asked about local companies doing work?
told them we are going to work with SETA for local job training and that companies are req to track + try to hire locally

Denel add to NOFA list, Cassandra

SHRA
INVESTING IN COMMUNITIES

City of SACRAMENTO
Economic Development

Presents an...

Open House

On...

U.S. Environmental Protection Agency Brownfield Grant Proposals

Join us for an Open House to learn more about and comment on:

- proposed EPA Brownfield Cleanup Grants for the vacant infill site located at 3600 Rio Linda Boulevard

+

- an EPA Community-wide Assessment Grant for the north area of Sacramento

Monday, December 19, 2016
4:00 - 6:00p.m.

Location: Robertson Community Center

3525 Norwood Avenue

Sacramento, California 95838

Traduccion en espanol disponible +
Mnong muaj neeg txhais lus

SHRA

INVESTING IN COMMUNITIES

MUTUAL ASSISTANCE NETWORK

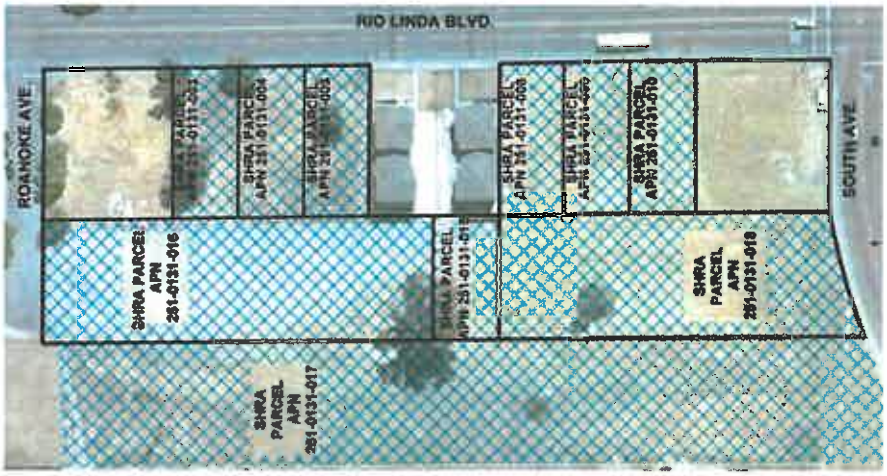
City of SACRAMENTO Economic Development

Community Meeting

Community input needed for two proposed projects:

- **Clean–up project for 3600 Block of Rio Linda Blvd**
- **Assessment grant proposal for North Sacramento**

Join us to learn more and comment on the proposed projects.



Monday, December 19, 2016
4:00 pm– 6:00 pm

Location: Robertson Community Center
3525 Norwood Avenue,
Sacramento, CA 95838
For info contact: Katy Robb
Phone: (916)927-7694 x129

INVESTING IN COMMUNITIES

FACT SHEET

DRAFT EPA ENVIRONMENTAL CLEANUP GRANTS

Rio Linda Superblock Site

3605, 3609/3611, 3633, 3637 Rio Linda Boulevard and 810 Roanoke Avenue

- SHRA applying for three U.S. Environmental Protection Agency (EPA) environmental cleanup grants totaling $600,000 for the 3600 Rio Linda Boulevard block in Del Paso Heights
- Grants would address cleanup of shallow soil contamination from previous site uses and illegal dumping that have resulted in estimated 6,000+ tons of contaminated soil
- Cleanup activities include soil excavation, on-site treatment and removal of soil
- Redevelopment of residentially-zoned, 3.82 acre vacant, infill site proposed for 21 single-family homes
- Sites adjacent to Woodhaven Senior Apartments, Gran Casa Linda public housing community, Del Paso Heights Library and the Sacramento Northern Bike Trail
- Cleanup goal is to residential/unrestricted use as to eliminate exposure to contamination
- Project could conservatively generate $28,000 in annual property taxes and increase adjacent property values by as much as $91,000 a year.
- Project supports land use plans and policies including:
    - Del Paso Heights Redevelopment Area Implementation Plan
    - City of Sacramento General Plan and Housing Element
    - EPA Livability Principles
- Project supported by:
    - City Councilmember Allen Warren
    - Sacramento Housing and Redevelopment Commission (SHRC)
    - Mutual Assistance Network (MAN)
    - Sacramento Employment Training Agency (SETA)
    - California Department of Toxic Substances Control (DTSC)
    - Sacramento County Environmental Management Department (SCEMD)
- Estimated timeline if awarded grant:
    - Grant award in May 2017
    - Summer 2017:
        - Enter into agreements with community partners
        - Finalize environmental documents and cleanup plans
        - Procure cleanup contractor
    - Fall 2017:
        - Cleanup site to residential/unrestricted cleanup goals
        - Obtain closure from SCEMD (oversight agency for project)
    - Spring-Fall 2018:
        - Solicit developers, financing, environmental review for development of homes
    - Begin construction in 2019
- For more details please visit: http://www.shra.org/NewsandInformation/PublicNotices.aspx

SIGN-IN SHEET
for
DRAFT EPA BROWNFIELD CLEANUP GRANTS AND ABCAS
Rio Linda Superblock Site
3605, 3609/3611, 3633, 3637 Rio Linda Boulevard and 810 Roanoke Avenue

and

DRAFT EPA COMMUNITY-WIDE ASSESSMENT GRANT
North Sacramento

Monday, December 19, 2016
Time: 4:00 – 6:00 PM

Robertson Community Center
3525 Norwood Avenue
Sacramento, CA 95838

Name	Email/Telephone
Mike Brookins	ACSmns.c@snrenfest.net 916-581-9327
Shawn Powell	916) 842-0865
Fatima M.	(916) 755-9632
Gloria Orozco	(916) 243-8861
MYLINE DIVINA	(916) 549 2013
Molly Reagh	(707) 953 0924
Greg Fasiano	gfasiano@comcast.net 916-933-4859
Kathy Robb	krobb@mutualassistance.org 916-927-7694
Josefina P Estrada	916) 649-2150
Lynnette McRae	lynnette.McRae@hud.gov

SIGN-IN SHEET
for
DRAFT EPA BROWNFIELD CLEANUP GRANTS AND ABCAS
Rio Linda Superblock Site
3605, 3609/3611, 3633, 3637 Rio Linda Boulevard and 810 Roanoke Avenue

and

DRAFT EPA COMMUNITY-WIDE ASSESSMENT GRANT
North Sacramento

Monday, December 19, 2016
Time: 4:00 – 6:00 PM

Robertson Community Center
3525 Norwood Avenue
Sacramento, CA 95838

Name	Email/Telephone
Phyllis Burden	Phyllisburden@yahoo.com
Louise Williams	" "
Ray Green	rayg209@gmail.com
Carrie Simon	[illegible]@shra.org

SIGN-IN SHEET
for
DRAFT EPA BROWNFIELD CLEANUP GRANTS AND ABCAS
Rio Linda Superblock Site
3605, 3609/3611, 3633, 3637 Rio Linda Boulevard and 810 Roanoke Avenue

and

DRAFT EPA COMMUNITY-WIDE ASSESSMENT GRANT
North Sacramento

Monday, December 19, 2016
Time: 4:00 – 6:00 PM

Robertson Community Center
3525 Norwood Avenue
Sacramento, CA 95838

Name	Email/Telephone
Ranta Harris	harrisranta@ymail.com
Sasha Vogt	sashavogt@shc global.net

