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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

August 4, 1980

CITY MANAGER'S OFFICE
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Housing Authority of the
City of Sacramento
Redevelopment Agency of the
City of Sacramento
915 I Street
Sacramento, CA 95814

CITY GOVERNING BOARD
PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
JOHN ROBERTS
LYNN ROBIE
ANNE RUDIN
DANIEL E. THOMPSON

Honorable Members in Session:

SUBJECT: Quarterly Report: Sacramento Housing and Redevelopment Agency

SUMMARY

COUNTY GOVERNING BOARD
ILLA COLLIN
C. TOBIAS (TOBY) JOHNSON
JOSEPH E. (TED) SHEEDY
SANDRA R. SMOLEY
FRED G. WADE

Attached for your review and consideration is the Sacramento Housing and Redevelopment Agency's Quarterly Report for the period ending June, 1980.

BACKGROUND

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444.9210

You will note that this report has been expanded to cover the City as well as County activities, all under the jurisdiction of the Agency. To assist in your review, staff has color-coded COUNTY activities GREEN, CITY activities BLUE and activities which are jointly-sponsored PINK. Although you may refer to the Table of Contents to locate specific programs which interest you, I would point out that Housing Programs will be found under "Housing Production" and "Research and Development (R & D) Activities". Old Sacramento and downtown development projects have been listed under "R & D Activities"; and Community Development and Revenue Sharing programs such as SNAP and Elderly Nutrition are listed under CD/RS Activities". Also, there has been a new section added entitled "Redevelopment".

Due to the length of this report, I will not attempt to summarize various programs as I have in the past, however, I believe you will find most activities covered.

FINANCIAL DATA

Not applicable.

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date

8/19/80

FILED
SACRAMENTO HOUSING AUTHORITY

Date

8/19/80

8-19-80

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
City of Sacramento
Redevelopment Agency of the
City of Sacramento

Page Two
August 4, 1980

RECOMMENDATION

This concludes my report for this quarter. It would be my recommendation that you review and file this report. Key members of my staff and I will be in attendance at your regular meeting as scheduled, to answer any questions which you may have.

Respectfully submitted,



William G. Seline
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:



Walter J. Slipes, City Manager

Attachment

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
QUARTERLY REPORT

June 30, 1980

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SUMMARY OF COUNTY SNAP REVOLVING LOAN FUND

through June 30, 1980

SUMMARY

75 Loans totaling	\$ 979,095.56
Less Prinicipal Payments (includes payoff of one loan)	(51,447.87)
Loans Receivable	\$ <u>927,647.69</u>

Loan Revolving Fund Operating Statement

Principal Payments Collected	\$ 51,447.87
Interest Collected on Loans	19,806.50
Interest Earned through Investment of Funds Collected	9,295.46
Loan Application Fees	19,833.02
Income From Bid Packets	51.00
Less:	
First Mortgage Payoff	(1,761.72)
Administrative Expense	(194.13)
	<u> </u>
Cash Available 6/30/80	\$ <u>96,478.00</u>

Unpaid Loan Payments at June 30, 1980:

Delinquent June	9 @ 1 mo.	47.36, 80.04, 45.21, 78.43, 96.57, 86.81, 208.74, 102.30	\$ 827.18
Delinquent May - June	1 @ 2 mo.	82.57	165.14
Delinquent April - June	2 @ 3 mo.	149.85, 97.96	743.43
Delinquent March - June	4 @ 4 mo.	30.82, 149.85, 48.29, 88.04	1,268.00
Delinquent December - June	1 @ 7 mo.	156.66	1,096.62
Delinquent October - June	1 @ 9 mo.	29.10	261.90
Delinquent August - June	1 @ 11 mo.	54.95	604.45
			<u> </u>
			<u>\$4,966.72</u>

Deferred Loans (17 out of 75) \$ 290,254.40

- 1 deferred until 7/1/80
- 2 deferred until 4/1/81
- 1 deferred until 6/1/81
- 2 deferred until 8/1/81
- 1 deferred until 6/1/82
- 1 deferred until 8/3/83
- 1 deferred until 11/7/83
- 8 deferred until sales of property

HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO

LOCAL TAX FUND

Balance Sheet as of June 30, 1980

ASSETS

Cash in Bank		\$ 24,866.64
Investments		102,849.26
Accounts Receivable:		
Cal 7-6 52 New Units - Alta Arden	\$ 4,178.16	
Cal 7-7 155 New Development Units	3,510.90	
Cal 7-9 Section 8 Prior ACC	1,922.94	
Orangevale Mobile Home Park	3,175.57	
San Carlos Motel	192.06	
Total Receivables		12,979.63
Contributions - Solar Grant Project		340.93
TOTAL ASSETS		<u>\$141,036.46</u>

LIABILITIES AND NET INCOME

Accounts Payable:		
Intra Agency	\$ (5,418.88)	
Roseville Assistance Advance	4,003.11	
Total Payables		(1,415.77)
Income:		
PILOT	\$130,032.91	
Interest Earnings	40,459.94	
Miscellaneous	1,725.07	
Total Income		\$172,217.92
Expenses - Miscellaneous	(29,765.69)	
Net Income		<u>142,452.23</u>
TOTAL LIABILITIES AND NET INCOME		<u>\$141,036.46</u>

