



CITY OF SACRAMENTO CALIFORNIA

OFFICE OF THE
CITY MANAGER

October 1, 1980

CITY HALL
915 STREET 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: California Housing Finance Agency's Home Ownership/Home Improvement (HO/HI) Program for 1980-81

SUMMARY

This report regards the selection of potential lenders for participation with the City in the California Housing Finance Agency's (CHFA) HO/HI program for 1980-81.

BACKGROUND

On September 15, 1980 CHFA notified the City of the continuation of the HO/HI program for 1980-81. The City's allocation for 1980-81 is anticipated to be \$1,600,000. These funds are to be used for rehabilitation or new construction lending only.

The continuation of the HO/HI program is contingent upon CHFA's ability to sell a \$100 million statewide bond at a rate which will permit the program to be feasible. The bond sale is anticipated to occur in October 1980.

A major change in the program for 1980-81 is the opportunity for localities to select the participating lenders for loaning the City's \$1,600,000 allocation. Last year CHFA selected the lenders. For the City's 1980-81 allocation CHFA requires a minimum of three lenders be selected for participation. The staff recommends a maximum of four.

All potential lenders (savings and loan companies, mortgage bankers, etc.) within the Sacramento area were notified of the program and invited to attend an orientation meeting on September 25, 1980 (see Exhibit 1).

APPROVED
BY THE CITY COUNCIL

OCT - 7 1980

OFFICE OF THE
CITY CLERK

Proposals from developers are due by Friday, October 3, 1980. The proposals will address the criteria included in Exhibit I. The staff will present the list of recommended lenders to the City Council at its meeting on October 7, 1980. At the time of preparation of this report, five proposals had been received. The selected lenders must be notified by October 8, 1980 in order to allow appropriate time to deliver lending commitments to CHFA by October 15, 1980.

FINANCIAL DATA

The 1980-81 HO/HI program allocation would be administered entirely by the selected lenders. There should be no financial effect upon the City or Sacramento Housing and Redevelopment Agency.

RECOMMENDATION

The staff recommends the City Council approve the selection of four lenders to participate with the City in the CHFA HO/HI program for 1980-81. Each lender would be allocated \$400,000. The specific lenders recommended by the staff will be submitted to the Council at its October 15, 1980 meeting.

Respectfully submitted,


Andy Plescia
Senior Management Analyst

Recommendation Approved:


William H. Edgar
Acting City Manager



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

September 23, 1980

CITY HALL
915 I STREET 95814
(916) 449-5704

TO: PROSPECTIVE HO/HI LENDERS

This letter is to solicit lender interest for participation in the California Housing Finance Agency (CHFA) Home Ownership Home Improvement (HO/HI) Program in the City of Sacramento. CHFA has transmitted to you an information packet dated September 2, 1980 which outlines the HO/HI participation requirements for lenders and localities. Lender commitments must be delivered to CHFA by October 15, 1980.

CHFA has allocated \$1,600,000 to the City of Sacramento for new construction and rehabilitation loans. The City anticipates to allocate this amount to a minimum of three lenders to be selected in accordance with the criteria in Attachment A.

The City staff will conduct a meeting on Monday, September 29, 1980 at 9:30 a.m. in Room 202, (second floor) City Hall, 915 I Street, Sacramento, California 95814 to discuss selection criteria and proposals from lenders. Proposals from lenders should address the points noted in the Locality and Lender Allocation Assignment Agreement and included in Attachment A.

Please contact me should you have any questions.


Andy Plescia
Senior Management Analyst

CHFA

HOME OWNERSHIP HOME OWNERSHIP PROGRAM

TIMETABLE FOR LENDER SELECTION

<u>DATE</u>	<u>ACTION</u>
September 29, 1980	Orientation meeting with lenders and City staff
October 3, 1980	Proposals due from lenders
October 6, 1980	City staff recommendation for lender selections
October 7, 1980	City Council approval of lender selections
October 8, 1980	Notification of selections to lenders
October 15, 1980	Lender commitments due to CHFA