12/19/16 EPA grant meeting Robertson Center Notes

- concerned over where contamination is and what type and asked if had tested enough? how deep is it? can it spread?
Response: we summarized where testing occurred and that it was very thorough and that we continue to test as soil is excavated to make sure it is cleaned to residential standards
explained it was lead + cadmium and a debris field that it is in shallow soil + there aren't vapor or groundwater issues and that it has to be direct contact.
we also talked about how there will be dust monitoring during project and Mutual Assistance Network will be observing
- also asked what happens if something found after homes are sold.
we reiterated that we are cleaning to most conservative safe level for residential and soil will be safe, however we are always on chain of title
also cleanup plan + closure comes from county so they have to approve everything
- asked about the two existing homes, if their soil is contaminated
he stated that odds are low because of grading that occurred and most is covered by concrete but that we aren't sure because it is privately owned + developed. they should be aware of work on or site as cleanups through the County are publicly noticed at the site
- asked if community involved after cleanup: stated that we and MAN will keep community up to date + that the housing portion will also go through various public meetings
- ~~asked~~ commented that they ~~[illegible]~~ something other than residential
stated that the original plan for site is residential but acknowledged need for commercial in area hoping that new residential will help with that. goal for site has always been residential + is zoned residential, SHRA doesn't do commercial really
talked about vacant commercial bldgs + land that haven't been developed
- comment: prefer owner-occupied. stated it would be owner-occupied likely mix of incomes, with applicants going through income checks + homebuyer training
- question about where contamination goes? stated it goes to state approved + certified landfills
- asked about potential for jobs or internships: said we are working with SETA on that and plan on advertising job training opportunities

Attachment F - Documentation of Community Notification
Proof of Publications and Postings

COMMUNITY ANNOUNCEMENTS

Regarding Medical Marijuana Ordinance

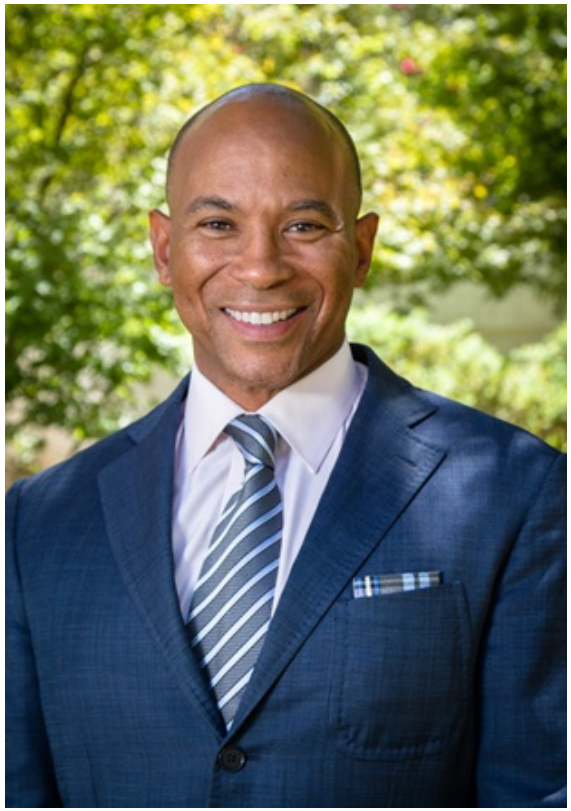
Over the past few months, my office has received an unprecedented number of calls inquiring about opportunities to cultivate marijuana in my council district. First, let me be clear and express my support for medical marijuana and its recreational use by responsible adults, should voters legalize it in the coming weeks. But my support for marijuana and its emerging industry must be met with caution and a sense of responsibility to our residents. We must continue to have an open dialog that addresses legitimate concerns and we must come up with reasonable solutions.On November 15th, the City Council is scheduled to vote on a proposed ordinance to legalize marijuana cultivation. Given the sensitive nature of this proposed ordinance, and the known and unknown impacts it may have, I feel

DISTRICT 2 UPDATES

Homelessness is not just an issue that impacts District 2. The City of Sacramento is actively engaged in regional efforts to prevent and end homelessness through the support of and participation in local initiatives overseen by Sacramento Steps Forward. Read a brief synopsis of homelessness in Sacramento. City staff have compiled information on one year's worth of expenditures and found that the City spends more than $13.6 million annually to address homelessness. Read the full Cost of Homelessness Report, finalized October 2015.

Regarding Golden 1 Arena Ticket Policy Distribution: On September 6th, the City Council approved a revised ticketing policy, regarding the distribution, use, and reporting of tickets. This policy specifically identifies the uses and means of distribution of tickets for the City's Suite in the Golden 1 Center. The policy included the addition of a Ticket Policy and Event Services Manager in the City Clerk's Office. The new Ticket and Event Services Manager coordinates the City's event ticket

ABOUT COUNCILMEMBER WARREN



Allen has devoted countless hours to his community serving on the boards of the Sacramento Zoo, KVIE Public Television, the Greater Sacramento Urban League, National Minority Junior Golf and Sacramento State University Presidential Advisory Board. Currently, Allen serves as Chair of the Entertainment and

it's necessary to lay out some of my positions publicly. As such, I propose the following:

- Background screening for all applicants.
- A nexus driven application fee.
- Annual licensing fee of $50,000 per operation. These funds will be used in the council district where it is generated.
- Minimum Sales Tax of 1% to 3 % maximum of gross revenue, which will go to the general fund.
- Community Benefits Agreement included (as allowed per Title 17, City Planning and Development Code).
- Minimum setback requirements from schools, public parks, residences, and places of worship
- Allowed areas will only be in Light Industrial Zone (M1) and Heavy Industrial Zone (M2).
- Prohibit cultivation in General Commercial Zone (C2).
- $10,000 fine for illegal operators. After a second occurrence, the operator will lose the right to apply for an operation license for a period of 24 months.
- $5,000 fine for property owners who sign leases with unpermitted operators.
- $1,000 reward for reporting

distribution program including the distribution of the City's suite tickets at the Golden 1 Center. Per the policy the Golden 1 Center Suite tickets will be distributed to Community Groups, for Economic Development purposes, and has an allotment of tickets for the Mayor, each Councilmember, Charter Officers, and other City Officials. Councilmember Warren and the staff of Council District have pledged not to accept any tickets to the City's Suite at the Golden 1 Center for personal use. CM Warren annual allocation of tickets will be presented to community groups, in accordance with the City's ticket policy, to community groups in Council District 2, as permitted by the policy. For more information, please contact Shoun Thao, District 2 Council Representative at (916) 808–7233.

Public Comment Period and Open House for EPA Grants

The Sacramento Housing and Redevelopment Agency (SHRA) has prepared three draft Brownfield Cleanup Grant Proposals and associated Analysis of Brownfields Cleanup Alternatives (ABCA) for the 3600 Rio Linda Boulevard block in the Del Paso Heights neighborhood of Sacramento, CA. The draft grant

Sports Center (ESC) Committee, Chair of the Sacramento Employment and Training Agency (SETA), Chair of the City of Sacramento Audit Committee, as well as serving on numerous other boards and commissions.

Read more about the Councilmember.

---

illegal/unlicensed operators.
- Cap of 200 licenses for the first 18 months after the proposed ordinance is approved.
- Revisit the proposed ordinance within 18 month to review what is and what is not working.
- The removal of delivery services component from the current proposed ordinance. There should be a separate analysis and discussion set for a later date.

I believe that by adopting these initial principals, it gives us an opportunity to take a more measured approach in understanding this new industry. Marijuana cultivation already exist in our city. Our challenge should be to find harmony as best we can amongst all our residents and operators. My objective is to embrace these new opportunities but also to take the time necessary to ensure that we are creating the best environment for long-term success.

Should you have any questions or concern, please contact Daniel Savala, District 2 Council Representative by emailing dsavala@cityofsacramento.org or

proposals and ABCAs are available for review online at www.shra.org. You may also request a copy by email, comment or ask questions by contacting Brad Satterwhite at bsatterwhite@shra.org. If you wish to make comments on the draft proposals you may do so by submitting written comments no later than December 19, 2016 to Brad Satterwhite, SHRA, 801 12th Street, Sacramento, CA 95814.