COUNTY OF SACRAMENTO
COMMUNITY DEVELOPMENT FUNDS
 1979-80

PROJECT ACTIVITY	APPROVAL DATE	APPROVED BUDGET
SNAP	8/28/79	\$ 454,545
312	8/28/79	100,000
HOHI	8/28/79	185,000
SB-966 (Walnut Grove)	8/28/79	25,000
Rehab. Grant	8/28/79	100,000
Retrofit Grant	8/28/79	60,000
Marketing	8/28/79	18,376
Repair Inspection	8/28/79	21,000
Housing Production	8/28/79	45,000
Relocation	8/28/79	32,000
Staff - Locke	7/31/79	10,000
Preliminary Redevelopment Plan Walnut Grove	8/7/79	10,910
Community Center Rehab - Walnut Grove	10/2/79	34,000
Nutrition (Central Kitchen)	4/3/79	87,750
	TOTAL	\$1,183,581

SUMMARY OF CITY SNAP REVOLVING LOAN FUND
through June 30, 1980

SUMMARY

68 Loans Totaling	\$ 912,908.20
Less Principal Payments (Includes payoff of four loans)	(69,953.16)
Loans Receivable	<u>\$ 842,955.04</u>

Loan Revolving Fund Operating Statement

Principal Payments Collected	\$ 69,953.16
Interest Collected on Loans	10,835.06
Interest Earned through Investment of Funds Collected	5,708.94
Loan Application Fees	4,658.00
Income from Bid Packets	466.00
Less:	
Two Loans Issued through Loan Revolving Fund	(24,424.87)
Administrative Expense	(1,641.40)
	<u>65,554.89</u>
Cash Available 6/30/80	<u>65,554.89</u>

Unpaid Loan Payments at June 30, 1980:

Delinquent June	3 @ 1 mo.	81.86, 16.59, 74.64	\$ 173.09
Delinquent May - June	1 @ 2 mo.	85.01	170.02
Delinquent April - June	1 @ 3 mo.	76.30	228.90
Delinquent March - June	2 @ 4 mo.	48.29, 88.04	545.32
Delinquent January-June	1 @ 6 mo.	102.35	614.10
Delinquent Dec. - June	1 @ 7 mo.	74.29	520.03
Delinquent Apr. 1979 - June	1 @ 15 mo.	80.04*	1,200.60
			<u>\$ 3,452.06</u>

Deferred Loans (26 out of 68)

- 2 deferred until 07/01/80
- 2 deferred until 11/01/80
- 1 deferred until 04/01/81
- 1 deferred until 10/01/81
- 2 deferred until 01/01/82
- 2 deferred until 02/01/82
- 16 deferred until sales of property

1/ All figures include two loans issued through City Loan Revolving Fund.

* Applicant deceased; property is in probate.

HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

LOCAL TAX FUND

Balance Sheet as of June 30, 1980

ASSETS

Cash in Bank		\$ 469.57
Investments		96,915.54
Accounts Receivable:		
Cal 5-21 75 Development Rehabilitation Units	\$ 6,653.51	
Cal 5-9 Section 8 Prior ACC	2,915.05	
Ho Hi	342.55	
Cal 6-1 Ping Yuen	131,396.52	
Cal 6-2 Kennedy Estates	421,542.12	
Total Receivables		562,849.75
Contributions - Cal 5-17	\$ 3,000.00	
Contributions - Solar Grant Project	340.93	
Contributions - SENP Central Kitchen	50,000.00	
Total Contributions		53,340.93
TOTAL ASSETS		<u>\$ 713,575.79</u>

LIABILITIES AND NET INCOME

Accounts Payable		
Intra Agency	\$ (3,801.02)	
Total Payables		\$ (3,801.02)
Undistributed Credits - Interest		43,474.46
Income - PILOT	\$685,734.67	
Income - Interest Earnings	86,202.66	
Income - Miscellaneous	847.68	
Total Income		\$772,785.01
Expenses - Miscellaneous	(98,882.66)	
Net Income		673,902.35
TOTAL LIABILITIES AND NET INCOME		<u>\$713,575.79</u>

