

2009 ONE-YEAR ACTION PLAN

Prepared by Sacramento Housing and
Redevelopment Agency

For the

City Council of Sacramento



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What is the 2009 One-Year Action Plan?

- The One-Year Action Plan updates the Consolidated Plans and Budgets
- Consolidated Plans (2008-2012)
- Identifies housing and community development needs
- Long-term strategy to address needs

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2009 One-Year Action Plan Funds

- Consists of five funding sources administered on behalf of the City
 - Community Development Block Grant (CDBG)
 - Home Investment Partnership Program (HOME)
 - American Dream Downpayment Initiative (ADDI)
 - Emergency Shelter Grant (ESG)
 - Housing Opportunities for Persons with AIDS (HOPWA)

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Community Development Block Grant (CDBG)

- **Funds benefit low-and moderate-income persons**
- **Eligible Activities**
 - Housing
 - Public Infrastructure and Public Facilities
 - Economic Development
 - Commercial Rehabilitation
 - Public Services



Franklin City Streetscape and Prime Time Teen (Workrecreation) Resume Writing Workshop

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2009 Budget Status

- **Federal budget:** projecting a continuing resolution until March 2009
- **Congress:** will need 60 -90 days to work with to new administration
- **HUD Budget approval:** projecting same trends as 2008

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2009 Estimated Revenues

CDBG	(↓4%)	\$ 5,490,094
CDBG Program Income		\$ 184,514
HOME	(↓3%)	\$ 3,037,244
HOME Program Income		\$ 310,339
ADDI	(0 %)	\$ 23,477
ESG	(0 %)	\$ 256,193
HOPWA	(0 %)	\$ 818,000
HOPWA Reprogramming		\$ 138,979
TOTAL		\$ 10,258,840

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City Strategic Projects and Timeline

District	Percent Low/Mod	Projects	2008	2009
1	11%	Zapata/Caesar Chavez Parks	\$132,000	
		River Gardens/Gardenland Neighborhood Acquisition/Rehabilitation of new/existing neighborhood park/community center		\$114,000
2	19%	Dixieanne "Green" St IMP	\$228,000	
3	12%	Washington/Muir Park Fence	\$220,000	
		Ben Ali Design		\$100,000
4	12%	Freemont/Southside Gardens	\$135,000	
5	17%	24th St Landscaping	\$204,000	
		ADA Improvements		\$348,000
6	13%	Bill Bean Park	\$282,649	
		Camellia Park Master Plan	\$60,000	
		Manor Swim Club		\$707,000
8	16%	Steve Jones Park	\$117,000	
		Rebuilding Dreams	\$75,000	
		Meadowview Fence	\$675,000	7

Non District Projects and Programs

- Public Services administered by the Department of Human Assistance
 - Detox Facility
 - Lutheran Social Services
 - Senior Nutrition Services
- Phoenix Park Resource Center Activities
- Prime Time Teens Workforce Skills and Resume Practice
- McClellan Heights Parker Homes
- Others



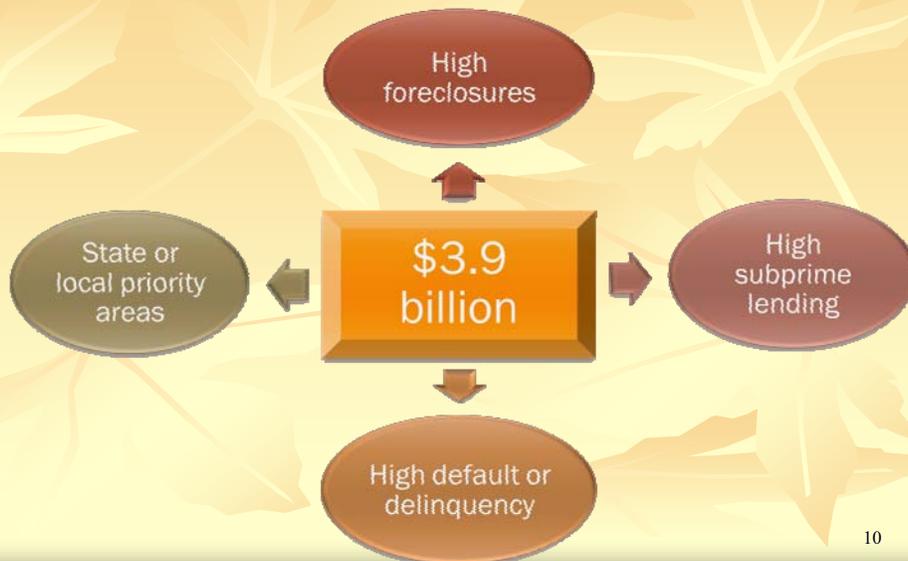
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SACRAMENTO'S RESPONSE TO FORECLOSURES