Additionally, the City of Sacramento intends to apply for an EPA Community-wide Assessment Grant. The focus area for the funds is the area bound by Northgate Boulevard on the west, the American River on the south and city limits on the north and east. If awarded, the grant funds will be used to conduct community outreach related to brownfields sites, perform Phase I and Phase II environmental site assessments and conduct reuse planning activities. Questions regarding the Community-wide Assessment Grant Application should be directed to Denise Malvetti at dmalvetti@cityofsacramento.org.

SHRA and the City of Sacramento will be holding an Open House to present

calling (916) 808-7002.

and gather community input on the grant proposals. The Open House will be held on Monday, December 19th from 4:00 – 6:00 PM at the Robertson Community Center located at 3525 Norwood Avenue.

District 2 Hot Spots will be opening soon. Dates for the summer through fall are: June 24, July 8, 22 August 12, 26
September 9, 23, October 14, 28 and November 18 at Norwood Junior High School at 4601 Norwood Avenue, Sacramento, CA 95838.

Current On-going Volunteer Opportunities. Find them here.

Want to get monthly updates in District 2? Sign up for our monthly newsletter.

From: Bhavani Venukanthan
To: Brad Satterwhite
Subject: RE: Web posting
Date: Friday, November 18, 2016 4:18:13 PM
Attachments: image001.png

Your web update has been posted. Please let me know if there are any problems.

Thanks
Bhavani

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From: Brad Satterwhite
Sent: Friday, November 18, 2016 3:43 PM
To: SHRA.org web updates
Cc: Bhavani Venukanthan
Subject: Web posting

Greetings,

Please post on the website.

Thanks,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street
Sacramento, CA 95814
(916) 449-6242 phone

From: Jacqueline Martinez-Juarez
To: Brad Satterwhite
Subject: RE: Web Posting
Date: Thursday, December 08, 2016 2:40:06 PM

Brad,

The EPA grant applications, ABCAs, and public notices have been posted on the website.

https://www.shra.org/NewsandInformation/PublicNotices.aspx

Jacqueline Martinez Juarez
Community Development Analyst, SHRA
801 12th Street
Sacramento, CA 95814
(916) 449-6220 phone
(916) 498-1655 fax
jmjuarez@shra.org
www.shra.org

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From: Brad Satterwhite
Sent: Thursday, December 08, 2016 10:33 AM
To: Jacqueline Martinez-Juarez
Subject: Web Posting

Hi Jacky,

I need the three EPA grant applications, ABCAs and public notices posted on the public notice section of the SHRA website. The three documents are located here: U:\DeptShare\CD\Brownfield Projects\Del Paso Heights\Rio Linda Superblock\2016 EPA Grant

Let me know if you have any questions.

Thanks,
Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street
Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

Select Language
Powered by Google Translate

News and Information > Public Notices

I want to:

Job Opportunities
Business Opportunities
News and Information
- **Public Notices**
- Political Reform Act/Gift Policy
- 2016 News Releases
- News Archives
- Newsletters
- Media Kit
- Videos
- Holidays & Closure Schedules
- Alerts
- Social Media Policy

Hot Topics
Jobs Plus
2016 PHA Plan
Apply for Housing
Sacramento.gosection8.com
HCV FAQs
Ombudsman
Public Meetings
Recovery Act Programs
Promise Zone
Choice Neighborhoods Initiative
Fair Housing /Analysis to Impediments

Find us on: facebook
Follow us on twitter
Watch Us On YouTube

SHRA is required to publicize various notices and other information for the public. Below is a list of notices to the public.

Public Hearings

2017 PHA Plan Public Hearing Notice

Park Property Transfer Public Notice

Public Notices

3605 Rio Linda Blvd and 810 Ronaoke-Public Notice, Draft Narrative and ABCA

3609 (3611) and 3633 Rio Linda Blvd-Public Notice, Draft Narrative and ABCA

3637 Rio Linda Blvd-Public Notice, Draft Narrative and ABCA

posted 12/8/16

Combined Public Notice and ABCA - Rio Linda Superblock ← Posted 11/18/16

County NSP Close Out Public Notice

2017 Action Plan Public Notice

Courtyard Inn Redevelopment TOD Project Combined FONSI-NOIRROF-NOIA Notice

Walnut Grove ADA Restroom Combined Notice

Midtown Street Lighting Combined Notice

2016 Mid Year Action Plan Public Notice

CAPER Public Notice

Lavender Courtyard FONSI-NOIRROF

Notice of Draft EPA Brownfields Cleanup Grant Proposal for the 3600 Block of Rio Linda Boulevard

Ethan Terrace Notice of Intent to Request Release of Funds NOIRROF

2016 Action Plan Public Notice

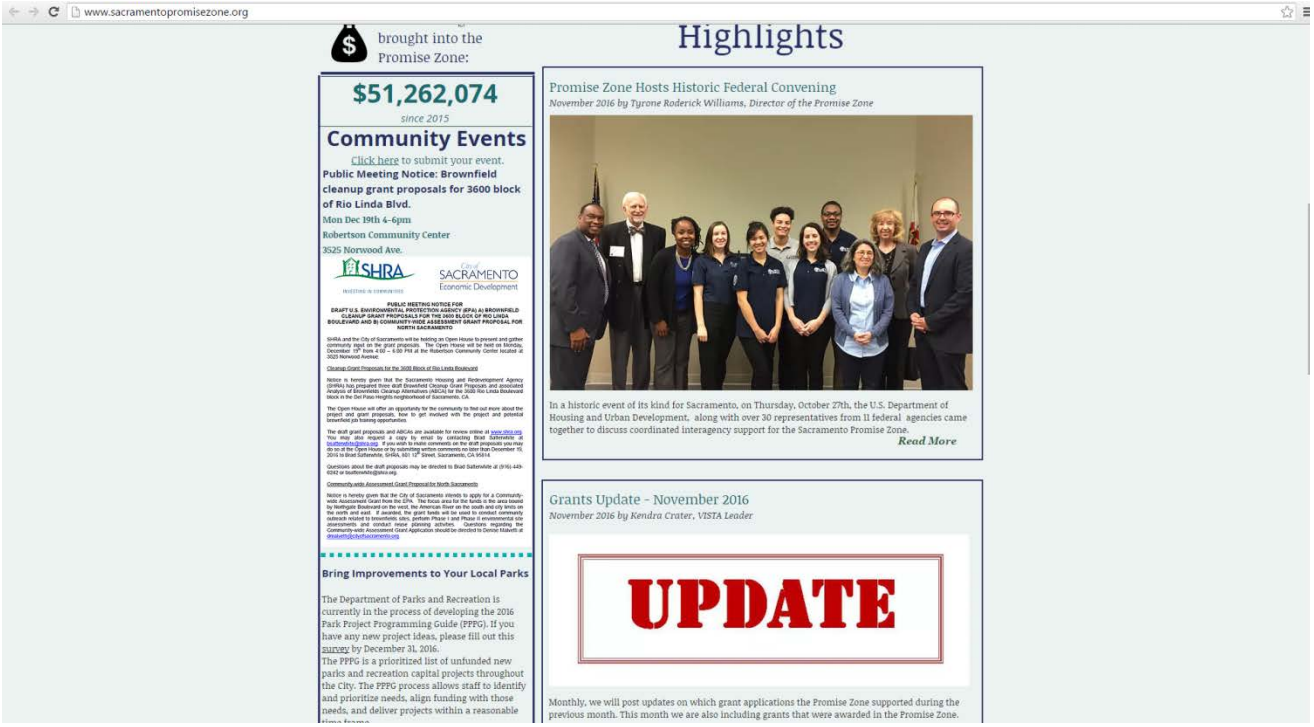
Walnut Grove Winnie Street Project Combined FONSI-NOIRROF-NOIA Notice

2015 Consolidated Plan Substantial Amendment

Notice of Approval of a Project Under the Section 32 and PRE Programs Located in a Floodplain and Intent to Request Release of Funds

2014 CAPER

Posted to Promise Zone website on 12/6/16: http://www.sacramentopromisezone.org/



Brad Satterwhite

From: Vickie L. Smith
Sent: Monday, December 12, 2016 9:11 AM
To: Brad Satterwhite
Subject: RE: Publication

sure

From: Brad Satterwhite
Sent: Monday, December 12, 2016 8:03 AM
To: Vickie L. Smith
Subject: RE: Publication

Hi Vickie,

Can the posting be placed outside today?