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT FUNDS
 1979-80

PROJECT ACTIVITY	APPROVAL DATE	PROJECT ALLOCATION
C-2 Housing Oppor. Prog. Elderly (HOPE)	8/17/79	\$ 170,000
C-3 Retrofitting Grant Program	8/17/79	90,000
C-5 Residential Site Acq. Program		50,000
C-6 Federal Section 312 Loan Admin.	8/17/79	150,000
C-7 Sacto. Neigh. Assist. Prog. (SNAP)	8/17/79	750,000
C-8 Paint/Beautification	8/17/79	170,000
C-9 Relocation Assistance	8/17/79	50,000
C-10 Home Insulation Grant Program	8/17/79	25,000
C-12A Alkali Flat Project Area Comm. (PAC)	8/17/79	66,000
C-12B Alkali Flat-Land Acq.-E St. Area	12/10/79	200,000
C-12E Alkali Flat-Res. Acq/Rehab Program	12/10/79	100,000
C-12F Alkali Flat-12th St. Improv. Dist.	12/10/79	100,000
C-13A Del Paso Hts. -Project Area. Comm. PAC	8/17/79	79,500
C-14A Oak Park Project Area Comm. (PAC)	8/17/79	97,800
C-14B Oak Park Land Acq. 34th/35th St.	11/20/79	300,000
C-14D Oak Park Replacement Hous. Prog.	11/30/79	100,000
C-31 SB 966 Administration	1/22/80	18,000
	TOTAL	\$2,516,300

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT FUNDS

1977-78

PROJECT ACTIVITY	APPROVAL DATE	PROJECT ALLOCATION
C-1	Alkali Flat Project Area Committee	\$ 56,050
C-2	Alkali Flat Land Acq/Development	219,500
C-3	Alkali Flat Land Acquisition VP/OP	90,000
C-4	Oak Park Project Area Committee (PAC)	80,400
C-5	Oak Park Paint/Beaut. Program	100,000
C-6	Oak Park Rehabilitation	186,000
C-7	Del Paso Hts. Project Area Com. (PAC)	64,650
C-11	Del Paso Hts. Paint/Beaut. Program	50,000
C-14	Meadowview Area Study	199
C-28	Kennedy Estate Open Space	60,000
C-29	Central City Paint/Beaut. Program	50,000
C-30	Sacto Neighborhood Assist Prog. (SNAP)	370,000
C-31	Housing Oppor. Prog. Elderly (HOPE)	266,541
C-32	Home Counseling Program	13,200
C-33	Self-help Home Own. Opp. Program	67,500
C-39	Relocation Assistance	20,000
C-41	Oak Park L/Acq. - 35th St.	95,425
C-42	New Helvetia Comm. Fac. (P/S)	15,000
C-47	Alkali Flat Land Acquisition (9-10-E-F)	30,000
C-50	HOHI Rehab Loan Admin.	17,000
TOTAL		\$1,851,465

* * * * *

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT FUNDS

1978-79

PROJECT ACTIVITY	APPROVAL DATE	PROJECT ALLOCATION
C-1	Alkali Flat Proj. Area Comm. (PAC)	\$ 60,000
C-2	Alkali Flat L/Acq. 9th & 10th, E-F	214,500
C-3	Alkali Flat Sr. Cit. Center (P/S)	20,000
C-4	Oak Park Proj. Area Comm (PAC)	96,550
C-5	Oak Park Land Acq. - 35th St.	375,000
C-6	Del Paso Hts. PAC	82,250
C-21	Sacto Neigh. Assist. Program (SNAP)	125,000
C-22	Painting/Beaut. Program	100,000
C-23	Housing Oppor. Prog. Elderly (HOPE)	195,000
C-24	Home Insulation Grant Program	25,000
C-25	Section 312 Rehab Loan Admin.	120,000
C-26	Relocation Assist. Rehab Prog.	36,000
C-28	Sys. Mod. for High Rise Publ. Housing	74,000
C-30	River Oaks/Dos Rios Comm. Fac. Plan	4,500
C-34	HOHI Rehab Loan Admin.	30,000
TOTAL		\$1,557,800

CITY OF SACRAMENTO

COMMUNITY DEVELOPMENT FUNDS

1975-76

PROJECT ACTIVITY	APPROVAL DATE	PROJECT ALLOCATION
C-1 Alkali Flat NDP-Land Acquisition	7/09/76	\$ 483,700
C-2 Alkali Flat NDP-Public Improvements	9/20/75	20,740
C-3 Del Paso Hts.NDP - Public Improvmt.	9/20/75	290,742
C-4 Oak Park NDP - Land Acquisition	2/23/76	144,815
C-5 Oak Park NDP - Land Acquisition	2/23/76	376,350
C-6 Oak Park NDP - Land Acquisition	2/23/76	552,250
C-7 HAD - Sacramento Riverfront Park	11/26/75	267,650
C-8 HAD - Alleyway and Courtyard Deve.	11/26/75	129,850
C-9 Dura-Land Acq. 6th & I Sts.	11/26/75	90,397
C-10 Dura-Land Acq. 6th & I Sts.	11/26/75	1,650
C-16 Emergency Asst. for Code Enf. Cases	9/20/75	420
C-18 Planning for SNAP	9/20/75	15,936
C-23 Relocation - DPH & OP NDP	10/26/76	7,365
C-24 Oak Park Rehab Grant	12/12/77	111,672
C-25 Alkali Flat Program Design Manual	8/03/77	2,681
C-28 Sacramento Neigh.Asst. Program (SNAP)	4/07/78	14,750
C-29 Alkali Flat Neigh. Center	7/21/78	20,735
C-30 Housing Oppor. Prog. Elderly (HOPE)	6/16/78	15,892
C-35 HOHI Rehab Loan Admin.	3/03/80	33,000
TOTAL		\$ 2,580,595