October 21, 2008
Sacramento City Council



NEIGHBORHOOD STABILIZATION PROGRAM



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NEIGHBORHOOD STABILIZATION PROGRAM

STATE OF CALIFORNIA	SACRAMENTO COUNTY	CITY OF SACRAMENTO	HCD
\$530 million	\$18.6 million	\$13.3 million	\$145 million

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PURPOSES



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AWARD TIMELINE



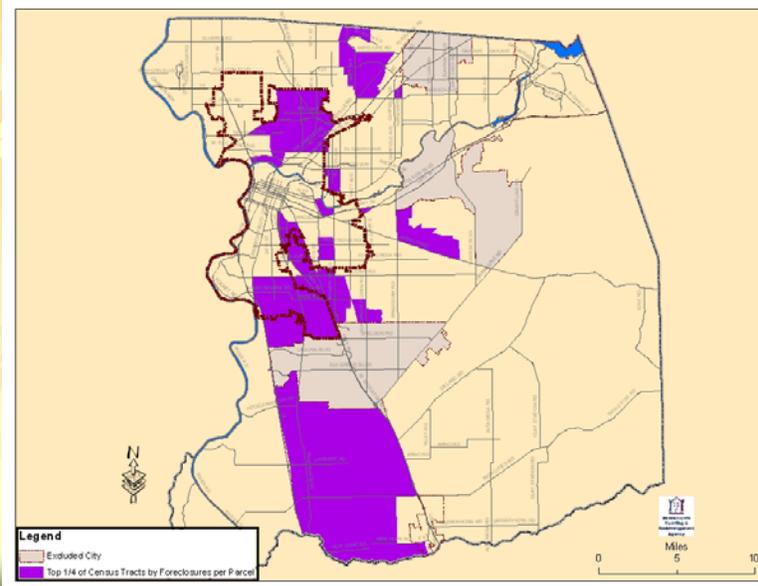
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REO PROGRAM DESIGN



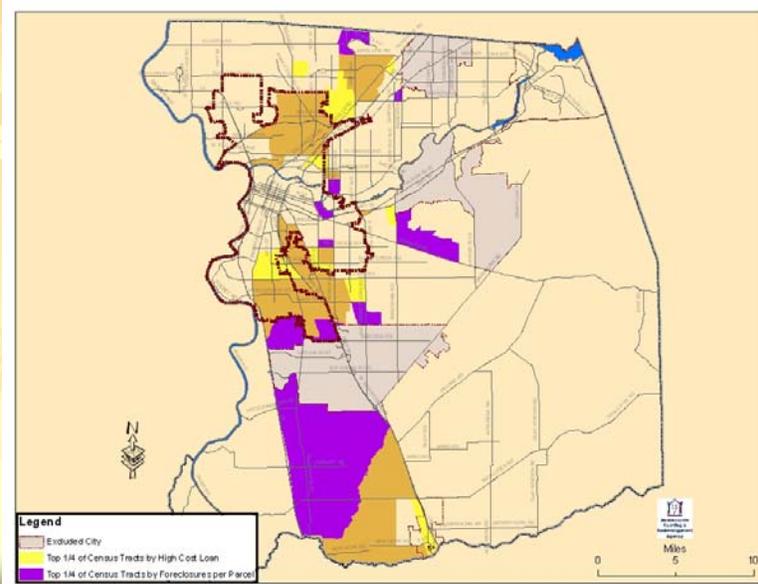
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HIGH FORECLOSURE AREAS