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street
Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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evelopment A
801 12th Street

SHRA Facebook Page

Like Comment Share

See All

Posts

Sacramento Housing and Redevelopment Agency
December 9 at 3:05pm ·

SHRA and the City of Sacramento will be holding an Open House to present and gather community input on Brownfield Cleanup Grant Proposals for the 3600 Block of Rio Linda Blvd. The Open House will be held on Monday, December 19th from 4:00 – 6:00 PM at the Robertson Community Center located at 3525 Norwood Avenue.

Learn more at the link below. http://www.shra.org/ .../3605%20Rio%20Linda%20Blvd%20and%20810...

Like Comment Share

2 shares

Write a comment...

Sacramento Housing and Redevelopment Agency
December 5 at 12:13pm ·

The December 7th special meeting agenda for the Sacramento Housing and Redevelopment Commission has been posted.http://www.shra.org/Portals/0/12-7-16%20agenda.pdf...

Like Comment Share

Sacramento Housing and Redevelopment Agencyadded 6 new photos
November 16 ·

The future is bright for students in the Promise Zone to create a pathway to STEM educational opportunities that seamlessly transitions them from elementary school through college, with great opportunities for employment upon graduation. Thanks to Dr. Karl Reid Executive Director of the National Society of Black Engineers (NSBE). Dr. Reid is leading a national coalition of STEM organizations that include the National Society of Hispanic Professional Engineers and the National Society of Women Engineers. They are national leaders in creating and supporting successful programs that target students of color and their parents in STEM programs and activities. NSBE has a goal to graduate 10,000 Black engineers annually by 2025.

+3

PROOF OF PUBLICATION

STATE OF CALIFORNIA,
County of Sacramento

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of 18 years and not a party to or interested in the above entitled matter. I am the principal clerk of the publisher of THE OBSERVER NEWSPAPERS. A newspaper of general circulaton printed in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of January 17, 1972; Case Number 217.540, that the notice, of which the annexed is a printed copy (set in the type not smaller than nonparcel), has been published in each regular and not in my supplement thereof on the following date, to wit:

11/24

All in the Year 2016

I clarify (or declare) under penalty of perjury that the foregoing is true and correct:

Signature: Shelma Hughes

Date: November 24, 2016

The Observer Newspapers
2330 ALHAMBRA BLVD.
SACRAMENTO, CA 95817

This space is for the County Clerk's filing:

Proof of Publication
The Observer Newspapers

PUBLIC NOTICE

PUBLIC NOTICE FOR DRAFT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES FOR THE 3600 BLOCK OF RIO LINDA BOULEVARD

Notice is hereby given that the Housing Authority of the City of Sacramento, a constituent entity of the Sacramento Housing and Redevelopment Agency (SHRA), has prepared a draft Analysis of Brownfields Cleanup Alternatives (ABCA) in preparation of applying for a U.S. Environmental Protection Agency (EPA) brownfield cleanup grant for the 3600 Rio Linda Boulevard block in Sacramento, CA.

The draft ABCA is available forr eview online at www.shra.org. You may also request a copy by email by contacting Brad Satterwhite at bsatterwhite@shra.org.

If you wish to make comments on the draft ABCA you may submit written comments no later than December 16, 2016 to:

Sacramento Housing and Redevelopment Agency
Development and Federal Programs
Attn: Brad Satterwhite
801 12th Street, Fourth Floor
Sacramento, CA 95814

Questions about the ABCA maybe directed to Brad Satterwhite at (916)449-6242 or bsatterwhite@shra.org.

(1t) 11/24/2016
SO 14087

PROOF OF PUBLICATION

STATE OF CALIFORNIA,
County of Sacramento

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of 18 years and not a party to or interested in the above entitled matter. I am the principal clerk of the publisher of THE OBSERVER NEWSPAPERS. A newspaper of general circulaton printed in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of January 17, 1972; Case Number 217.540, that the notice, of which the annexed is a printed copy (set in the type not smaller than nonparcel), has been published in each regular and not in my supplement thereof on the following date, to wit:

12/1

All in the Year 2016

I clarify (or declare) under penalty of perjury that the foregoing is true and correct:

Signature: [signature]

Date: December 1, 2016

The Observer Newspapers
2330 ALHAMBRA BLVD.
SACRAMENTO, CA 95817

This space is for the County Clerk's filing:

Proof of Publication
The Observer Newspapers

(4t) 11/17, 11/24; 12/1, 12/8/2016
SO 14078
expected to begin: N/A

PUBLIC MEETING NOTICE FOR DRAFT U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) A) BROWNFIELD CLEANUP GRANT PROPOSALS FOR THE 3600 BLOCK OF RIO LINDA BOULEVARD AND B) COMMUNITY-WIDE ASSESSMENT GRANT PROPOSAL FOR NORTH SACRAMENTO

SHRA and the City of Sacramento will be holding an Open House to present and gather community input on the grant proposals. The Open House will be held on Monday, December 19th from 4:00 – 6:00 PM at the Robertson Community Center located at 3525 Norwood Avenue.

Cleanup Grant Proposals for the 3600 Block of Rio Linda Boulevard

Notice is hereby given that the Sacramento Housing and Redevelopment Agency (SHRA) has prepared three draft Brownfield Cleanup Grant Proposals and associated Analysis of Brownfields Cleanup Alternatives (ABCA) for the 3600 Rio Linda Boulevard block in the Del Paso Heights neighborhood of Sacramento, CA.

The Open House will offer an opportunity for the community to find out more about the project and grant proposals, how to get involved with the project and potential brownfield job training opportunities.

The draft grant proposals and ABCAs are available for review online at www.shra.org. You may also request a copy by email by contacting Brad

make comments on the draft proposals, you may do so at the Open House or by submitting written comments no later than December 19, 2016 to Brad Satterwhite, SHRA, 801 12th Street, Sacramento, CA 95814.

Questions about the draft proposals may be directed to Brad Satterwhite at (916) 449-6242 or bsatterwhite@shra.org.

Community-wide Assessment Grant Proposal for North Sacramento

Notice is hereby given that the City of Sacramento intends to apply for a Community-wide Assessment Grant from the EPA. The focus area for the funds is the area bound by Northgate Boulevard on the west, the American River on the south and city limits on the north and east. If awarded, the grant funds will be used to conduct community outreach related to brownfields sites, perform Phase I and Phase II environmental site assessments and conduct reuse planning activities. Questions regarding the Community-wide Assessment Grant Application should be directed to Denise Malvetti at dmalvetti@cityofsacramento.org.

(1) 12/1/2016
SO 14093

Brad Satterwhite

From: nhatanaka@mutualassistance.org
Sent: Thursday, December 08, 2016 8:37 AM
To: Brad Satterwhite
Subject: RE: Robertson Space Request

Yes. The Firehouse Community Center, Johnston and Robertson, but it is not up at Arcade yet.

From: Brad Satterwhite
Sent: Wednesday, December 7, 5:05 PM
Subject: RE: Robertson Space Request
To: 'nhatanaka@mutualassistance.org'

Hi Nisa,

Just following up with my email. I am posting the draft grant tomorrow and want to make sure I include the correct locations.

