



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO COUNCIL
City of Sacramento
 915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
June 17, 2008

Honorable Mayor and Members of the City Council

Title: Annual Housing Activity Report for the California State Department of Housing and Community Development

Location/Council District: City Redevelopment Areas and Citywide

Recommendation: Receive and File

Contact: Lisa Bates, Deputy Executive Director, 440-1330; Christine Weichert, Assistant Director, Housing and Community Development, 440-1353

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: California State Redevelopment Law, Health and Safety Code Section 33080.1, requires that each redevelopment agency within the state present an annual report to its legislative body within six months of the end of the agency's fiscal year and submit the final product to the State of California Department of Housing and Community Development thereafter. As a result, the State Housing and Community Development ("HCD") Report for Fiscal Year 2007 has been completed and is hereby submitted to the City Council for review. State law also requires that the redevelopment agency's independent financial audit, a fiscal statement, and the State Controller's Report be submitted to the City Council. These documents are being submitted to the City Council under separate cover.

Housing and Displacement Activities

Section 33080.1(c) requires a description of certain affordable housing and redevelopment activities in the 2007 fiscal year. Accordingly, the following has been identified:

- No non-elderly or elderly households were displaced or moved from their dwelling units as part of a redevelopment project of the Agency during the 2007 fiscal year;

- No dwelling units designated as very-low, low and moderate income directly benefited from Low and Moderate Income Housing Fund (LMIHF) expenditures for offsite improvements;
- Six households in the Oak Park Redevelopment Area and one household in the Stockton Boulevard Redevelopment Area received first time homebuyer assistance through LMIHF loans;
- Two new construction projects with restricted affordable units were completed in the Del Paso Heights Redevelopment Area, and two new construction and two rehabilitation projects with restricted affordable units were completed in the City outside the redevelopment areas. In addition, nine affordable projects are projected to be completed throughout the City by the end of 2009. Attachment 1 contains more information on these projects, including the number of affordable units produced.

Agency-Owned Property

Section 33080.1(f) requires a description of the total number of and nature of properties that the Agency owns and those properties the Agency acquired during the 2007 fiscal year.

As of December 31, 2007, the Agency owned 45 vacant parcels purchased with Tax Increment Low and Moderate Income Housing Funds, for the purpose of providing affordable housing. The vast majority of these parcels (35 parcels, totaling roughly 15 acres) are located in the Del Paso Heights Redevelopment Area, primarily intended to be used for a future phase of the Del Paso Nuevo development. Of the remaining 11 parcels, eight are located in the Oak Park Redevelopment Area, one in the Richards Boulevard Redevelopment Area, and one in the North Sacramento Redevelopment Area.

The Agency owned properties in Oak Park are part of a Request For Proposal (RFP) for single family home development. The North Sacramento site is impacted by environmental contamination which the Agency is working to address before development can occur.

Report to Be Filed with State

The HCD Report is on file with the Agency Clerk. The report will be submitted to the state no later than June 30, 2008.

Policy Considerations: There are no policy implications as a result of this informational report.

Environmental Considerations: The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b) (2) and (4), continuing administrative and fiscal activities which do not involve commitment to any specific project, nor a federal undertaking under National Environmental Policy Act (NEPA). Therefore, no environmental review is required.

Committee/Commission Action: At its meeting of June 4, 2008, the Sacramento Housing and Redevelopment Commission received the information presented in this report.

Rationale for Recommendation: The information covered in this report demonstrates that the Agency is assisting affordable housing production in excess of redevelopment law requirements.

Financial Considerations: State law requires that if the Agency has more than \$1,000,000 or four years' housing set-aside deposits, whichever is greater, in unencumbered funds from tax increment flow (less bond debt payments), the Agency must submit a plan to HCD that describes how the Agency would reduce those balances within a three-year period. The Agency has never had an excess surplus and is reporting none in 2007.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:


for RAY KERRIDGE
City Manager

Table of Contents	
Report	pg. 1
Attachments	
1 Summary of Activities Reported to HCD	pg. 4

HCD ACTIVITY REPORT: SUMMARY OF CITY HOUSING ACTIVITIES IN 2007**SUMMARY OF HOUSING ACTIVITIES INSIDE RDA**

Area/Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Total
Del Paso Heights						
North Avenue Apts	Rental New Construction	9	49	21	0	79
Rio Linda & Nogales	Single Family Ownership	0	0	5	6	11
Oak Park						
First Time Homebuyer Assistance	Single Family Ownership	0	0	6	0	6
Stockton Boulevard						
First Time Homebuyer Assistance	Single Family Ownership	0	0	1	0	1
TOTAL		9	49	33	6	97

SUMMARY OF HOUSING ACTIVITIES OUTSIDE OF RDA

Project Name	Housing Type	Extremely Low	Very Low	Low	Moderate	Total
Willow Tree Apts	Rental Rehabilitation	0	22	84	0	106
Shenandoah Apts	Rental Rehabilitation	0	20	80	0	100
Westview Ranch	Rental New Construction	0	85	42	0	127
Vintage at Natomas Field	Rental New Construction, Senior	0	153	47	0	200
TOTAL		0	280	253	0	533

TOTAL 2007 ACTIVITIES INSIDE AND OUTSIDE RDA	9	329	286	6	630
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FUTURE HOUSING PRODUCTION IN 2008 AND 2009

Project Name	Project Area	Extremely Low	Very Low	Low	Moderate	Total
Globe Mills	Alkali Flat	12	79	21	0	112
Washington Square/Sherwood Court	Alkali Flat	6	47	0	0	53
Del Paso Nuevo Phase IV	Del Paso Heights	0	0	44	0	44
Summerfield Plaza	North Sacramento	0	8	32	0	40
Hurley Creek Senior	Outside Project Area	0	138	68	0	206
Northland Village	Outside Project Area	1	49	93	0	143
Point Natomas	Outside Project Area	0	68	269	0	337
Valencia Point	Outside Project Area	0	110	56	0	166
Willow Glen Apartments	Outside Project Area	47	44	43	0	134
TOTAL FUTURE ACTIVITIES INSIDE AND OUTSIDE RDA		66	543	626	0	1,235

Thus far in 2008 five additional projects including the Berry Hotel, the YWCA, the Budget Inn, Riverview Plaza, and Copperstone Village 1 have been approved or for which approval is pending.