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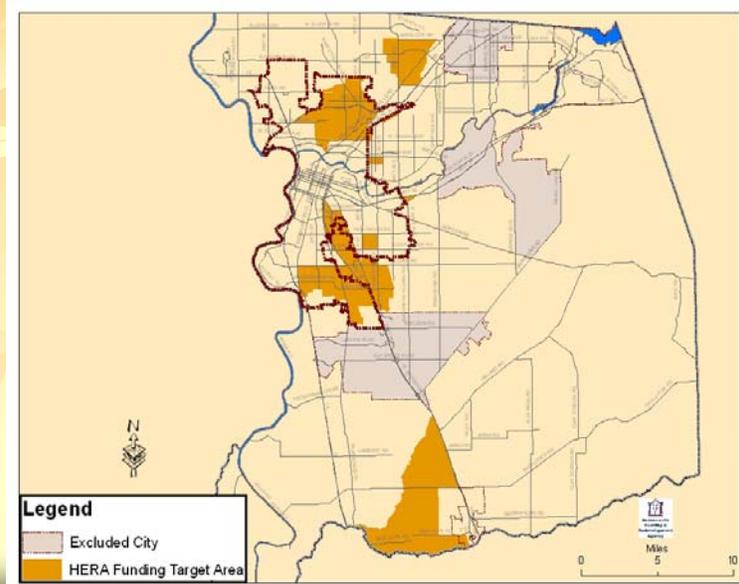
HIGH FORECLOSURE + HIGH COST LOANS



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TARGET AREAS



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VACANT PROPERTY PROGRAM

- Vacant SF homes and SF property
- Developer & contractor partners
 - Purchase, rehabilitate or construction and sell
 - SHRA contributed developer incentive
- Homes sold to low & moderate income families
- Using private capacity, minimize Agency risk

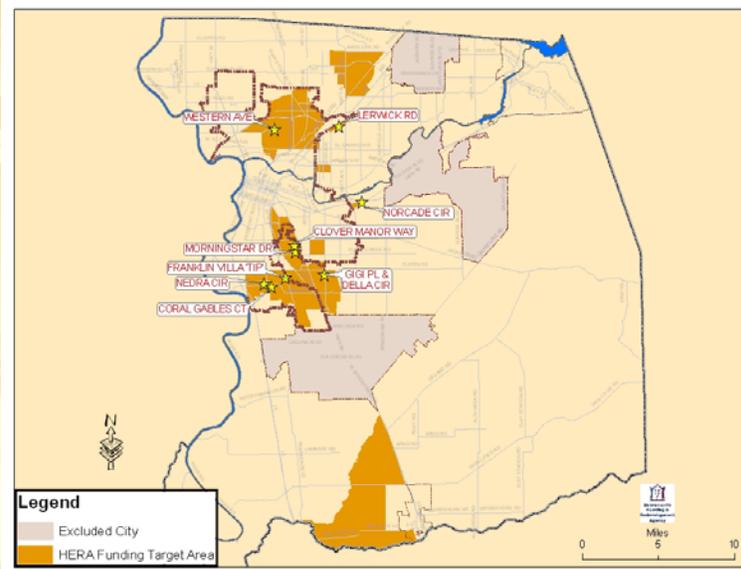
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BLOCK ACQUISITION AND REHABILITATION

- Developer purchase in targeted neighborhoods
 - Declining values
 - Police and code activity
 - Poorly maintained
 - Investor owned
- Transform areas from multiple investors to single rental ownership with management
- Potential demolition and redevelopment

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POTENTIAL BLOCK TARGET AREAS



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PROPERTY RECYCLING ENTITY

- Existing or new affiliated non profit, Agency
- Proactive - safety valve and back stop
- Flexibility and speed to operate at scale
- Acquisition aligned with revitalization efforts
 - Rehabilitate
 - Demolish
 - Sell
 - Hold
- Potential for long-term capacity

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REO MODELS

PROGRAM	UNITS		FUNDING		REHAB	VOLUME	\$ Flow
	CITY	COUNTY	CITY	COUNTY			
Vacant Property	75	84	\$3.4	\$3.72	Moderate	Moderate	Slow
Block Rehab	36	67	\$4.0	\$7.44	High	Moderate	Moderate
Property Recycling Entity	76	84	\$5.9	\$7.44	High	High	Slow → Fast
TOTAL	178	234	\$13.3	\$18.6			

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IMPLEMENTATION STEPS

- Qualify developers for Vacant Properties program
- Return to governing bodies
 - Select and initiate block targets
 - Identify Property Recycling Entity and activities
- Assess mid-term progress and adjust as necessary

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