Thanks,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street

Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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From: Brad Satterwhite
Sent: Monday, December 05, 2016 8:20 AM
To: 'nhatanaka@mutualassistance.org'
Subject: RE: Robertson Space Request

Hi Nisa,

Is the other center Firehouse? Can it be posted at Firehouse and Arcade also?

Thanks,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street

Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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From: nhatanaka@mutualassistance.org [mailto:nhatanaka@mutualassistance.org]
Sent: Friday, December 02, 2016 3:45 PM
To: Brad Satterwhite
Subject: RE: Robertson Space Request

Hi Brad,

Yes. I will post at the Robertson Community Center and our Community board at our community center.

Nisa Hatanaka

Family Resource Specialist

Mutual Assistance Network

(916)567-9567x201

nhatanaka@mutualassistance.org

-------- Original Message --------
Subject: RE: Robertson Space Request
From: Brad Satterwhite <BSatterwhite@shra.org>
Date: Fri, December 02, 2016 12:27 pm
To: "'nhatanaka@mutualassistance.org'" <nhatanaka@mutualassistance.org>

Hi Nisa,

Can you post the notice at the Robertson center? Where else can it be posted? On your website or at your main office?

Thanks in advance,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street

Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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From: nhatanaka@mutualassistance.org [mailto:nhatanaka@mutualassistance.org]
Sent: Thursday, December 01, 2016 5:55 PM
To: Brad Satterwhite
Subject: RE: Robertson Space Request

Brad,

Just to confirm, I have you scheduled for December 19th, 4:00pm-6pm.

Does this include the time that you will need to set up and take down any equiptment and material?

Nisa Hatanaka

Family Resource Specialist

Mutual Assistance Network

(916)567-9567x201

nhatanaka@mutualassistance.org

-------- Original Message --------
Subject: RE: Robertson Space Request
From: Brad Satterwhite <BSatterwhite@shra.org>
Date: Wed, November 30, 2016 4:46 pm
To: "'nhatanaka@mutualassistance.org'" <nhatanaka@mutualassistance.org>

Great. Thanks. Attached is our notice for the meeting. Please wait until Thursday or Friday next week to post/share it as we won't have the draft grant proposals finalized and online until then.

Thanks for your help,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street

Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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From: nhatanaka@mutualassistance.org
[mailto:nhatanaka@mutualassistance.org]
Sent: Wednesday, November 30, 2016 9:58 AM
To: Brad Satterwhite
Subject: RE: Robertson Space Request

Brad,

I will plug in that date for you. I think the 4-6pm block of time would work best to get the biggest turn out.

Also, is there a flyer or announcement for this open house? If you would like us to spread the word about it I would be happy to help.

Nisa Hatanaka

Family Resource Specialist

Mutual Assistance Network

(916)567-9567x201

nhatanaka@mutualassistance.org

-------- Original Message --------
Subject: RE: Robertson Space Request
From: Brad Satterwhite <BSatterwhite@shra.org>
Date: Wed, November 30, 2016 10:25 am
To: "'nhatanaka@mutualassistance.org'"
<nhatanaka@mutualassistance.org>

Hi Nisa,

I am thinking the 19th would be best. Do you have any thoughts on the best time for best turnout? Morning (10-12), over lunch (11-1) or part day/evening (4-6pm)?

I am actually thinking it would be more of a two-hour open house instead of presentation so a small room would work fine.

Thanks,

Brad Satterwhite
Community Development Analyst II, SHRA
801 12th Street

Sacramento, CA 95814
(916) 449-6242 phone
(916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org

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permanently delete the original and any copies of this email and any attachments thereto.

From: nhatanaka@mutualassistance.org [mailto:nhatanaka@mutualassistance.org]
Sent: Tuesday, November 29, 2016 1:46 PM
To: Brad Satterwhite
Subject: Robertson Space Request

Hi Brad,

This is Nisa Hatanaka. I was connected to you by Richard Dana. At this time we have the 15th, 19th, and 20th of December available at the Robertson Community Center. What time did you have in mind to use the space? We do have smaller rooms for the group size that you are expecting. We also have tables and chairs available.

Best,

Nisa Hatanaka

Family Resource Specialist

Mutual Assistance Network

(916)567-9567x201

nhatanaka@mutualassistance.org

INVESTING IN COMMUNITIES

NOTICE OF REGULAR MEETING MEETING

Sacramento Housing and Redevelopment Commission

Wednesday, September 21, 2016 – 6:00 pm
801 12th Street
2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

While the Commission welcomes and encourages participation in the Commission meetings, please limit your comments to three minutes, so that everyone may be heard. If you wish to speak under Citizens Comments or on a posted agenda item, please fill out a speaker card and present it to the Agency Clerk. SHRA provides opportunities for the public to address the Commission at this time in order to listen to opinions regarding non-agendized matters within the subject matter jurisdiction of SHRA. Consistent with the Brown Act, the public comment periods on the agenda are not intended to be "question and answer" periods or conversations with Commission members. Members of the public with questions are encouraged to contact staff before or after the meeting. Commission attendees are requested to silence any electronic devices that they have in their possession during the meeting.

1. APPROVAL OF MINUTES - September 7, 2016 Meeting

SPECIAL PRESENTATION

2. City/County Discussion on Homelessness

CONSENT

3. Approval of 4501 9th Avenue (Donner Field) Interim Lease

BUSINESS/DISCUSSION ITEMS

4. 2017 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan to the Department of Housing and Urban Development

5. Approval of Vacant Lot Disposition Strategy - City Report

6. Approval of Vacant Lot Disposition Strategy - County Report

7. Adopt Ordinance Amending Chapter 18.20 of the Sacramento City Code, relating to the Residential Hotel Unit Withdrawal, Conversion and Demolition and the Annual Report on Residential Hotels

INFORMATIONAL PRESENTATIONS

8. SHRA Budget Workshop - Overview

9. SHRA Budget Workshop – Development Department

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

REPORTS: Copies of documents relating to agenda items are available for review in the Agency Clerk's office located at 801 12th Street, Sacramento CA 95814. Agendas and reports are also posted online at www.shra.org. Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Agency Clerk's office during normal business hours and will also be available at the meeting.

AMERICANS WITH DISABILITIES ACT: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.

INVESTING IN COMMUNITIES

MINUTES

Sacramento Housing and Redevelopment Commission (SHRC)
Meeting
September 21, 2016
Meeting noticed on September 19, 2016

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Creswell. A quorum of members was present.

MEMBERS PRESENT:	Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu
MEMBERS ABSENT:	Painter, Rios, Simas
STAFF PRESENT:	La Shelle Dozier, David Levin, Tina McKinney, Tyrone Williams, Celia Yniguez, Jim Shields, Anne Nicholls, Lira Goff, James Shields, Angela Hall, Asa Standfeldt, Tanya Tran, Cecette Hawkins

APPROVAL OF AGENDA – The agenda was approved as submitted.

CITIZENS COMMENTS – none

1. APPROVAL OF MINUTES – September 7, 2016 meeting - The meeting minutes were approved unanimously as submitted.

SPECIAL PRESENTATION

2. City/County Discussion on Homelessness

LaShelle Dozier introduced City and County elected officials Phil Serna, Jeff Harris and Patrick Kennedy to discuss a recent meeting they had related to the homeless issues and the developing City and County partnership. Several members spoke in favor of the partnership and indicated their willingness to be a part of the effort and also thanked the officials for their attendance at the meeting.

CONSENT

3. Approval of 4501 9th Avenue (Donner Field) Interim Lease

On a motion by Commissioner Griffin, seconded by Commissioner Morgan, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

BUSINESS/DISCUSSION ITEMS

4. 2017 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan to the Department of Housing and Urban Development

MaryLiz Paulson presented the item.

Chair Creswell requested a report back on the progress of proving receipts to clients within 6 months.