* * * * *

CITY OF SACRAMENTO

COMMUNITY DEVELOPMENT FUNDS

1976-77

PROJECT ACTIVITY	APPROVAL DATE	PROJECT ALLOCATION
C-4 Del Paso NDP - Rehabilitation	10/6/76	\$ 196,500
C-5 Del Paso NDP - Land Acquisition	10/6/76	269,675
C-6 Oak Park NDP - Land Acq/Development	10/6/76	116,500
C-7 Oak Park NDP - Painting/Beautification	10/6/76	52,600
C-8 Oak Park NDP - Rehabilitation	10/6/76	200,000
C-9 Oak Park NDP - Land Acquisition	10/6/76	32,000
C-12 Central City Rehabilitation	10/6/76	130,000
C-20 Emergency Asst. Code Enforcement	10/6/76	405
C-21 Housing Opportunity Program Elderly (HOPE)	10/6/76	91,012
C-22 Home Counseling Program	10/6/76	11,870
C-28 Alkali Flat Project Area Committee	8/24/76	33,825
C-29 Alkali Flat Rehab Loan Admin.	10/26/76	20,000
C-31 Kennedy Estates Rehabilitation	9/07/77	34,483
C-33 Oak Park Complex L/Acq.	12/12/77	3,500
C-36 Alkali Flat Neighborhood Center	7/21/78	79,265
C-37 Alkali Flat Urban Design Manual	4/07/78	7,319
C-38 Alkali Flat Sacto Neigh.Asst. Prog. (SNAP)	4/07/78	89,291
C-40 Oak Park Sacto Neigh Asst. Prog (SNAP)	4/07/78	127,668
C-41 Oak Park Land/Acq. 35th St.	4/07/78	65,000
C-42 Oak Park Land/Acq. Sacto Blvd. & 8th Avenue	4/07/78	81,500
C-50 HOHI Rehab Loan Admin	10/30/79	10,000
TOTAL		\$ 1,649,413

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Parking Study-Old Sacramento and L-I-3-7 Streets

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Ascertain the supply and demand and public vs. private responsibility for parking in the area bounded by 7th Street and the River, "I" to "L" Streets.

3. FUNDING SOURCE(S):

4. STATUS OF ACTIVITY TO DATE:

Study sessions to be held by SHR Commission and City Council.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

To identify and keep options open on the few remaining sites where parking can be developed within the Redevelopment Area.

6. ESTIMATED DATE OF COMPLETION:

August, 1980

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROBLEM TITLE: Stockton Boulevard Improvement
Feasibility Study

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:
Explore the need to establish a Redevelopment Project
along Stockton Boulevard.

3. FUNDING SOURCE(S):
Community Development Block Grant Funds are a possibility.

4. STATUS OF ACTIVITY TO DATE:
Report was submitted to the City Council on December 21, 1979.
Council requested continued study of this area as well
as an analysis of similar boulevards throughout the City.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:
Cooperation of property owners and source of funding
are major obstacles.

6. ESTIMATED DATE OF COMPLETION:
Unknown as program has not been given final approval.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Amendment to Central City-Uptown Redevelopment Plan

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

The general purpose of this plan is to rehabilitate and revitalize the project area in order to achieve the objectives of the California Community Redevelopment Law.

Recommendation of proposed boundary amendments.

3. FUNDING SOURCE(S):

Primarily tax increment funds.

4. STATUS OF ACTIVITY TO DATE:

Plan has been recommended for approval by the City Planning Commission and the Housing and Redevelopment Commission. Has been reviewed by the Planning and Community Development Committee of the City Council and will be heard by City County at a Public Hearing August 5, 1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Different recommendations concerning proposed boundary amendments.

6. ESTIMATED DATE OF COMPLETION:

August 12, 1980

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Amendments to the Alkali Flat Redevelopment Plan

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

The general purpose of this Plan continues to be the elimination of the spread of blight and upgrading the physical conditions of the Project Area. The comprehensive update has been prepared pursuant to the Redevelopment Law.

3. FUNDING SOURCE(S):

Community Development Block Grant Funds

4. STATUS OF ACTIVITY TO DATE:

The Plan has been recommended by the PAC; City Planning Commission Staff. The City Planning Commission recommended approval by the Housing and Redevelopment Commission (7-21-80). To be heard by the City Council by Public Hearing August 12, 1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Different recommendations concerning three zoning changes.

6. ESTIMATED DATE OF COMPLETION:

August 12, 1980

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Assignment Agreement of 1105 F Street
2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:
To rehabilitate structure into four units.
3. FUNDING SOURCE(S):
Evidence of private financing is on file with the Agency.
4. STATUS OF ACTIVITY TO DATE:
Rehabilitation Plans have been submitted. Upon approval, escrow will close and rehabilitation will begin.
5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:
None.
6. ESTIMATED DATE OF COMPLETION:
One year.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Victoria Park Condominiums
11th and G Streets - Alkali Flat

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To acquire substandard structures and land for resale for development of new housing. To provide private investment in the community and increase the tax base. To provide high income housing in the project area.

