



**REPORT TO HOUSING AUTHORITY**  
**City of Sacramento**  
 915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Consent  
**October 25, 2011**

**Honorable Chair and Members of the Housing Authority**

**Title: Housing Authority Disposition of Section 32 Properties**

**Location/Council District:** Citywide

**Recommendation:** Adopt a **Housing Authority Resolution** authorizing the Executive Director to: a) submit an application to the U.S. Department of Housing and Urban Development (HUD) approving the disposition of Housing Authority Section 32 homes to SHRA for 99 percent of fair market appraised value; b) apply to HUD for any replacement vouchers for which Housing Authority of the City of Sacramento (HACS) may be eligible; c) amend the HACS budget to allocate the proceeds of the sale of the homes to fund the rehabilitation of the remaining homes, related administration and sales costs, relocation expenses, and other purposes authorized under HUD's public housing homeownership programs, or to fund other public housing expenses or initiatives; and d) enter into a Purchase and Sale Agreement and any other necessary agreements to implement the proposed public housing disposition and receipt of any available replacement vouchers.

**Contact:** Nick Chhotu, Assistant Director, Housing Authority, 440-1334; Chris Pahule, Assistant Director, Community Development, 440-1350

**Presenters:** N/A

**Department:** Sacramento Housing and Redevelopment Agency (SHRA)

**Description/Analysis**

**Issue:** On February 15, 2011, the Housing Authority of the City of Sacramento authorized staff to submit an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of 33, Section 32 single family homes to SHRA for inclusion in the Neighborhood Stabilization, Property Recycling Program (PRP) for rehabilitation and sale to owner-occupant homebuyers.

This report and accompanying resolution clarifies that SHRA will acquire the properties from the Housing Authority at 99 percent of fair market appraised value. Acquisition at 99 percent of fair market appraised value is necessary to be

## Housing Authority Disposition of Section 32 Properties

consistent with the requirements of the Federal Neighborhood Stabilization Program (NSP). The proceeds from the sale of the properties to SHRA will be reimbursed to the Housing Authority for rehabilitation and sale of those Section 32 homes remaining in its inventory, related expenses and other purposes authorized under HUD's public housing homeownership programs, or to fund other public housing expenses or initiatives. Consistent with the guidelines of the Property Recycling Program (Attachment 2) and the intent of the Section 32 program, the properties will be rehabilitated and sold to income eligible owner-occupant homebuyers whose incomes do not exceed 80 percent of Area Median Income (AMI). Additionally, this report recommends authorization to apply to HUD for any replacement vouchers for which the Housing Authority may be eligible as a result of the disposition of property.

**Policy Considerations:** The disposition of the single family homes is consistent with recommendations identified in the Housing Authority Asset Repositioning Strategy adopted on August 21, 2007, by the Sacramento City Council and the County Board of Supervisors. Additionally, the actions recommended in this report furthers the commitment of the City through the 2008-2013 Housing Element to preserve and rehabilitate existing affordable housing and to provide housing for low income households. Specifically, these actions support policies H-4.4 regarding the preservation of affordable housing, and Program 74 which confirms the City's commitment to the Housing Authority Asset Repositioning Strategy. The recommended actions in this report are also consistent with the 2008-2013 Housing Element of the General Plan, adopted November 18, 2008, which indicates that, "The City shall support efforts to alleviate the individual and community problems associated with mortgage default and foreclosure." To implement this policy, the Housing Element includes program 19, committing the City to enacting a comprehensive plan for addressing the foreclosure crisis, including "neighborhood reinvestment strategies." The recommended actions are also consistent with the City of Sacramento's 2008-12 Consolidated Plan adopted October 23, 2007

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The actions proposed are in furtherance of the disposition and rehabilitation of Housing Authority owned properties. Therefore, these actions are categorically exempt pursuant to CEQA Guidelines Section 15301, as actions on existing facilities that do not change or expand existing uses.

**National Environmental Policy Act (NEPA):** The proposed actions are in furtherance of the disposition and rehabilitation of Housing Authority owned properties, which are categorically excluded under NEPA regulations, pursuant to 24 CFR 58.35(a)(5) and 24 CFR 58.35(a)(3)(i), respectively.

**Sustainability Considerations:** The activities included in this report have been reviewed for consistency with the goals, policies and targets of the

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Sustainability Master Plan and the 2030 General Plan. If approved, the actions recommended in this report will advance the following goals, policies and targets: rehabilitating units following green building standards aligns with goal number one – Energy Independence, item 3 – Improve energy efficiency and the overall NSP3 activities support goal number five – Public Health and Nutrition, item 3 – Create Healthy Urban Environments through Restorative Redevelopment.

