

Law and Legislative Committee  
Request for Scope of Work to Develop an Ordinance on HUD Preservation Properties

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**City Attorney's Office**

Initial research on legal issues: 6 weeks

Drafting an ordinance (first draft): 6 - 12 weeks

- Research federal laws and regulations regarding HUD properties which have the right to prepay their HUD-assisted mortgages and/or terminate their Section 8 project-based contracts;
- Research Portland's preservation ordinance and Oregon state legislation that preempted portions thereof;
- Research recent California statutes affecting HUD Preservation properties, including noticing requirements;
- Research California Ellis Act and whether it limits the ability of municipalities to regulate owners of HUD properties who are going out of the business of providing affordable housing
- Analyze which actions by a city, if any, are pre-empted by California or federal law.

**Sacramento Housing and Redevelopment Agency**

Program review, analysis of alternatives, and adoption of guidelines: 8-10 weeks

- Review existing SHRA preservation program with small group of interested parties;
- Research other cities' HUD preservation programs and their local financing;
- Make recommendations on the adoption of HUD Preservation Program guidelines;
- Analyze the effect on local (discretionary) funding sources of different HUD Preservation activities.
- Provide workshop for City Council, coordinated with City Attorney's Office.