Sale of redevelopment property to private developer for construction of 24 condominium units including the rehabilitation of existing structure at 616 11th Street. Redevelopment cost to developer is approximately \$1.4 million.

3. FUNDING SOURCE(S): C-3

Release of funds:	9/23/77
Amount Budgeted:	\$219,500
Amount Expended:	<u>217,191</u>

Balance: \$ 2,399

4. STATUS OF ACTIVITY TO DATE:

All of the eight parcels have been acquired, all residents were relocated. Two structures were sold and removed for rehabilitation. Two others were demolished; and one structure is to remain and converted into a two unit condominium in conjunction with 22 other new condominium units to be developed.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

Acquired land has been completed.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Capitol Bank of Commerce
3rd-4th-Capitol Mall-N Streets

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Capitol Bank of Commerce proposed to assume the contractual rights of Gateway Associates for the above site. The Bank proposes to build a high rise office building of approximately 250,000 gross sq.ft. The Architect retained to prepare the plans is Angello-Vitiello-Niyya-Ryan Inc. of Sacramento.

3. FUNDING SOURCE(S) :

Private financing.

4. STATUS OF ACTIVITY TO DATE:

Assignment documents have been submitted by both the Capitol Bank of Commerce, Assignee and Gateway Associates Assignor. Schematic drawings must be submitted prior to review of the Assignment by the SHR Commission and the Redevelopment Agency. Public Hearing on Assignment Agreement is tentatively set for August 18 or 26, 1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Traveler's Hotel

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Rehabilitation of structure to an office development by owners under a Owner Participation Agreement dated August 28, 1961.

Resolve with the City and the Agency such matters as encroachments, easements, service and parking.

3. FUNDING SOURCE(S):

Private financing.

4. STATUS OF ACTIVITY TO DATE:

Memorandum of Agreement is in draft form. Will be brought to SHR Commission and Redevelopment Agency during August, 1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Parking: Arrive at a mutually agreeable temporary and permanent solution or eliminate the parking requirement.

6. ESTIMATED DATE OF COMPLETION:

January, 1982

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Hotel and Office Development on 12th-13th
K-L Streets (Kimmel Properties):

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To develop a major hotel-office complex on block bounded
by 12th-13th-K-L Streets.

A 400+ room hotel and a 150,000 sq.ft. 12 story multi-
tenant office building with two level subterranean garage
underlying entire development. Developer is Kimmel Prop-
erties of Sacramento. Both projects are contemplated to
have an institutional joint venture equity partner.

3. FUNDING SOURCE(S):

Private financing.

4. STATUS OF ACTIVITIES TO DATE:

On April 17, 1980 City Council adopted the following Policy
Statement:

--Affirmed its policy of support for a major hotel on the
subject block;

--Affirmed its policy of financial participation in projects
of unique public desirability;

--Indicated its willingness to participate financially subject
to certain guidelines;

--Directed staff to produce a Memorandum of Understanding
with the Developer.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

SUMMARY SHEET
SECTION 312 AND SNAP LOAN PROGRAMS
LOAN ACTIVITY AND ADMINISTRATIVE COST CHART
October 1976 - June 1980

REPORT PERIOD	NUMBER OF APPLICATIONS SUBMITTED	NUMBER OF LOANS APPROVED	TOTAL LOAN AMOUNT	TOTAL TECH. & ADMINISTRATIVE EXPENSES	TOTAL LOAN COSTS	PERCENT ADMINISTRATIVE COST	MEAN TIME FROM APPLICATION TO LOAN APPROVAL (MONTHS)
October-December 1976	1	NONE	---	\$ 1,966	\$ 1,966	100%	---
January - December 1977	71	312 - 9 SNAP - <u>6</u> 15	312 - \$121,400 SNAP - <u>37,800</u> \$159,200	35,618	194,818	18.2%	4.7
January - December 1978	69	312 - 2 SNAP - <u>31</u> 33	312 - \$ 21,800 SNAP - <u>322,600</u> \$344,400	125,920	470,320	26.7%	6.3
January - December 1979	91	312 - 9 SNAP - <u>30</u> 39	312 - \$197,455 SNAP - <u>496,200</u> \$693,655	180,277	873,932	20.6%	5.2
January - June 1980	58	312 -13 SNAP - <u>11</u> 24	312 - \$211,200 SNAP - <u>175,500</u> \$386,700	88,550	475,250	18.6%	5.6
TOTAL	290	312 - 33 SNAP - <u>78</u> 111	312 - \$551,855 SNAP - <u>1,032,100</u> \$1,583,955	432,331	2,016,286	21.4%	5.5