On a motion by Commissioner Griffin, seconded by Commissioner Johnson, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

5. Approval of Vacant Lot Disposition Strategy - City Report

6. Approval of Vacant Lot Disposition Strategy - County Report

Celia Yniguez presented the item.

Xiong Lee, Jane Mantee, Katie Valenzuela Gonzales and Tamika Lecluse provided comments about the item.

On a motion by Commissioner Griffin, seconded by Commissioner Morgan, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

7. Adopt Ordinance Amending Chapter 18.20 of the Sacramento City Code, relating to the Residential Hotel Unit Withdrawal, Conversion and Demolition and the Annual Report on Residential Hotels

Christine Weichert presented the item.

On a motion by Commissioner Griffin, seconded by Commissioner Morgan, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Alcalay, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSTAIN: Creswell

ABSENT: Painter, Rios, Simas

INFORMATIONAL PRESENTATIONS

8. SHRA Budget Workshop - Overview

Tina McKenney presented the item.

9. SHRA Budget Workshop - Development

Tyrone Williams presented the item.

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ITEMS AND QUESTIONS OF COMMISSION MEMBER

Commissioner Griffin indicated that staff needs to ensure that chronic long term homeless individuals are included in any plans made related to their housing

EXECUTIVE DIRECTOR REPORT

The Executive Director reviewed the following:

1. The next meeting is scheduled for October 5, 2016 at 6:00 pm.
2. Commission chambers audio/visual systems will be getting an upgrade early in 2017.

COMMISSION CHAIR REPORT

Chair Creswell thanked the Agency for the homeless presentation and also for the proforma workshop.

ADJOURNMENT

As there was no further business to be conducted, Chair Creswell adjourned the meeting at 8:10 p.m.

_____

Clerk

SHRA

INVESTING IN COMMUNITIES

Vacant Lot Disposition Strategy

Sacramento Housing and Redevelopment Commission
September 21, 2016

Strategy Considerations

Considerations:

- Proximity to other housing authority properties
- Acquisition funding source
- Size and configuration
- Zoning
- Adjacent uses
- Regulatory restrictions
- Environmental issues

SHRA

As part of this process, staff reviewed each parcel's proximity to other housing authority properties, acquisition funding source, size and configuration, zoning, adjacent uses, regulatory restrictions, and environmental issues.

Vacant Lot Strategy: 3 Categories

Category:

1. Immediate Sale Sites: 7
2. Affordable Housing Opportunity Sites: 31
   - 5 Large Sites
   - 14 Single Family Lots
3. Future Opportunity Sites: 23

SHRA

Based upon those considerations, staff established three categories

Vacant Lot Strategy: Immediate Sale

7 Parcels

- Residential – 5
- Mixed Use or commercial – 2

Sale Proceeds

- Returned to Original Funding Source

SHRA

Minimum obstacles to development
no or limited restrictions
no environmental issues

7 total

- 5 properties are residential
- 2 mixed use or commercial, best suited for commercial uses.

Proceeds from sales will be returned to the original funding source and used towards affordable housing

Vacant Lot Strategy: Affordable Housing Opportunity Sites

- **5 Large Sites**
  - Broadway and 39th Street (.55 acres)/City
  - Donner Field (1.23 acres)/City
  - Coral Gables (.87 acres)/City
  - San Juan Site (3 acres)/City & County
  - 46th Street and Lang (7 acres)/County
- **14 Single Family lots**
  - Oak Park – 10/City
  - Del Paso Heights – 4/City

Total of 31 parcels

SHRA

- Broadway and 39th Street (.55 acres)/ 5 parcels - City
- Donner Field (1.23 acres) - City
- Coral Gables (.87 acres)/ 3 parcels - City
- San Juan Site (3 acres)/ 7 parcels – City/County
- 46th Street and Lang (7 acres) – County

All likely multifamily sites except for Donner field

1st RFP = 14 single family lots followed by the larger sites in a phased approach

San Juan and Donner Field likely later as we will be working with the County on the San Juan site on an approach and Donner field has a lease with the Fortune School and are proposing to extend for 12 months.

RFP by the end of the year

By the end of 2016, staff anticipates issuing a Request for Proposals (RFP) for development of the single family lots.

Regulatory restrictions

new homes developed must be sold to income eligible

110% of Area Median Income or less/owner occupants

Family of 4 - $83,700, Sales price up to approximately $400,000

46th Lang

Vacant Lot Strategy: Future Opportunity Sites

23 Parcels

- **Locations**
  - 20 City
  - 3 County
- **Type**
  - Rio Linda Blvd Opportunity Site – 3.18 acres (10 parcels)
  - A Street – .96 acres (4 parcels)
  - Single Family – 5 parcels
  - Multi Family – 3 parcels
  - Commercial – 1 parcels

SHRA

2/3's require remediation
1/3 HUD declaration of Trust
once HUD has approved the disposition or cleaned - Sell or RFP
May take several months if not years

~~16 – require clean up~~
~~7 – Declaration of Restrictions~~

- Rio Linda Blvd Opportunity Site – 3.18 acres (10 parcels)
- A Street – .96 acres (4 parcels)
- Single Family – 4 parcels
  - 3195 Western ave – strawberry manor
  - 3905 Alder St - DPH
  - 4137 Rio Linda blvd – DPH
  - 470 Carroll Ave – DPH
  - 4758 15th Ave – OP/county
  - Multi Family – 4 parcels
    - 1224 D st – alkali flat
    - 4558 14th Avenue – OP/county
    - 7045 24th Street – Woodbine
  - Commercial – 1 parcels

Vacant Lot Strategy: Next Steps

- SHRC Review and Comment, September 7
- Information Meeting with Developers/Interested Parties - September 15
- SHRC Action - September 21
- City Council Approval - October ~~11~~ 13
- County Board of Supervisors – October 18

Fall 2016

- Engage Broker for 7 lots
- Release Request for Proposals 14 single family lots

SHRA

Zong Lee · Sac. N'd Coalition
· AGENDA - consider another strategy
a land trust idea
· Jane Mantey -
· considerations for the strategy
← · engagement.
← · Katie Valenzuela, V of OP.
· 2014 mtg. ← Valley high /
· engagement.
Ask → set aside 38 — to help the
land trust.
· Tamika LaClouse, Pres. OP.
→ some that
· examples across the country

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
Dominic Mogavero	Mogavero Architects		916.443.1033		dommogavero@mogaveroarchitects.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	X		X	X	3900 4th avenue

NAME	ORGANIZATION		PHONE		EMAIL
Molly Wiese	Pacific Housing		916.638-5200		mollywiese@pacifichousing.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓	✓	

NAME	ORGANIZATION		PHONE		EMAIL
Roger Kinoshita	Jamboree				RKinoshita@JamboreeHousing.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓	✓	

NAME	ORGANIZATION		PHONE		EMAIL
Kimberly Petersen	Grounded		916.905.2801		info@grounded.city
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓	✓	

NAME	ORGANIZATION		PHONE		EMAIL
Tiffany Mock Goeman	Sac Steps Forward		993-7774		tmgoeman@sacstepsforward.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
Tyrone H. Netters	Comfort System Construction		(916) 236-8035		tnettershome@yahoo.com
Vacant Lot Types Interested In (Check All That Apply)	Single Family	Multi Family	Affordable	Market Rate	Specific Site
Rehab Program					

NAME	ORGANIZATION		PHONE		EMAIL
Leah Miller	Habitat for Humanity		916 440-1215 x 1131		lmiller@habitatgreatersac.org
Vacant Lot Types Interested In (Check All That Apply)	Single Family	Multi Family	Affordable	Market Rate	Specific Site

