



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



December 12, 1989

Transportation/Community
Development Committee
Sacramento, CA

Honorable Members in Session:

SUBJECT: Revision to the Housing Assistance Plan for the City
of Sacramento

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the revised plan.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

DAVID R. MARTINEZ
Deputy City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



December 12, 1989

City Council of the
City of Sacramento
Sacramento, California

SUBJECT: Revision to the Housing Assistance Plan
for the City of Sacramento

SUMMARY

The attached resolution (1) approves revisions to the City's Housing Assistance Plan (HAP); (2) authorizes submittal of these revisions to the U.S. Department of Housing and Urban Development (HUD); and (3) authorizes the Executive Director of the Sacramento Housing and Redevelopment Agency to submit numerical revisions to the HAP that may be required by HUD provided that such revisions do not exceed the goals or totals set out in the Housing Assistance Plan.

BACKGROUND

Every three years, HUD requires each jurisdiction that intends to submit a Community Development Block Grant (CDBG) proposal to submit an updated HAP. The HAP sets forth both three-year and one-year goals, and must be updated annually thereafter with current one-year goals.

In 1988, the City Council approved a three year Housing Assistance Plan that included specification of the following, as required by HUD:

- 1) Rental subsidy needs of elderly, small family, and large family households;
- 2) The City's three-year goal for the provision of rent subsidy assistance to elderly, small family, and large family households;
- 3) The City's three year goal for rehabilitation and new construction of owner and rental units; and

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- 4) The maximum number of housing units to be assisted.

In October of this year, the City Council approved a HAP annual update that specifies housing rehabilitation, production, and financing goals for the 1989-90 fiscal year.

Following an initial review of these goals, HUD has indicated that if the City meets its objectives, it will surpass the originally stated three-year goals. HUD advises the City to revise the three-year totals, and notes that no penalty will be imposed if actual accomplishments fall short of the goals.

This HAP revision must be submitted to HUD in order to allow for future Community Development Bond Grant (CDBG) and housing assistance funding applications. The attached table summarizes the revisions. Columns A and B indicate the housing need and original three-year goal as submitted last year. Column F shows the revised three-year goals.

FINANCIAL DATA

Appropriations and authorization for the locally funded programs will be included in subsequent specific budgetary requests.

ENVIRONMENTAL REVIEW

CEQA: Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the previous Negative Declaration. Therefore, no further Environmental Documents are required.

NEPA: This action is an eligible planning and policy activity per 24 CFR 570.205(a)(3)(i), and is exempt from environmental review per 24 CFR Part 58.34(a)(2).

MBE/WBE EFFORTS

The Agency's MBE/WBE program goals will be applied to appropriate specific projects on a case-by-case basis.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with HUD specifications, with previously approved Housing Assistance Plans, and with the adopted Sacramento Housing Strategy and Action Plan, 1989-91. No policy changes are being recommended.

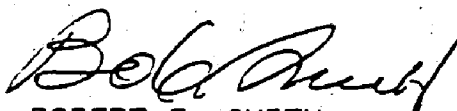
VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of December 7, 1989, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above-mentioned action. In the event they fail to do so, you will be advised prior to your December 12, 1989 meeting.

RECOMMENDATION

The staff recommends adoption of the attached resolution (1) approving revisions to the City's Housing Assistance Plan; (2) authorizing submittal of these revisions to the U.S. Department of Housing; and (3) authorizing the Executive Director of the Sacramento Housing and Redevelopment Agency to submit numerical revisions to the HAP that are required by HUD and that do not exceed the goals or totals set out in the HAP.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Tom Lee 440-1357

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING 1989-1990 HOUSING ASSISTANCE PLAN GOALS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The 1989-1990 Housing Assistance Plan Goals are hereby approved as submitted in the staff report for this resolution.

Section 2: The Executive Director of Sacramento Housing and Redevelopment Agency is hereby authorized to submit such Housing Assistance Plan Goals to the U.S. Department of Housing and Urban Development ("HUD").

Section 3: The Executive Director is authorized to make such additional numerical revisions to the Housing Assistance Plan as may be required by HUD provided that such revisions do not exceed the goals or totals set out in such Housing Assistance Plan.

MAYOR

ATTEST:

CITY CLERK

1100WPP2(474)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

CITY OF SACRAMENTO

RENT SUBSIDY ASSISTANCE TO HOUSEHOLDS

	A	B	C	D	E	F
	NEED	ORIGINAL 3 YR. GOAL	YR 1 ACTUAL	YR 2 GOAL	YR 3 GOAL	REVISED 3 YR GOAL (CUMULATIVE)
ELDERLY	5976 22.5%	119 22.5%	0	105	584	689 22.5%
SM FAMILY	18884 71.2%	377 71.1%	120	184	1877	2181 71.2%
LG FAMILY	1665 6.3%	34 6.4%	25	84	84	193 6.3%
TOTAL	26525 100%	530 100%	145	373	2545	3063 100%

Notes:

- 1) 'Need' is driven per formula specified in original 3 year HAP.
- 2) Goals must be proportional to 'need.' Therefore to increase large family allocation above small amount originally specified, other categories must increase substantially in order to remain in proper proportion to original distribution.