SHRA is partnering with the Sacramento Municipal Utilities District (SMUD) to provide Home Energy Rating System (HERSII) assessments and audits for NSP rehabilitation projects. The SMUD HERSII energy audits analyze the pre-rehabilitation environment as compared to the post-rehabilitation environment to quantify potential energy savings. SMUD HERSII audit program provides an opportunity to measure the energy impact to homes that will benefit new homeowners long-term.

**Committee/Commission Action:** In developing the NSP3 strategy, SHRA consulted with various community partners including existing NSP1 development partners, non-profit housing developers, and affordable housing advocates. Included were local and regional housing-related non-profits entities such as the Sacramento Housing Alliance, NeighborWorks HomeOwnership Center, and Legal Services of Northern California. Additionally, SHRA has reviewed the proposed NSP3 Program with neighborhood groups including the Oak Park, Del Paso Heights and Stockton Boulevard Redevelopment Advisory Committees, and the North Highlands Visions Task Force.

At its meeting on October 19, 2011, it is anticipated that the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Housing Authority Board in the event this does not occur.

**Rationale for Recommendation:** Adoption of the attached resolution will allow for the submission of a property disposition application to HUD, requesting authorization to transfer vacant Section 32 properties and other vacant single family properties to SHRA for inclusion in the Neighborhood Stabilization, Property Recycling Program (PRP). Through PRP, the homes will be rehabilitated and sold to income eligible buyers, creating high quality, energy efficient homeownership opportunities in Sacramento's most challenging neighborhoods.

Proceeds from the sale of the Section 32 homes will allow the Housing Authority to fund the rehabilitation of the remaining homes in the Section 32 program and other public housing expenses or initiatives as authorized under HUD's public housing homeownership programs.

**Financial Considerations:** This report recommends submission of a property disposition application to HUD for the sale and transfer of Section 32 and other vacant single family homes at 99 percent of fair market appraised value to SHRA. The net

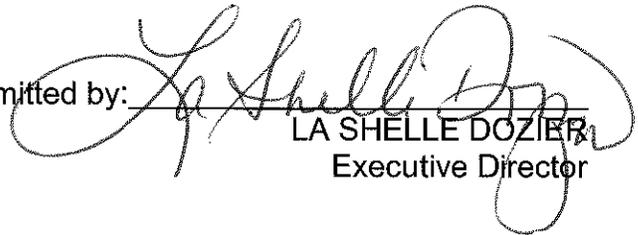
October 25, 2011

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proceeds from the sale of the homes will be transferred to the Housing Authority to fund rehabilitation of the remaining homes in the Section 32 program, related expenses, and other purposes authorized under HUD's public housing expenses or initiatives.

**M/WBE Considerations:** Minority and Women's Business enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully Submitted by:



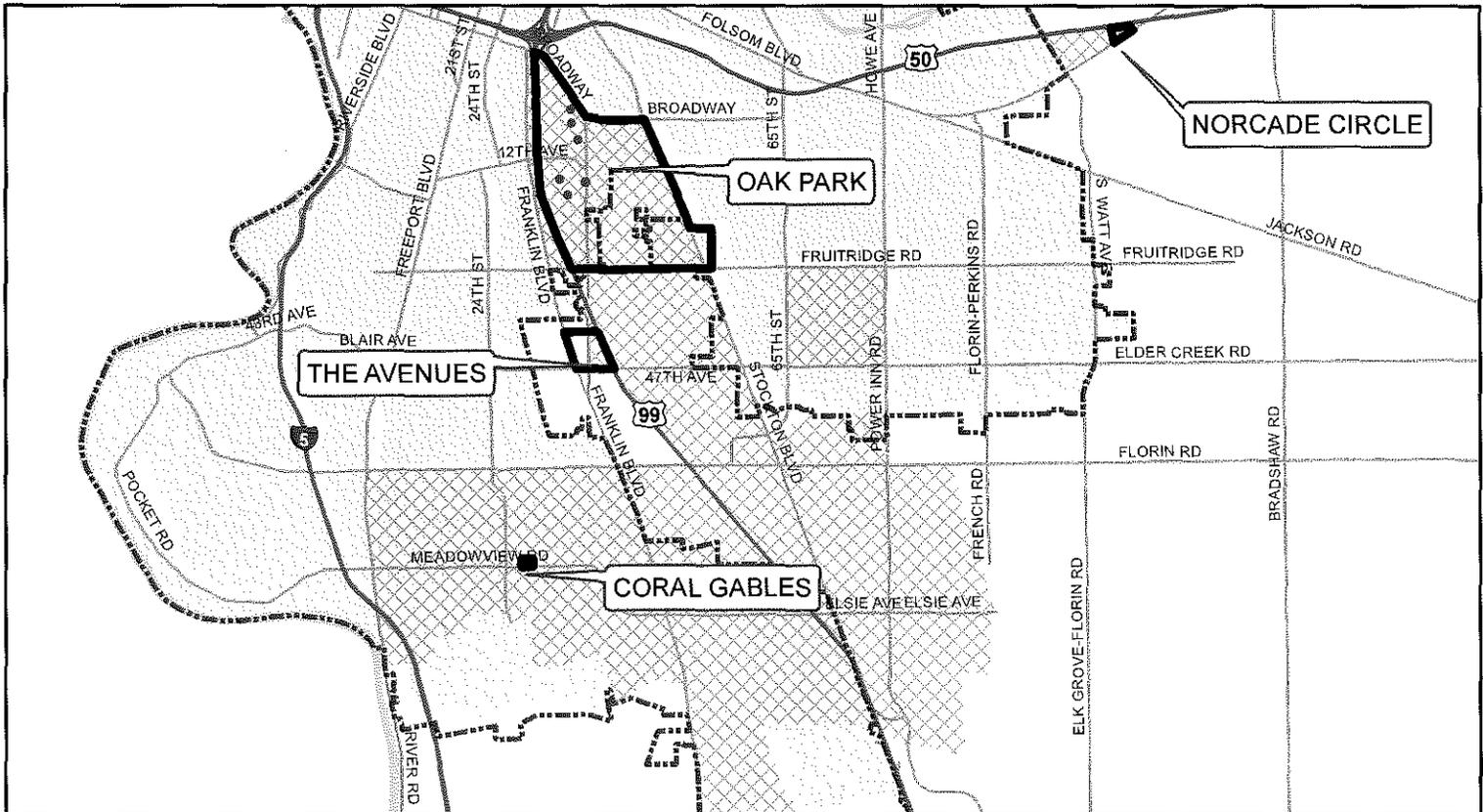
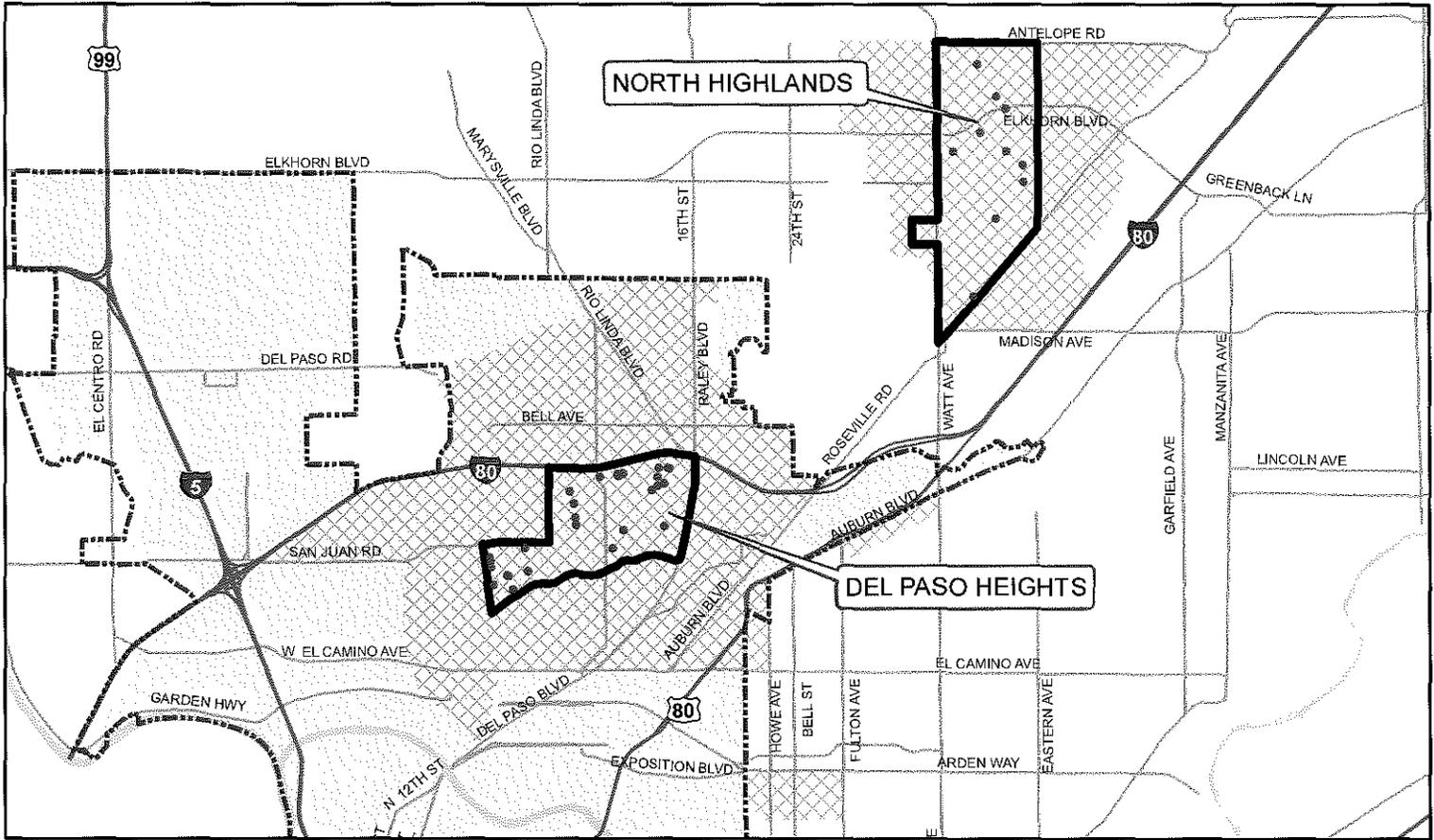
LA SHELLE DOZIER  
Executive Director