ATTACHMENT "A"
CRITERIA FOR SELECTION OF HO/HI LENDERS
FOR THE CITY OF SACRAMENTO

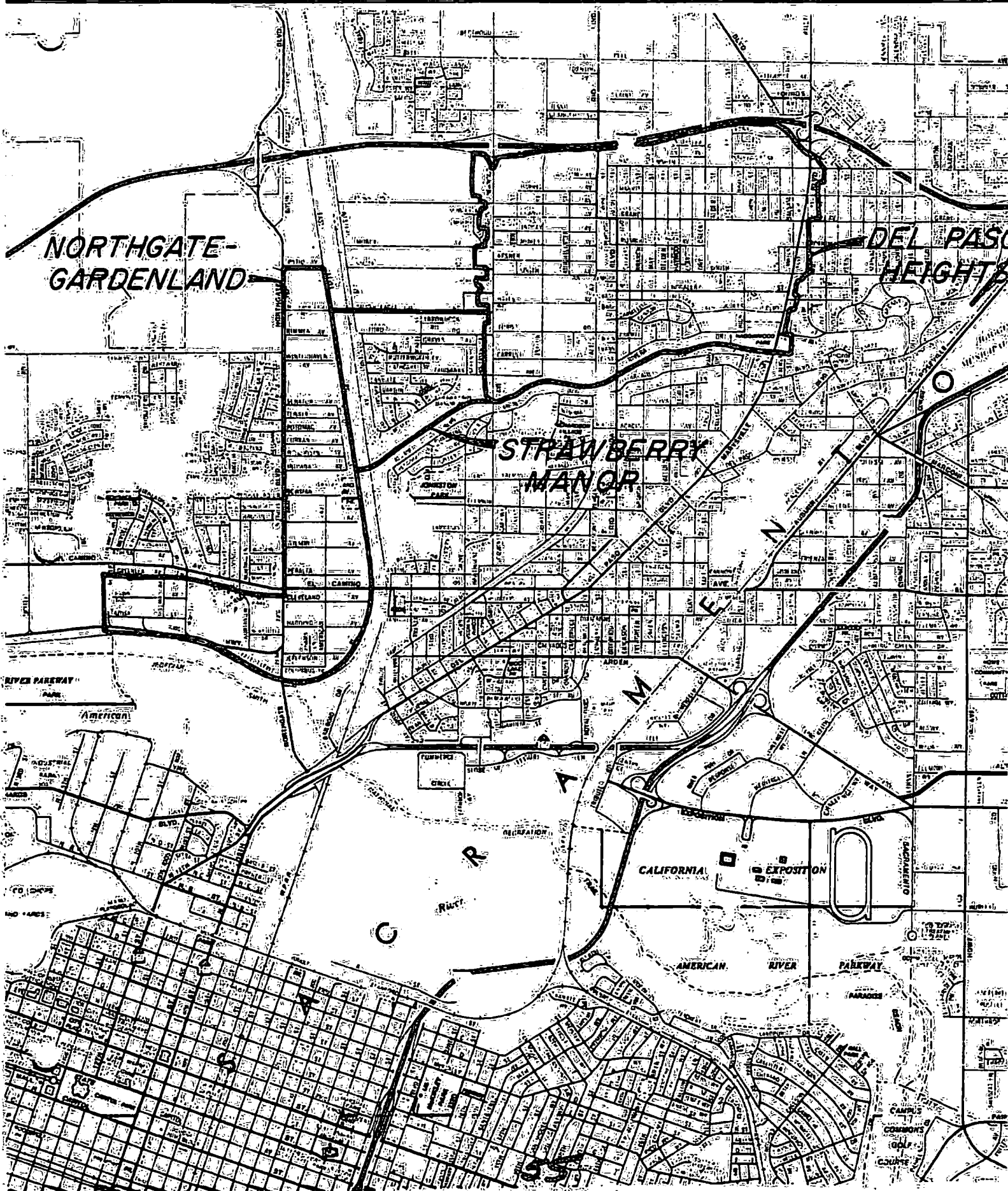
The City of Sacramento has received CHFA authorization to allocate \$1,600,000 in Home Ownership Home Improvement (HO/HI) Program. The City intends to select a minimum of three lenders. The selection of lenders and allocation of funds must be completed by October 15, 1980. The criteria for lender selection and points to be addressed in lender proposals are:

1. Ability to deliver a commitment to CHFA by Wednesday, October 15, 1980.
2. Willingness to meet with City staff on a periodic basis (at least monthly) to review status of HO/HI lending activity.
3. Report results of lending activity to the City including information that is specified under Federal and State home mortgage disclosure acts.
4. Emphasis on rehabilitation (purchase/rehabilitation, rehabilitation/refinance, rehabilitation) of existing housing within CRA's and Community Development Block Grant (CDBG) Target Areas.
5. Emphasis on activity in CRA's where the City has other revitalization efforts underway including public improvements, housing rehabilitation, etc. (see attached maps).
6. Ability to lend funds allocated by the City within a reasonable period of time.

Boundaries

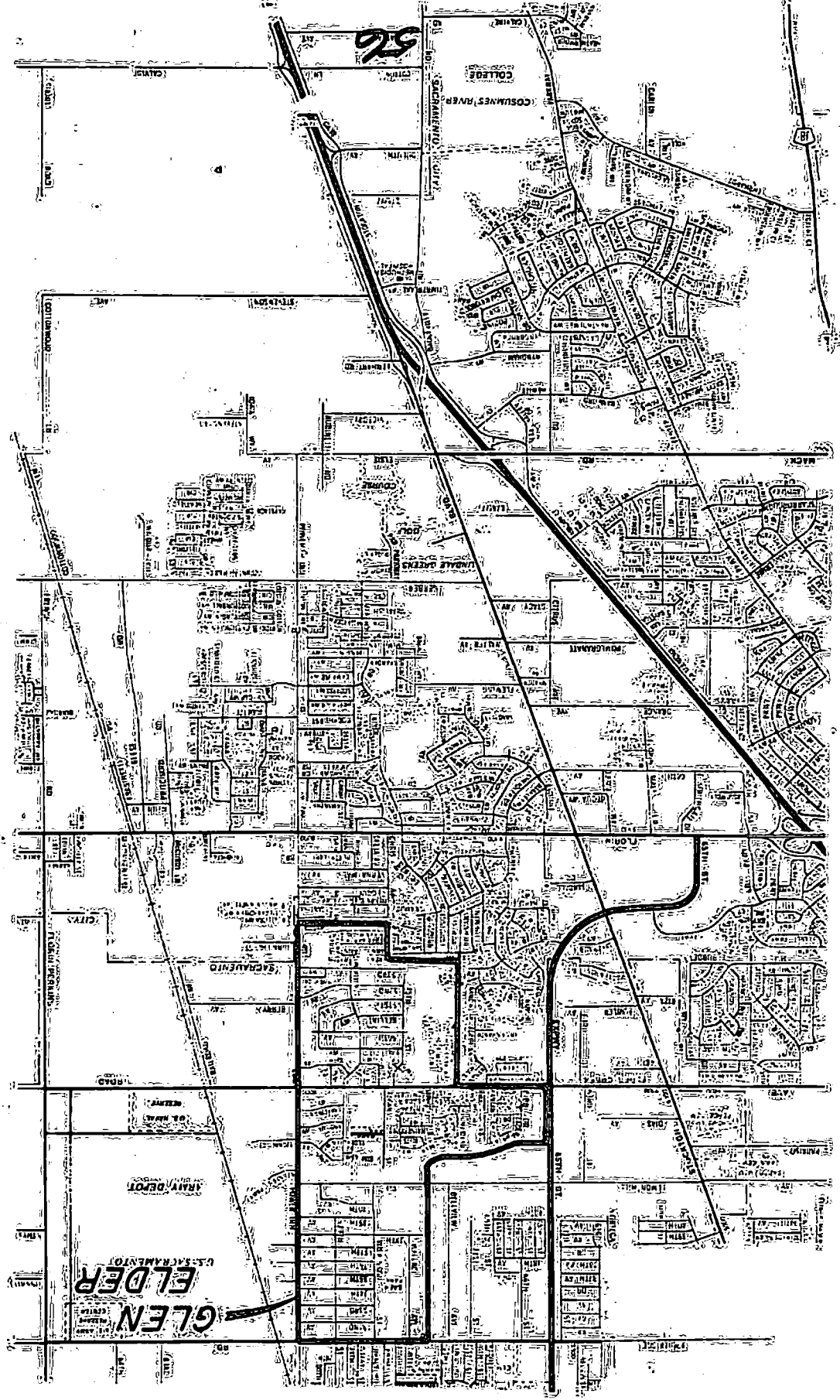
Sacramento

CRA's: Northgate-Gardenland
Strawberry Manor
Del Paso Heights



Sacramento Boundaries

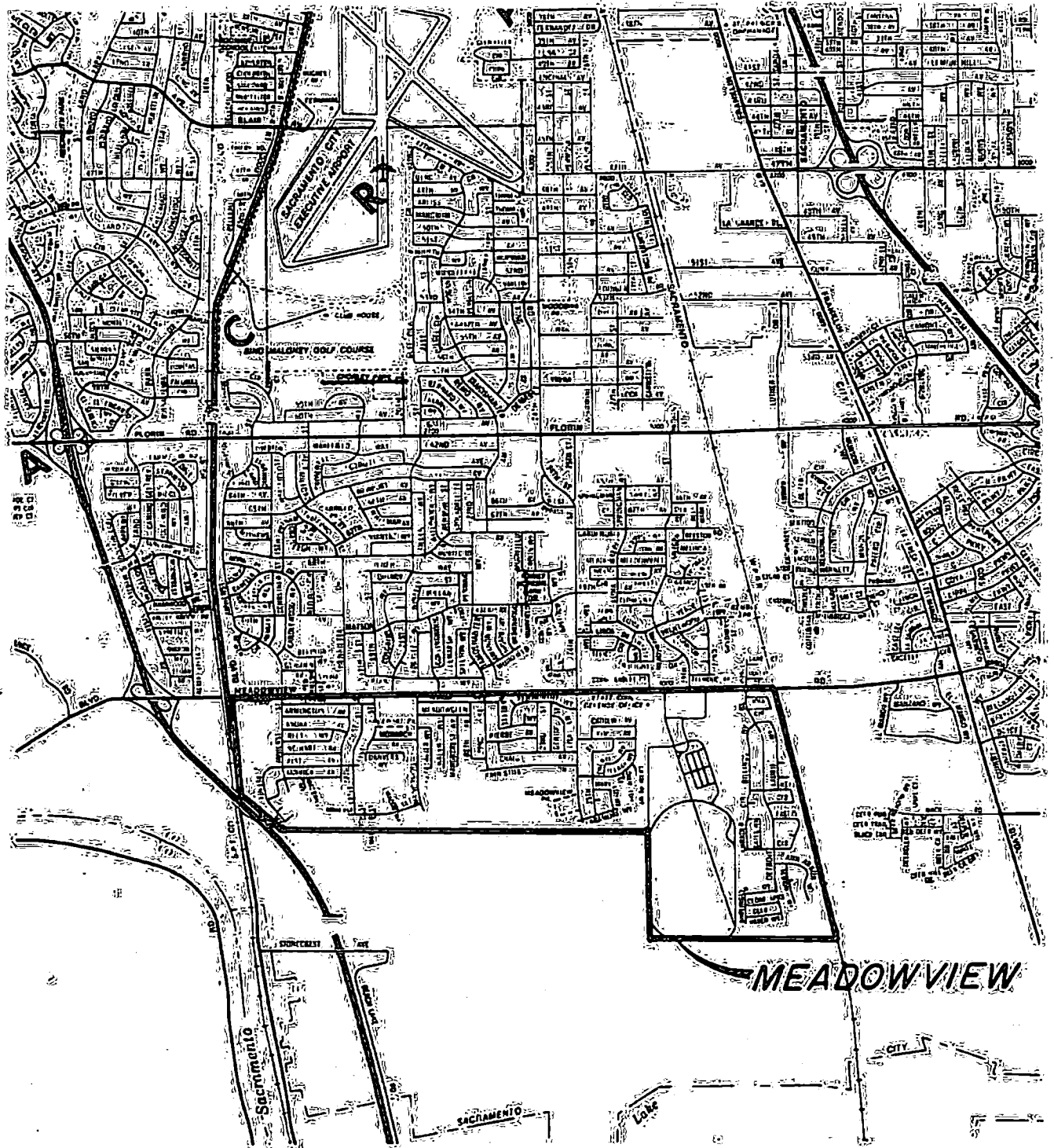
CRAY: Glen Elder



Boundaries . . .

