

## **RESOLUTION NO. 2021-0003**

Adopted by the Housing Authority of the City of Sacramento

April 20, 2021

### **Section 18: Authorization to Submit a Section 18 Application to the United States Department of Housing and Urban Development to Convert a City Public Housing Property Under the Section 18 Demolition and Disposition Program (SECTION 18)**

#### **BACKGROUND**

- A. The Housing Authority of the City of Sacramento (Housing Authority) faces many issues with its public housing stock, including the inability to perform maintenance due to insufficient funding from the U.S. Department of Housing and Urban Development (HUD) coupled with high demand for affordable housing.
- B. In 2018, the Housing Authority worked with CSG Advisors to update an Asset Repositioning Study to develop strategies to reposition and sustain many of the Housing Authority's assets.
- C. Although the Housing Authority completed some of the strategies suggested in the initial Asset Repositioning Study, the elements of time, available funding and changing HUD programs made it necessary for the Housing Authority to update its plan and use more recent HUD initiatives to complete the repositioning efforts to address its aging housing stock.
- D. The Housing Authority must continue to pursue innovative approaches to preserve its housing and address the growing demand for housing for low- and very low income individuals.
- E. Congress modified regulations under the Section 18 program to provide greater efficiencies and a mechanism for Public Housing Agencies to address the growing backlog of deferred maintenance in nationwide public housing properties.
- F. The Housing Authority is proposing to submit applications to HUD to convert all City Public Housing properties under Section 18 and apply for Tenant Protection Vouchers (TPVs).
- G. Consultation with the residents, the Sacramento Resident Advisory Board (SRAB), the Sacramento Housing and Redevelopment Commission and Housing Authority's governing board related to the Section 18 program have occurred. These consultations have continued on an on-going basis.

- H. A public hearing was held by the City of Sacramento Housing Authority Board on April 20, 2021, following a duly published notice thereof, and all persons desiring to be heard have been heard. All comments received were considered by the City of Sacramento Housing Authority Board.
- I. The proposed application for Section 18 is administrative and does not constitute a project subject to environmental review under the California Environmental Quality Act pursuant to 14 California Code of Regulations section 15378 (b) and is exempt under the National Environmental Policy Act pursuant to 24 Code of Federal Regulations section 58.34(a)(3). Environmental Review for specific activities, such as disposition and/or rehabilitation, under Section 18 will be completed prior to any discretionary action(s) being carried out with regard to such projects.

**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, including the environmental determinations, are determined to be true and correct.
- Section 2. The Executive Director or her designee is authorized to submit a Section 18 Demolition and Disposition Application to HUD.
- Section 3. The Executive Director or her designee is authorized to apply to HUD for TPVs.
- Section 4. The Executive Director or her designee is authorized to execute any and all documents as may be required for submission and approval by HUD for Section 18 program and TPV application for the property listed in Exhibit A to this staff report and, if necessary, certifying an agreement to comply with all requirements of the program.
- Section 5. The Executive Director or her designee is authorized to execute applicable award agreements if the Section 18 applications are accepted and approved by HUD.

**Table of Contents:**

Exhibit A – List of the Property – 4 units or less

Adopted by the Housing Authority of the City of Sacramento on April 20, 2021, by the following vote:

Ayes: Members Ashby, Guerra, Harris, Jennings, Loloee, Schenirer, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest by Secretary:

**Mindy Cuppy**

Digitally signed by Mindy Cuppy  
Date: 2021.04.29 16:57:32  
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Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Housing Authority.*

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