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# Housing Authority Section 32 Properties



	Sacramento County		NSP3 Target Area	<p>Miles</p> <p>0 0.5 1</p>	
	City of Sacramento		Section 32 Property for PRP		
	NSP1 Target Area				

**Neighborhood Stabilization Program****Sacramento Property Recycling Program****(PROGRAM GUIDELINES)**[Back to Table of Contents](#)**Property Recycling Program**

The Sacramento Property Recycling Program (PRP) focuses on stabilizing neighborhoods through strategic investments and partnerships. The PRP aims to transform the most impacted neighborhoods, streets and properties; those areas where the market alone cannot ensure change. Working with governmental, non-profit and for-profit partners, the PRP provides access to properties and funding to remove the blight of foreclosures and vacant properties through redevelopment activities, acquisition, rehabilitation and rental of affordable housing, and acquisition and rehabilitation of single family homes for sale throughout Sacramento. The PRP is complimentary to the other programs funded under the Neighborhood Stabilization Program (NSP), all of which seek to reduce the impacts of foreclosures.

- 1.0 Administration.** The Property Recycling Program is administered by the Sacramento Housing and Redevelopment Agency (SHRA). SHRA is a joint powers authority of the City and County of Sacramento, and the recipient and administrator of the NSP funding. SHRA's primary role in the PRP is acquisition of properties and disposition to the appropriate Community Partner (see Section 7.0). SHRA's affiliated entities, the Redevelopment Agencies of the City and County of Sacramento and the Housing Authorities of the City and County may also serve as the purchaser of properties.
- 2.0 Eligible Areas.** All activities under the PRP will be for properties located in the NSP target areas, with a priority on areas that are characterized by significant code violations/actions, disproportionate foreclosure activity and/or other blighting conditions. See the attached map of the NSP target areas.
- 3.0 Eligible Properties.** Through the PRP, SHRA and its affiliated entities are authorized to purchase or receive as donation foreclosed residential and/or vacant properties within the NSP target areas. SHRA and its constituent entities are authorized to transfer surplus vacant properties or vacant residential structures within NSP target areas for rehabilitation and resale. NSP regulations regarding acquisition of properties at a discount from market appraised value will be applicable both on a property level and on a portfolio level. The current market appraised value is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60-days from the date of the final offer. Properties that are donated to SHRA require a before rehab appraisal before the properties is disposed to a third party entity.
- 4.0 Affordability.** All residential units resulting from the acquisition, rehabilitation or construction through PRP activities must house families at or below 120% of area median income (AMI). Affordability definitions are based on the area median income (AMI) for the Sacramento Metropolitan Statistical Area (MSA) as established by the US Department of Housing and Urban Development (HUD). SHRA may leverage other funding sources that potentially could restrict or reduce AMI requirements. The median income is subject to change annually.

Properties purchased through the PRP are presumed to be "naturally affordable" based on the location and market conditions of the targeted areas (24 CFR 92.254(a)(5)(i)(B)). Units that will be sold (either initially or through a lease to own program) as a result of PRP activities must be sold to a family whose income does not exceed 120% of AMI (adjusted for family size) but will not require a long term affordability covenant unless required by additional funding sources. Rental units resulting from PRP activities will include long term affordability covenants that restrict income and occupancy to families at or below 50% AMI, consistent with HOME rent standards (24 CFR 92.252) and will be subject to additional affordability requirements of the SHRA Multi-family Lending and Mortgage Revenue Bond Policies or Investment Property Program. In the

instance of a multi-unit property, these affordability requirements will apply to the number of units proportionally assisted with NSP funding.