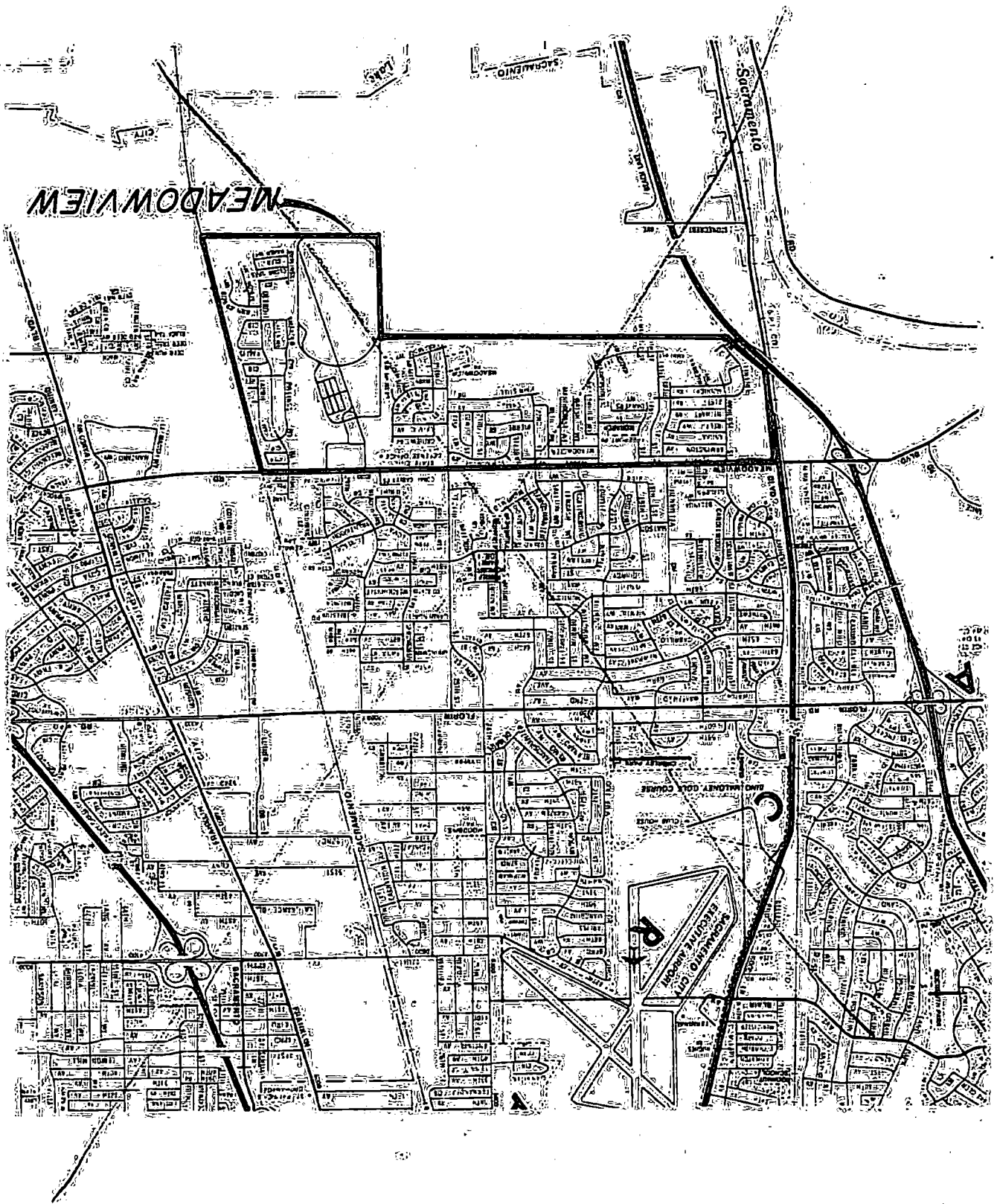
Sacramento

CRA: Meadowview



Boundaries Sacramento

GRA: Meadowview



MEADOWVIEW

Sacramento

R

C

A

B