NAME	ORGANIZATION		PHONE		EMAIL
Monte Morris	Habitat for Humanity		(916) 204-4108		MMORRIS@HABITATGREATERSAC.ORG
Vacant Lot Types Interested In (Check All That Apply)	Single Family	Multi Family	Affordable	Market Rate	Specific Site

NAME	ORGANIZATION		PHONE		EMAIL
Pam Sanchez	New Vision Realty Corp CBC Solutions Inc		916-705-7979		PamelaIrealtor@gmail.com
Vacant Lot Types Interested In (Check All That Apply)	Single Family	Multi Family	Affordable	Market Rate	Specific Site

NAME	ORGANIZATION		PHONE		EMAIL
Vacant Lot Types Interested In (Check All That Apply)	Single Family	Multi Family	Affordable	Market Rate	Specific Site

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
ANTHONY LEHI	SHOC				SHOC@yahoo.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)			X		Arry

NAME	ORGANIZATION		PHONE		EMAIL
Amarea Salas	NeighborWorks Sacramento		(916) 452-5356		asalas@nwsac.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	X		X	X	

NAME	ORGANIZATION		PHONE		EMAIL
Gary Collins	Comfort Systems Const inc.		(916) 929-1170 / (916) 712-7799		gary@comfortsystemconstruction.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
AL Wilson (Check All That Apply)	COMFORT SYSTEMS		916 599-5238		Rancho AL34@SBCGLOBAL.NET

NAME	ORGANIZATION		PHONE		EMAIL
LaSalle Thompson	HCCS		916-284-3300		Tank4141@gmail.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

NAME	ORGANIZATION		PHONE		EMAIL
LESLIE FRITZSCHE	CITY OF SAC		916 808-5450		lfritzsche@cityofsacramento.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
Tracy Esposito	JSCO		530-320-1317		tesposito@jsco.net
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)		✓	✓		TBD
NAME	ORGANIZATION		PHONE		EMAIL
Mark Merin	Safe Ground Sacramento, Ins		(916) 443-6911		Mark@markmerin.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					TBD
NAME	ORGANIZATION		PHONE		EMAIL
Robert & Tina Runnels	Runnels L.S.M		916-451-3817		melissacevara@sbcglobal.net
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					
NAME	ORGANIZATION		PHONE		EMAIL
Katie Valenzuela Garcia	Sac Neighborhood Coalition		530-574-1657		kbvale@gmail.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓	✓	
NAME	ORGANIZATION		PHONE		EMAIL
Dan Hood	Sac Neighborhood Coalition		916 248 6076		dhood15272@yahoo.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓	✓	✓

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
FRANK LOUIE	Stockton Blvd Partnership		916-524-6024		FMLouie@sbcglobal.net
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)		✓			

NAME	ORGANIZATION		PHONE		EMAIL
Trent Eskew	Pacific Housing		916-638-5200		teskew@pacifichousing.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓		✓		

NAME	ORGANIZATION		PHONE		EMAIL
Nicole Brodeur	Brodeur Gardening		(415) 529-8617		NRBRODEUR@GMAIL.COM
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					3240 8th Avenue to manicure temporarily

NAME	ORGANIZATION		PHONE		EMAIL
ROB KERTH	HABITAT FOR HUMANITY		440-1215 x1105		RKERTH@HABITATURBANSAC.OR
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	✓	✓	✓		

NAME	ORGANIZATION		PHONE		EMAIL
Donald Terry	NeighborWork Sacramento		530-902-2518		donald@NWSAC.org
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)	X		X	X	

SHRA Vacant Lot Disposition Meeting September 15, 2016 at 10:00 AM

NAME	ORGANIZATION		PHONE		EMAIL
Laura Reed	community property + beyond		916 709-1112		lareed1@aol.com
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					4758 15th Ave. *

community gardens

NAME	ORGANIZATION		PHONE		EMAIL
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

NAME	ORGANIZATION		PHONE		EMAIL
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

NAME	ORGANIZATION		PHONE		EMAIL
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

NAME	ORGANIZATION		PHONE		EMAIL
Vacant Lot Types Interested In	Single Family	Multi Family	Affordable	Market Rate	Specific Site
(Check All That Apply)					

Vacant Lot Disposition Meeting

Date: 9/15/2016
Location: 801 12th Street, 2nd Floor (Commission Room)
Attendees: SHRA - Celia Yniguez, Christine Weichert, Trevor Shanklin, Sandy Lee; Public – see Vacant Lot Contacts Sign In Sheet 9.15.16.xls
Subject: Vacant Lot Disposition

Below are all questions asked during the meeting:

Katie Valenzuela Garcia of Sac Neighborhood Coalition:

- How did size, configuration, and other considerations factor into SHRA's strategy with these vacant lots?
- Has SHRA done a proactive soil testing and/or environmental review of these sites?
- What are the HUD title issues that are referenced as part of this strategy?

Frank Louie of the Stockton Boulevard Partnership:

- For the 14 scattered sites, can developers respond with a proposal for only one or a couple sites, or must they respond for all 14?

Tiffany Mock-Goeman of Sacramento Steps Forward:

- Is SHRA obligated to sell these properties as opposed to land banking them for the purposes of securing financing by using them as collateral for a match?

Laura Reed of Community Property + Beyond:

- In the requirements to develop these sites within a predefined period of time, is there a possibility to use them temporarily for a community garden until you've selected a successful bid?

Tyrone Netters of Comfort System Construction:

- You mentioned a rehab program. What program(s) are these as I'd like to get involved (reference to the Welcome Home Program)?

Tina Runnels of Runnels LSM:

- I own the property adjacent to the 39th and 4th Avenue site. My property is really small and immediately next to the "L" shaped SHRA parcel that wraps around our property. We're wondering if we could acquire the property, or a section of it, for our personal and business use.
    - Follow-up: Ask David Martinez / Mike Taylor if there's dumping going on at this site.
    - Follow-up: Schedule a meeting to discuss feasibility of this request
        - Contact Information
            - Robert Runnel & Tina Keene (916-451-3817)
            - 3910 4th Avenue, Sacramento, CA 95817

Mark Merin of SafeGround Sacramento:

- Would you consider any of these sites to be used as temporary homeless encampments? We're looking for a 6-month to 1-year lease. As opposed to your bidding process which could take time we could be up and running almost immediately.

Donald Terry of NeighborWorks Sacramento:

- Are you going to release a RFQ for these sites for an open submission? There isn't a favorite developer that's already been selected? There's no available capital request for these properties, correct?

Rob Kerth of Habitat for Humanity:

- For the ones you're selling immediately, how are you able to determine these are sold at market rate? Are you appraising these after site development?

Molly Wiese of Pacific Housing:

- I'm not clear about the HUD properties, specifically Carroll Ave and the Del Paso sites. Are these required to be public housing?

Pam Sanchez of New Vision Realty Group / CRC Solution:

- When you accept offers on the first 7 properties, do they need to be all cash offers or can they be financed?

Katie Valenzuela Garcia of Sac Neighborhood Coalition:

- I'm curious as to why only 61 lots were identified for this strategy. The list of properties that I was given, per a Freedom of Information Act Request, SHRA had a much larger portfolio of vacant sites.

Dan Hood of Sac Neighborhood Coalition:

- Will the selection criteria be in the RFP? Will there be anything new that we should look out for?

Rob Kerth of Habitat for Humanity:

- For the 14 scattered sites, you spoke about putting out a RFP. What's the schedule for putting that out? What's your process for putting that out? What's the criterion for the RFP? Does the final selection rest with the city board or city council? Since there are former RFPs and RFP submissions are they available for our viewing/reference?

December 4, 2014

Dear Housing Authority of the County of Sacramento:

This year marks the fifth anniversary of the HUD-DOT-EPA Partnership for Sustainable Communities, a groundbreaking federal effort that has invested more than $4 billion in over 1,000 forward-thinking communities across the country. As a member of the FY 2011 Sustainable Communities cohort, you share in the remarkable achievements of this Partnership and symbolize the promise of inclusive, sustainable, and resilient communities.