**5.0 Property Acquisition.** Under the PRP, SHRA can acquire residential and/or vacant properties that are located in a target area for one of three eligible activities, described in Section 6.0. In addition to purchases through local brokers, realtors and other publicly accessible routes, SHRA has established a relationship with the National Community Stabilization Trust (NCST). NCST allows partner governmental entities to view and acquire foreclosed properties within the NSP target areas at a significant market discount, prior to the properties being actively listed. SHRA may receive properties through donations that may be included for rehabilitation or land banking. All property acquired under the PRP is subject to the federal Uniform Relocation Act (49 CRF Part 24), as applicable.

**6.0 Eligible Activities.** The PRP includes three distinct activities, each of which is described in detail below.

**6.1 Redevelopment.** Properties that support a larger site assemblage effort of the City or County Redevelopment Agency or Housing Authority or that are severely dilapidated to the point necessitating demolition, will be acquired through the PRP. Properties under this activity may require an intermediate hold strategy in accordance with a long-term plan that can be fully implemented once the market can support the additional investment. As such, demolition and land banking activities are viable intermediate actions that can bring an immediate impact with the potential for an even larger benefit in the future.

**6.1.1 Demolition.** Activities requiring demolition will be in conjunction with one of the following three strategies: land banking, change of use, or new construction. Demolition and new construction activities will require additional environmental determinations under the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA). SHRA will complete a programmatic replacement housing plan that will identify units that will be created in the City and County in order to replace the maximum number of units that may be demolished in the Target Areas under the program.

**6.1.2 Land Banking.** Land banking activities will be in support of efforts where Agency intervention was necessary to prevent further deterioration of a neighborhood or in coordination with larger projects. No property placed in the land bank can be held by SHRA for more than ten years, as outlined under NSP.

**6.1.3 Redevelopment.** SHRA will partner with non-profit and for-profit developers to construct housing units on vacant properties. These properties that are purchased with NSP funds will be developed with new construction. SHRA may also partner with governmental agencies to utilize properties for a public use.

**6.2 Rehabilitation and Resale of Single Family Housing.** Existing single family (1-4 units) properties that are foreclosed upon and/or vacant may be disposed of to a Community Partner (see Section 7.0 below) to rehabilitate and sell. SHRA may require the Community Partner to provide a percentage of acquisition cost at the time of disposition to offset overall Agency funding commitment. SHRA will carry back the remaining cost of the acquisition until the property is sold to an eligible buyer. These properties will primarily come through the NCST, and, as such, will require expedient inspection, appraisal and purchase negotiations. SHRA and its constituent entities may transfer surplus vacant properties or vacant residential structures to NSP Community Partners for the purposes of rehabilitation and resale. Pre-approved Community Partners will be required to comply with all requirements of the NSP Property Recycling Program, including rehabilitation standards, payment of Prevailing Wages, and lead based paint requirements.

**6.3 Rehabilitation of Rental Housing.** Existing properties that are vacant and/or foreclosed upon may be acquired by SHRA for disposition to a Rental Housing Developer (see Section 7.4 below). SHRA and its constituent entities may rehabilitate vacant rental properties and may return the property to SHRA rental inventory and its constituent entities. SHRA may also fund the rehabilitation of such projects; however, a rental rehabilitation project must comply with all requirements of the SHRA Multi-Family Lending and Mortgage Revenue Bond Policies or Investment Property Program including management standards and resident service requirements. NSP rehabilitation standards will be used for the construction of the properties. NSP restrictions will be placed on the proportionate number of units funded with NSP money (e.g. if half of the project cost is funded with NSP, half of the units will be restricted by NSP). NSP units in rental properties must be affordable to families at or below 50%

AMI. Properties may also be acquired and rehabilitated for long-term rental housing by the Housing Authority.

**7.0 Community Partners.** For multi-family and single-family properties acquired for rehabilitation and rent or re-sale, SHRA will work with a variety of pre-approved community partners. There are four types of Community Partners, described below, that SHRA will work with, subject to successful qualification, to ensure broad access to properties and nimble recycling of properties.

**7.1 Mission-Driven Organizations.** These are non-profit organizations that have an existing program and track record of rehabilitating or constructing single family homes, with a larger community purpose or goal. Such missions may include job training, youth empowerment, affordable housing, community reinvestment, etc. Partnerships among existing non-profit organizations are encouraged if needed to amass the appropriate experience.