SHRA
 QUARTERLY REPORT
 JUNE 30, 1980

I. PROGRAM: 1979-1980 SNAP Loan Program	IV. PROGRAM ACTIVITY & EXPENDITURES	4/1/80-6/30/80	9/179-6/30/80	BUDGET V. BALANCE
II. NARRATIVE: The SNAP Program provides variable below-market interest rate loan funds to low-moderate income owners for rehabilitation of residential and commercial properties.	Applications Submitted	23	52	
	Applications Inactivated	9	15	
	Applications Being Processed	22	22	
	Number of Loans Approved	5	16	
III. BUDGET A. Loan Fund \$ 363,636	Approved Loans	\$ 82,600	\$ 208,500	\$ 155,136
B. Operating Expenses 1) Administration and Overhead \$ 12,727 2) Technical Assistance \$ 78,182	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 2,621	\$ 11,856	\$ 871.
		\$ 19,991	\$ 70,424	\$ 7,758
C. TOTAL \$454,545	Total Expenditures	\$105,212	\$290,780	\$163,765

SHRA
 QUARTERLY REPORT
 JUNE 30, 1980

I. PROGRAM: Section 312 Loan Administration	IV. PROGRAM ACTIVITY AND EXPENDITURES	4/1/80-6/30/80 This Period	9/1/79-6/30/80 To Date	V. BUDGET BALANCE
II. NARRATIVE: On January 4, 1980, the County was notified it had been allocated a ceiling figure of \$354,000 in Section 312 Loan funds for fiscal year 1980. Operating expenses for the Program are provided from CDBG funds.	Applications Submitted	12	24	
	Applications Inactivated	6	11	
	Applications Being Processed	10	10	
	Number of Loans Approved	9	15	
	Approved Loans (HUD Funds)	\$137,350	\$250,905	
III. BUDGET				
Operating Expenses 1) Administration and Overhead \$ 2,800 2) Technical Assistance \$ 97,200	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 3,179 \$ 26,431	\$ 6,431 \$ 47,680	\$ - 3,631 \$ 49,520
Total \$100,000	Total Expenditures (CDBG)	\$ 29,610	\$ 54,111	\$ 45,889
800715AS	Total CDBG/HUD Expenditures Including Loans Approved	\$166,960	\$305,016	

SHRA
 QUARTERLY REPORT
 JUNE 30, 1980

I. PROGRAM: 1979-1980 Housing Rehabilitation Grant	IV. PROGRAM ACTIVITY & EXPENDITURES	4/1/80-6/30/80 This Period	9/1/79-6/30/80 To Date	V: BUDGET BALANCE
II. NARRATIVE: The Housing Rehabilitation Grant Program provides a maximum of \$1,500 in funds, for use in correcting health, safety and building Code Violations. Assistance is available to low income property owners in CDBG Target Areas and may be used in conjunction with other rehabilitation funds.	Applications Submitted	19	35	
	Applications Inactivated	6	12	
	Applications Being Processed	19	27	
	Number of Grants Approved	7	17	
III. BUDGET: A. Grant Fund \$75,000	APPROVED GRANTS	\$ 10,500	\$25,135	\$ 49,865
B. Operating Expenses 1) Administration and Overhead \$ 1,875 2) Technical Assistance \$23,125	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 475 \$ 4,685	\$1,568 \$11,893	\$ 307 \$ 11,232
C. TOTAL \$100,000	Total Expenditures	\$15,660	\$38,596	\$ 61,404

SHRA
 QUARTERLY REPORT
 JUNE 30, 1980

I. PROGRAM: Retrofitting Grant for the Disabled	IV. PROGRAM ACTIVITY & EXPENDITURES	4/1/80-6/30/80 This Period	9/1/79-6/30/80 To Date	V. BUDGET BALANCE
II. NARRATIVE: The Retrofitting Grant Program provides a maximum of \$2,500 for modifications to increase the accessibility of housing owned and occupied by disabled persons. Program assistance is available County Wide with no Target Area restrictions.	Applications Submitted	1	13	
	Applications Inactivated	1	2	
	Applications Being Processed	3	3	
	Number of Grants Approved	5	8	
III. BUDGET: A. Grant Fund \$ 45,000	Approved Grants	\$ 12,500	\$19,631	\$ 25,369
B. Operating Expenses 1) Administration and Overhead \$ 3,000 2) Technical Assistance \$12,000	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 138	\$ 759	\$ 2,241
		\$ 1,972	\$ 6,921	\$ 5,079
C. TOTAL \$60,000	Total Expenditures	\$ 14,610	\$27,311	\$32,689

SHRA
 QUARTERLY REPORT
 JUNE 30, 1980

I. PROGRAM: Deferred Payment Rehabilitation Loan Program - SB 966	IV. PROGRAM ACTIVITY & EXPENDITURES	4/1/80-6/30/80 This Period	9/1/79-6/30/80 To Date	V. BUDGET BALANCE
II. NARRATIVE: Two loan packages for residents of the Walnut Grove Cooperative have been submitted to HCD for approval. Agency Staff is continuing to coordinate its efforts with, representatives of the Coop. to find additional qualified applicants, and has accepted applications from residents in Fruitridge, Citrus Heights and North Highlands.	Applications Submitted	10	17	
	Applications Inactivated	2	3	
	Applications Being Processed	8	14	
	Number of Approved Loans	0	0	
III. BUDGET: A. Loan Fund (HCD Funds) \$ 100,00	Approved Loans	\$ 0	\$ 0	\$100,000
B. Operating Expenses 1) Administration and Overhead \$ 700. 2) Technical Assistance \$ 24,300	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 249. \$3,137	\$ 325. \$3,362	\$ 375. \$ 20,938
Total CDBG Funds \$ 25,000	Total CDBG Expenditures	\$2,386	\$3,687	\$ 21,313
Total \$125,000				
	Total Expenditures (HCD & CDBG Funds)	\$2,386	\$3687	\$124,699