UNITS TO BE ASSISTED
NEW CONSTRUCTION AND REHABILITATION

	ORIGINAL 3 YR. GOAL	YR 1 ACTUAL	YR 2 GOAL	YR 3 GOAL	REVISED 3 YR GOAL (CUMULATIVE)
RENTAL					
REHAB	686	257	658	658	1573
NEW	2225	124	540	600	1264
TOTAL	2911	381	1198	1258	2837
OWNERSHIP					
REHAB	670	225	320	320	865
NEW (*)	91	481	316	316	1093
HOME IMPR	150	0	0	150	150
TOTAL	911	685	636	786	2108
TOTAL UNITS	3822	1067	1834	2044	4945

(*) Includes MCC and bond-financed purchase of existing units.

HOUSING ASSISTANCE PLAN

City of Sacramento

B - - - - -

3. PERIOD OF APPLICABILITY

FROM: October 1, 1988 to: September 30, 1991

5. HUD APPROVAL

DATE OF SUBMISSION

12-12-89

4a.

Original Revision Amendment

(Signature of Authorized Official)

(Date)

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHAB		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACANT UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	71,690	2961	6039	256	5126	2775	211
7	Renter	55,307	8610	4686	737	3939	3161	618

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	3782	12,642	1190	17,614
9	Percent	21.5 %	71.8 %	6.7 %	100%
10	Other Lower Income	1402	4,073	291	5766
11	ETR	792	2,169	181	3145
12	To be Displaced	0	0	0	0
13	Total	5976	18,884	1665	26,525
14	Percent	22.5 %	71.2 %	6.3 %	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENT
		L	M	N	O
15	Owner	865	1093	NONE	150
16	Renter	1573	1264	NONE	NONE

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17	Owner	865	330	NONE	150
18	Renter	1100	1000	NONE	NONE

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	689	2181	193	3063
20	Percent	22.5 %	71.2 %	6.3 %	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
21	Households to be Assisted	689	2181	193	3063

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

	NEW	REHAB	EXISTING
22	4000	4000	4000

Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

24 Attach map identifying the general locations of proposed assisted housing.

HOUSING ASSISTANCE PLAN

B | - | - | - | - | -

PERIOD OF APPLICABILITY: FROM 10/1/89 TO 9/30/90

INCORPORATION OF HAP PARTS I-III, BY REFERENCE. Parts I, II, and III of the HAP approved are incorporated by reference and are not contained in this record. (Third year submission. Latest amendment date of the HAP Parts I-III, if any)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT	HUD	UNITS TO BE ASSISTED		LOWER INCOME HOUSEHOLDS TO BE ASSISTED		
		NUMBER OF UNITS	HOUSING TYPE	ELDERLY	SMALL FAMILY	LARGE FAMILY
<u>RENTAL PROGRAMS</u>						
<u>ACCOMPLISHMENTS 1989-89</u>						
1. Section 8 Existing & Vouchers (145)	X	75	Existing	(depends on HUD priorities)		
2. Public Housing (0)	X	48	New		24	24
3. Acquisition & Rehab Public Housing - (New Program)	X	10	Rehab		5	5
4. Rental Rehab (144)	X/P	150	Rehab		50	100
5. State Assisted Rental Rehab - (New Program)		150	Rehab		100	50
6. Section 8 Moderate Rehab (0)	X	175	Rehab	25	125	25
7. Rental New Construction (124)		350	New	104	196	50
8. ERD New Construction/Rehab (77)		200	New/Rehab		200	
9. Mutual Housing Corporation (35)		50	New/Rehab		50	
10. Preservation Project (0)		75	Existing		30	45
11. Section 202 (0)	X	65	New	65		
<u>OWNERSHIP PROGRAMS</u>						
1. First-time Homebuyer Bonds (253)		200	New/Existing		50	
2. First-time Homebuyer MCC (184)		50	New/Existing		25	9
3. Home Ownership Home Assistance Program (HOHAP)- (New Program)	X/P	20	Existing		20	
4. Self-Help Construction/Rehab (24)	X/P	26	New			26
5. Acquisition, Rehab & Sale - (New Program)		10	Rehab		5	5
6. EID Demonstration Housing (0)		20	Existing		10	10
7. Rehab/Retrofit (120)	X/P	110	Rehab	45	45	20
8. Emergency Repair (105)	X	200	Rehab	80	40	80
9. First-time Homebuyer 203(k) (2)	X	0				