It is with great pleasure that we recognize the accomplishments of the Sacramento Area TOD Loan Fund & Food Distribution Plan under the HUD FY 2011 Community Challenge Planning Grant Program.

You and your FY 2011 peers have leveraged your grants to:

- Incorporate meaningful public and private participation into the community planning processes, engaging tens of thousands of residents and stakeholders in hundreds of public events including broad community needs and concerns in your activities and ensuring future implementation of your work;
- Confront challenges to equitable economic development. Over 75 percent of FY11 grantees dedicated their efforts to addressing income diversity; 40 percent focused on affordable housing preservation and reducing displacement risk from gentrification, and all regional grantees adopted a fair housing lens to their regional planning process;
- Employ cutting edge development strategies such as infill and mixed-use development to reshape landscapes in more than half of grantee projects;
- Build on local strengths. Nearly half of FY11 grants included a focus on the rural experience, an indicator that a collective impact strategy is universally valuable and can be tailored to diverse contexts;
- Fortify local collaborations. Many grantees worked to strengthen existing partnerships and align federal, state and local priorities and resources which will pay dividends far into the future; and
- Establish a roadmap to target new and existing resources. Though the ink is barely dry, FY11 grantees already have secured new resources and redirected existing ones to support the priorities and activities promoting in your plans.

We honor your achievements as you embark on the next phase of your work and we celebrate the innovations of the FY 2011 grantees. Your leadership of this visionary approach will build a lasting foundation for the resiliency and prosperity of your community. We look forward to continuing our partnership!

Cheers,

Harriet Tregoning, Director
Office of Economic Resilience

Assistance Award/Amendment

U.S. Department of Housing and Urban Development
Office of Administration

1. Assistance Instrument ☒ Cooperative Agreement ☐ Grant	2. Type of Action ☐ Award ☒ Amendment
3. Instrument Number: CCPCA0046-11 4. Amendment Number: 1	5. Effective Date of this Action: February 15, 2012 6. Control Number:
7. Name and Address of Recipient Housing Authority of the County of Sacramento Sac Hsg & Redevelopment Agency, Housing Policy & Planning 801 12th Street Sacramento, CA: California 95814-2404 Phone: (916)440-1317 Fax: (916)447-2261	8. HUD Administering Office Office of Sustainable Housing and Communities 451 7th Street, SW, Room 10180 Washington, DC 20410 8a. Name of Administrator: James C. Norsworthy 8b. Telephone Number: 202 402 6827
10. Recipient Project Manager: Lisa Bates	9. HUD Government Technical Representative: Sunaree K. Marshall, 202-402-6011,
11. Assistance Arrangement ☒ Cost Reimbursement ☐ Cost Sharing ☐ Fixed Price 12. Payment Method ☐ Treasury Check Reimbursement ☐ Advance Check ☐ Automated Clearinghouse	13. HUD Payment Office 801 Cherry Street Unit #45, Suite 2500 Fort Worth, TX 76102
14. Assistance Amount Previous HUD Amount: $150000 HUD Amount this action: $0.00 Total HUD Amount: $150000 Recipient Amount: $125000 Total Instrument Amount: $275000	15. HUD Accounting and Appropriation Data 15a. Appropriation Number: 861/30162 15b. Reservation number: CCPCA0046-11 Amount Previously Obligated: $150000 Obligation by this action: $ 0.00 Total Obligation: $150000

16 Description

Employer Identification Number: 94-6300529 Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. **HUD-1044 and HUD-1044 Continuation Sheet(s)**
2. **Grant Agreement Terms and Conditions**
3. **HUD 424-CBW, Total Budget Summary**
4. **Grant Deliverables (See HUD 1044 Continuation Sheet)**
5. **Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)**
6. **OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85**
7. **Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.**
8. **Notice of Funding Availability (Docket No. FR-5500-N-33)**

Period of Performance is 36 months from February 15, 2012 to February 15, 2015.

17. ☒ Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office	18. ☐ Recipient is not required to sign this document.
19. Recipient (By Name): La Shelle Dozier	20. HUD (By Name): James C. Norsworthy, Grant Officer
Signature & Title: La Shelle Dozier Date (mm/dd/yyyy):	Signature & Title – Grant Officer Date (mm/dd/yyyy): 02/01/2012

form HUD-1044 (8/90)
ref. Handbook 2210.17

1. **BUDGET**

	HUD Amount	Match /Leverage Amount	Total
Direct Labor	71,050	0.00	71,050
Fringe Benefits	27,185	0.00	27,185
Travel	8,425	0.00	8,425
Equipment	0.00	0.00	0.00
Supplies/Materials	0.00	0.00	0.00
Consultants	0.00	67,000	67,000
Contracts	0.00	53,000	53,000
Construction	0.00	0.00	0.00
Other Direct Cost	0.00	5,000	5,000
Indirect Cost	43,340	0.00	43,340
Total	150,000	125,000	275,000

If the grantee's match/leverage contribution is less than **$125,000.00** the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. **AMOUNT OF COST SHARE**

The estimated cost for the performance of this grant is **$275,000.00.** HUD shall not be obligated to reimburse the Housing Authority of the County of Sacramento excess of **$150,000.00.** The Grantee agrees to bear without reimbursement from HUD **$125,000.00** of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of **$275,000.00;** all such excess costs shall be borne entirely by the Grantee.

3. **KEY PERSONNEL**

The personnel specified below are considered to be essential to the work being performed hereunder:

Name	Title	% of time on the grant
Lisa Bates	Project Manager	20%
Jeree Glasser Hendrick	Housing Finance Analysis	10%
Sandy Piekarski	Grants Management	10%

4. **SUBSTANTIAL INVOLVEMENT**

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:
Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.
- Review and provide recommendations in response to semi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

5. INDIRECT COSTS/PROVISIONAL RATE

N/A

6. AUDIT INFORMATION

The Housing Authority of the County of Sacramento submitted an audit report conducted by Macias Gini & O'Connell for the year ending December 31, 2010. The audit report attests to the Housing Authority of the County of Sacramento practice of generally accepted accounting principles and compliance with laws and regulations relating to government auditing standards. The internal control structure has been reviewed in accordance with OMB Circular A-133 and found to be in compliance with requirements that are applicable to certain of its major federal programs.

7. REPORTS AND DELIVERABLES

Reports:

1. **Bi-Annual Reporting**
2. **Additional Reporting Requirements:** Additional reporting requirements as outlined in the NOFA (FR-5500-N-33), FY11 HUD General Section (FR-5500-N-01), and 2 CFR 85.40.

List of Deliverables:

1. **Final Workplan and Logic Model: 60 calendar days.**

8. SPECIAL CONDITIONS

N/A

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Housing Authority of the City of Sacramento

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000759

* c. Organizational DUNS: 1373510160000

d. Address:

* Street1: 801 12th Street
Street2:
* City: Sacramento
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 95814-2947

e. Organizational Unit:

Department Name: Development & Federal Programs

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: John (Brad)
Middle Name:
* Last Name: Satterwhite
Suffix:

Title: Community Development Analyst II

Organizational Affiliation:

* Telephone Number: (916) 449-6242

Fax Number:

* Email: bsatterwhite@shra.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

EPA Environmental Cleanup Grant for 3609 and 3633 Rio Linda Boulevard

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 6th
* b. Program/Project: 6th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2017
* b. End Date: 06/30/2018

18. Estimated Funding ($):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: John (Brad)

Middle Name:

* Last Name: Satterwhite

Suffix:

* Title: Community Development Analyst II

* Telephone Number: (916) 449-6242

Fax Number:

* Email: bsatterwhite@shra.org

* Signature of Authorized Representative: John Satterwhite

* Date Signed: 12/22/2016