**7.1.1 Selection.** SHRA will issue a Request for Qualifications (RFQ) for qualified Mission-Driven Community Partners. The RFQ will require information on past performance, community purposes, financial capacity and type(s) of properties desired. Approval under the RFQ is a pre-requisite for participation as a Mission-Driven Community Partner.

**7.1.2 Property Access.** Approved Mission-Driven Community Partners will be provided access to homes or vacant properties that are the consistent with the Partner expertise and that match with the particular community needs. Should more than one Mission-Driven Community Partner request the same property, SHRA will offer it first to the partner who has not received a property and second to the partner needing the least financial assistance. Should the Mission-Driven Community Partner not want the properties offered, they will be offered to the volume builder(s) or VPP participants, in that order.

**7.1.3 Financial Assistance.** Mission-Driven Community Partners may be offered the rehabilitation loan and developer fee assistance under the Vacant Properties Program. In addition, based on SHRA staff review of the partner's financial capacity, the property may be offered at a discount from the SHRA purchase price or as a donation, if needed to support a reduced sales price based on the partner's mission or to support the cost of training or other community components of the partner's mission. If a property is offered to a Mission-Driven Partner as a donation, then SHRA will not provide a developer fee.

**7.2 Volume Builders.** These are non-profit or for-profit single family builders who have the financial capacity to rehabilitate at least 10 scattered homes at a time, including the ability to provide capital for purchase, rehabilitate and the ability to support carrying costs on the homes and the ability to provide sufficient labor.

**7.2.1 Selection.** SHRA will issue a Request for Qualifications (RFQ) for qualified Volume Builder Community Partners. The RFQ will require information on past construction and rehabilitation projects, financial capacity and projected volume capacity. SHRA anticipates selecting one Volume Builder Community Partner who can efficiently and expeditiously acquire, rehabilitate and sell the majority of units purchased under the NCST. Approval under the RFQ is a pre-requisite for participation as a Mission-Driven Community Partner.

**7.2.2 Property Access.** All properties not appropriate for or not desired by the Mission-Based Community Partner(s) will be offered to the Volume Builder Community Partner(s).

**7.2.3 Financial Assistance.** Homes will be sold to the Volume Builder Community Partner(s) at a price determined by SHRA, not to exceed the price paid for property. The partner(s) may be offered a rehabilitation loan and developer fee assistance under the Vacant Properties Program.

**7.3 Vacant Property Program Participants.** These are the single family developers/builders approved through the Vacant Property Program RFQ process.

**7.3.1 Selection.** The Vacant Property Program has a separate application process to become a "Preferred Builder." Approval under this application process will be deemed approval under the PRP.

**7.3.2 Property Access.** Any property not acquired by the Mission-Driven or Volume Builder Community Partners will be offered to the VPP participants on a first-come, first-serve basis.

**7.3.3 Financial Assistance.** Homes will be sold to the VPP Community Partner(s) at the same price when purchased by SHRA. The partner(s) will be offered the same rehabilitation loan and developer fee assistance under the Vacant Properties Program.

**7.4 Rental Housing Developers.** These are non-profit, for-profit, governmental entities or the Housing Authority that develop rental properties, with experience in constructing, rehabilitating, operating and/or maintaining affordable rental housing. As multi-family properties become available that are not suitable for the Housing Authority, SHRA will release property specific Request for Proposals (RFP) to obtain the best developer and project for the particular site. Financial assistance will be considered consistent with SHRA Multi-family Lending and Mortgage Revenue Bond Policies or Investment Property Program.

**8.0 Disposition Process.** Properties purchased for demolition and redevelopment or rental housing objectives, unless utilized by the Housing Authority, will be disposed of by the Redevelopment Agency through a public process. SHRA and its constituent entities may transfer surplus vacant properties or vacant residential properties to Volume Builder/Mission Builder Community Partners. The Disposition and Development Agreement (DDA) for the properties will be subject to legislative approval.

Properties purchased for rehabilitation and re-sale to owner occupants will be disposed of to pre-selected Mission Driven or Volume Builder Community Partners, described in Section 7.1 – 7.2, above. Concurrent with the acquisition from NCST, SHRA will “triage” the property to determine the best end use, and work with the identified Community Partners on their interest and capacity in the property. It is expected that at the time of SHRA’s close of escrow on the property, they will be positioned to immediately transfer the property to the identified Community Partner through a Disposition and Development Agreement (DDA). SHRA may require the Volume Builder Community Partner(s) to provide a percentage of acquisition cost at the time of disposition to offset to overall Agency funding commitment. SHRA will carry back the remaining cost of the acquisition until the property is sold to an eligible buyer. If a Mission Driven or Volume Builder Community Partner(s) do not acquire the property, SHRA will offer the properties to the Vacant Property Program Participants through a bid process, with disposition through a property specific DDA.