SHRA
QUARTERLY REPORT
JUNE 30, 1980

I. PROGRAM: HOHI Loan Program	IV. PROGRAM ACTIVITY & EXPENDITURES	4/1/80-6/30/80	9/1/79-6/30/80	BUDGET V. BALANCE
II. NARRATIVE: The Home Ownership-Home Improvement Loan Program provides a maximum of \$15,000 in California Housing Finance Agency, CHFA, funds for property rehabilitation. The County has allocated \$108,000 in CDBG Funds to provide interest subsidy payments to write-down interest rates from 1-10%. Security Pacific Bank approves and services HOHI loans for CHFA. The Agency provides financial and technical assistance with loan packaging, specification writing cost estimating, construction inspection and contractor payments.	Applications Submitted	45	64	
	Applications Inactivated	17	21	
	Applications Being Processed	28	42	
	Number of Loans Approved	1	1	
	Dollar Amount of Approved Loans (CHFA Funds)			
		\$ 10,589	\$ 10,589	
III. BUDGET: A. Interest Subsidy Payments \$108,000	Interest Subsidy Payments	\$ 4,692	\$ 4,692	\$ 103,308
B. Operating Expenses 1) Administration and Overhead \$ 5,180 2) Technical Assistance \$ 71,820	Operating Expenses 1) Administration and Overhead 2) Technical Assistance	\$ 1,367 \$ 12,545	\$ 1,768 \$ 15,223	\$ 3,412 \$ 56,597
C. Total (CDBG Funds) \$185,000	Total (CDBG Expenditures)	\$18,604	\$ 21,683	\$163,317
	Total Program (CHFA/CDBG) Expenditures	\$29,193	\$ 32,272	

SHRA
QUARTERLY REPORT

June 30, 1980

I. PROGRAM: Rehabilitation Marketing

II. NARRATIVE:

The Rehabilitation Marketing Program is intended to increase participation in County rehabilitation programs utilizing a variety of promotional methods. Following is an outline of the Program along with a summary of activity to date.

A. Contract with Runyon Public Relations Agency

1. Newspaper Articles.
2. Public Service spots.
3. Brochure.
4. Radio spots and interviews.
5. Aim of marketing through the Runyon Agency will be broad coverage of all Target Areas through mass media approach. Coverage will include human interest stories as well as general news release-type of articles.

Activity to Date

1. Newspaper article regarding the availability of the HOHI Loan Program appeared in the Sacramento Union's Real Estate Section on March 15, 1980.
2. Newspaper article regarding increase (from 8½ to 10%) in interest rate and general information on the HOHI Loan Program appeared in the Sacramento Bee on April 12, 1980, and the Sacramento Union on April 13, 1980.
3. Retrofitting Grant Program information has been prepared and disseminated to (3) local radio stations for public service announcements.

B. Contract with Economic Development Corporation

The Agency has contracted with the Economic Development Corporation to perform rehabilitation program marketing in the North Highlands Target Area as follows:

1. Compile mailing list by owner name and street address;
2. Mail-out information on County Rehabilitation Programs to all owner-occupied single family residents;
3. Following mail-out, perform follow-up services by telephone contact;
4. Make personal visit to properties identified as needing rehabilitation;
5. Provide statistical information to Authority on results of marketing efforts.

Activity to Date

The Foundation has completed items 1 through 4 and is preparing a report for the Agency on the results of their efforts.

III. Program Budget and Expenditures to Date

BUDGET	\$ 18,376
EXPENDITURES:	
1. Runyon Agency	182
2. Economic Development Foundation	5,000
3. SHRA	29
TOTAL:	<u>\$ 5,211</u>

SHRA
QUARTERLY REPORT
JUNE 30, 1980

I. PROGRAM TITLE: Repair Inspection Program

II. NARRATIVE:

The Repair Inspection Program is designed to provide assistance to non-profit organizations operating the CDBG-funded Emergency Grant Program. As requested by the Program Operator, the Agency conducts an inspection of the rehabilitation work complete under the Emergency Grant Program and to determine if additional work is required to bring the Property up to applicable building Codes. Copies of the inspection reports are submitted to the Program Operators and County.

III. A. ACTIVITY FOR QUARTER (4/1/80-6/30/80)

Thirty-one inspection requests submitted and inspection reports completed.

B. ACTIVITY TO DATE (9/1/79-6/30/80)

OneHundred-Four inspection requests submitted and inspection reports completed.

