

RESOLUTION NO. 2011-011

Adopted by the Housing Authority
of the City of Sacramento

October 25, 2011

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the U.S. Department of Housing and Urban Development ("HUD"), under Section 5(h) of the U.S. Housing Act of 1937, later superseded by Section 32 of the U.S. Housing Act of 1937, which allow conventional public housing and Housing Choice Voucher clients and other low-income families the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.

Table of Contents:

Exhibit A – Section 32 Property List

Adopted by the Housing Authority of the City of Sacramento on October 25, 2011 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.

Attest:


Shirley Concolino, Secretary

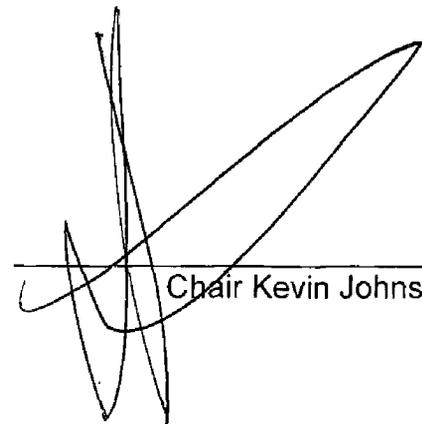

Chair Kevin Johnson

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 CENTINELLÀ 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