After rehabilitation of single family for sale homes, Community Partners will be responsible for the sale of the homes to income eligible buyers, consistent with standards of the Property Recycling Program. Maximum sales prices may not exceed the total of acquisition, rehabilitation, and disposition costs. Disposition costs may include real estate commissions and closing costs but these costs shall not exceed 10 percent of the sales price. Homes must be sold to homeowner occupants making no more than 120% of area median income, adjusted for family size who have completed 8 hours of HUD approved homebuyer education counseling and who have attained a fixed rate, 30 year first mortgage.



## **RESOLUTION NO. 2011 -**

**Adopted by the Housing Authority of the City of Sacramento**

on date of

**APPROVING SUBMISSION OF APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR DISPOSITION OF HOMES OWNED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO (HACS) TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA), AND FOR REPLACEMENT VOUCHERS UPON APPROVAL OF THE DISPOSITION APPLICATION, AND ALLOCATION OF SALES REVENUES TO THE PUBLIC HOUSING HOMEOWNERSHIP PROGRAM OR OTHER PUBLIC HOUSING USES.**

### **BACKGROUND**

- A. In 1997 HACS and SHRA jointly initiated the “Homes for Sale” Program with the approval of the U.S. Department of Housing and Urban Development (“HUD”), under Section 5(h) of the U.S. Housing Act of 1937, later superseded by Section 32 of the U.S. Housing Act of 1937, which allow conventional public housing and Housing Choice Voucher clients and other low-income families the opportunity to purchase scattered single family two and three bedroom homes that were designated for removal from the authorities’ public housing inventory.
- B. A number of these homes, listed in Attachment A and hereafter called the Section 32 Properties, are vacant and unsold.
- C. HACS has determined, based on current market conditions, the rehabilitation needs of the Section 32 properties and the Agency’s rehabilitation standards that it is not cost feasible to rehabilitate the properties under HUD’s public housing ownership program.
- D. The proposed action is categorically excluded under the National Environmental Policy Act (NEPA) per 24 CFR Part 58.35 (a)(5), which covers dispositions where the structure and land will be retained for the same use. The California Environmental Quality Act (CEQA) does not apply to the proposed policy pursuant to CEQA Guidelines section 15378(b)(5), which excludes administrative activities of governments that will not result in direct or indirect changes in the environment.
- E. SHRA serves as the designee for the City of Sacramento (City) to administer community development grants originating from U.S. Department of Housing and Urban Development (HUD).

- F. On October 23, 2007, the Sacramento City Council approved the 2008-2012 Consolidated Plan. The Consolidated Plan identifies the City's housing and community development needs and describes a long-term strategy for meeting those needs.
- G. On October 21, 2008, the Sacramento City Council approved the 2009 One-Year Action Plan containing the Substantial Amendment to the Consolidated Plan establishing the Neighborhood Stabilization Program (NSP).
- H. The disposition of the single family homes is consistent with recommendations identified in the Housing Authority Asset Repositioning Strategy adopted on August 21, 2007, by the Sacramento City Council and the County Board of Supervisors.
- I. On February 24, 2009, the City Council authorized SHRA to amend and submit changes to the NSP in the 2009 One-Year Action Plan to HUD, authorized the City Manager and SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the NSP, and authorized SHRA to establish and implement the Vacant Property Program and the Property Recycling Program to undertake NSP activities.
- J. On March 9, 2011, SHRA was awarded \$8,358,000 under the third round of NSP funding, known as NSP3, to continue the goal of revitalizing neighborhoods through strategic redevelopment of vacant properties.
- K. On February 15, 2011, the Sacramento City Council authorized SHRA to acquire and utilize HACS Section 32 properties, contingent upon HUD approval, to undertake rehabilitation activities and resale consistent with the guidelines of the Property Recycling Program, as part of the NSP3 program.
- L. Under this approach, the Section 32 Properties would be rehabilitated and sold to low- or moderate-income homebuyers, HACS would receive 99% of the Fair Market Value of the Section 32 properties as of the date of an appraisal by HACS that HACS could use to advance its public housing homeownership program or for other public housing purposes, and HACS could apply to HUD for replacement vouchers at least for Section 32 Properties occupied within the past two years.
- M. Based on these facts, HACS has concluded that disposition of the Section 32 Properties is appropriate for reasons that are consistent with the goals of the Housing Authority and its PHA Plan and are otherwise consistent with the United States Housing Act of 1937.

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

- Section 1. After due consideration of the information presented, the findings,- including the environmental findings regarding this action are approved.
- Section 2. The Executive Director is authorized to submit an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of the Section 32 Properties to SHRA for ninety-nine percent (99%) of fair market value, which may commit HACS to the actions authorized by this resolution.
- Section 3. Upon HUD approval of the disposition application or at such other time as HUD authorizes, the Executive Director is authorized to apply to HUD for any replacement vouchers for which HACS may be eligible.
- Section 4. The Executive Director is authorized to enter into an amended Implementation Agreement for the Section 32 Program to remove the Section 32 Properties from the Section 32 Implementation Agreement.
- Section 5. The Executive Director is authorized to amend the HACS budget to allocate the proceeds of the sale of the homes to fund the rehabilitation of the remaining homes, related administration and sales costs, relocation expenses, and other purposes authorized under HUD's public housing homeownership programs, or to fund other public housing expenses or initiatives.
- Section 6. The Executive Director is authorized to enter into a Purchase and Sale Agreement and any other necessary agreements, as approved by Authority Counsel, which agreements are in accordance with HACS policies and this resolution, to implement the proposed public housing disposition and receipt of any available replacement vouchers, and to take any other actions necessary to effectuate the purposes of this resolution.

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Exhibit A – Section 32 Property List



EXHIBIT A

Housing Authority Properties Recommended for Disposition to SHRA

Jurisdiction	Property Address	City	State	Zip Code
City	1001 NORTH AVE	SACRAMENTO	CA	958380000
City	3927 FELL ST	SACRAMENTO	CA	958380000
City	3917 TEMPLE AVE	SACRAMENTO	CA	958200000
City	3908 HIGH ST	SACRAMENTO	CA	958380000
City	1424 STEPHANIE AVE	SACRAMENTO	CA	958380000
City	3346 CYPRESS ST	SACRAMENTO	CA	958380000
City	616 SOUTH AVE	SACRAMENTO	CA	958380000
City	3817 16TH AVE	SACRAMENTO	CA	958200000
City	4308 36TH ST	SACRAMENTO	CA	958200000
City	613 LINDSAY AVE	SACRAMENTO	CA	958380000
City	250 FAIRBANKS AVE	SACRAMENTO	CA	958380000
City	139 DANVILLE WAY	SACRAMENTO	CA	958380000
City	573 MORRISON AVE	SACRAMENTO	CA	958380000
City	3527 HIGH ST	SACRAMENTO	CA	958380000
City	1329 STEPHANIE AVE	SACRAMENTO	CA	958380000
City	1409 STEPHANIE AVE	SACRAMENTO	CA	958380000
City	3625 6TH AVE	SACRAMENTO	CA	958170000
City	612 KESNER AVE	SACRAMENTO	CA	958380000
City	3901 FELL ST	SACRAMENTO	CA	958380000
City	156 OLMSTEAD DR	SACRAMENTO	CA	958380000
City	3829 ALDER ST	SACRAMENTO	CA	958380000
City	3641 5TH AVE	SACRAMENTO	CA	958170000
City	3349 WESTERN AVENUE	SACRAMENTO	CA	958380000
City	146 DANVILLE WAY	SACRAMENTO	CA	958380000
City	3933 BRANCH ST	SACRAMENTO	CA	958380000
City	3934 BRANCH ST	SACRAMENTO	CA	958380000
City	3293 WESTERN AVENUE	SACRAMENTO	CA	958380000

City	3740-3744 9TH AVE	SACRAMENTO	CA	958170000
City	3513 MAY ST	SACRAMENTO	CA	958380000
City	212 Arrowrock Rd	SACRAMENTO	CA	958380000
City	3934 Rose St	SACRAMENTO	CA	958380000
City	4024 MLK Jr Blvd	SACRAMENTO	CA	958200000
City	3199 Western Ave	SACRAMENTO	CA	958380000
City	3325 Western Ave	SACRAMENTO	CA	958380000
County	7244 WASHBURN WAY	NORTH HIGHLANDS	CA	956600000
County	4022 CORTRIGHT WAY	NORTH HIGHLANDS	CA	956600000
County	5444 POPLAR BLVD	NORTH HIGHLANDS	CA	956600000
County	6242 LA CIENEGA DR	NORTH HIGHLANDS	CA	956600000
County	3648 CENTINELLA DR	NORTH HIGHLANDS	CA	956600000
County	6653 Melrose Dr	NORTH HIGHLANDS	CA	956600000
County	3840 MILTON WAY	NORTH HIGHLANDS	CA	956600000
County	4110 Elkhorn Blvd	NORTH HIGHLANDS	CA	956600000
County	6445 Larchmont Dr	NORTH HIGHLANDS	CA	956600000
County	4020 Cornelia Way	NORTH HIGHLANDS	CA	956600000