IV. PROGRAM EXPENDITURES TO DATE:

Technical Assistance	\$5,166.00
Administration	424.00
Total	\$5,590.00

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Relocation Assistance - County Rehabilitation

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To provide relocation assistance in finding temporary housing during extensive rehabilitation work in connection with SNAP and 312 loans. Also, to provide actual moving expenses to and from temporary quarters, plus reasonable cost of renting a dwelling during the rehabilitation period.

3. FUNDING SOURCE(S): 1979-80

Release of funds:	9/1/80
Amount Budgeted:	\$32,000.00
Amount Expended:	<u>22,153.52</u>

Balance:	\$ 9,846.48
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<u>Expenditures:</u>	<u>This Quarter</u>	<u>To Date</u>
Relocation payments:	\$ 3,863.80	\$15,959.39
Technical:	1,128.13	5,826.06
Administrative:	32.58	368.07
	<u>\$ 5,024.51</u>	<u>\$22,153.52</u>

4. STATUS OF ACTIVITIES TO DATE:

Cases completed - 13; cases in process - 9

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Housing Production Program

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:
 - A. Goals - Assist in the development of three hundred units.
 - B. Objectives - Help facilitate increased production of low cost housing units by working closely with private developers, lenders, and, of course, the public sector.

3. FUNDING SOURCE (S): CD 1979 - 1980
 - A. Amount Budgeted: \$45,000.00
 - B. Amount Expended: \$22,284.67
 - C. Balance: \$22,715.33

4. STATUS OF ACTIVITIES TO DATE:

Two projects were submitted to HUD for funding consideration during the month of March. These two projects were approved:

1. Sixty units of moderate rehabilitation with an approval date of June 25, 1980 in a program budget reservation of \$3,637,800.
2. Ninety-four units of new construction was approved for the planned Mobile Home Park in Orangevale with an approval date of June 4, 1980 in a program reservation of funds in the amount of \$11,694,280.

An application for substantial rehabilitation for forty-two units was submitted on July 11, 1980 and is now under review by the HUD office.

The Executive Director recently appointed Fred Lang as the Agency's Housing Expeditor. In this capacity, he is charged with the responsibility of being the primary contact between this Agency and HUD. He will also identify "bottle necks" in the production pipeline for the purpose of quickening the pace of the entire production process.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

I see two potential problems:

1. Need to have access to the Section 108 revolving loan fund for housing production so that we can get a firmer handle on the option of acquisition process for these sites.
2. We need the support of the Board of Supervisors in recognizing the problem of placing low income housing throughout the County. If Communities are allowed to continue to object to the placement of low income housing in their neighborhoods, we will not be able to meet our housing production goal for Sacramento County.

6. ESTIMATED DATE OF COMPLETION:

August 31, 1980 (End of second year contract)

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Locke Public Improvements (previously called Locke Study and Water Line and Fire Hydrant System)

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

The goal of the Locke Redevelopment Program is to preserve Locke as a living community. Objectives include accelerated completion of critical health and safety improvements; Agency to act as a short-term catalyst in implementing program; and long-term management and maintenance by an organization other than Sacramento County.

3. FUNDING SOURCE(S):

a. Planning:

National Endowment of the Arts	\$ 20,000
CDBG (1976-77)	57,000
	<u>\$ 77,000</u>

b. Improvements:

Fire Extinguishers & Smoke Detectors (CDBG 1976-77)	\$ 5,000
Fire Hydrant/Potable Water System (CDBG 1977-78 & 1978-79)	145,000
Electrical Repair/Conversion (CDBG 1977-78 & 1978-79)	146,830
Wood Preservative/Fire Retardant (CDBG 1978-79)	14,722
Area Clean-up (CDBG contingency)	3,000
Housing Rehabilitation	26,120
Staff (CDBG 1979-80)	10,000
	<u>\$350,672</u>

c. Department of Interior Grant \$139,921

Total \$567,593

d. C.D. Dollars Spent through 6-30-80

Planning Staff (NEA and CDBG)	\$ 57,000
Fire Extinguishers (CDBG)	4,224
Housing rehabilitation (H.O.P.E.)	15,000
Fire hydrant/potable water system engineering (CDBG)	14,388
Wood preservative/fire retardant	14,722
Electrical repair/conversions	72,535
Foundations	<u>6,286</u>

Total \$184,155

4. STATUS OF ACTIVITIES TO DATE:

Initial planning studies were completed and accepted by Board 10/2/77. Installed 75 fire extinguishers and 85 smoke detectors. Locke Project Area Committee established and assisted in Preliminary Plan preparation. Rehabilitated 10 homes under H.O.P.E. program. SB 1043 was approved by the State Legislature and Governor allocating \$40,000 for the State Department of Parks and Recreation to develop a plan and prepare cost estimates for the acquisition, preservation and operation of Locke as a State Park. The special planning area Ordinance was adopted by the Board on 5/17/79. The Historic American Building Survey recorded structures in Locke with measured drawings, architectural and historical data and photographs.

SHRA has completed a program of spraying a chemical food preservative/fire retardant to all exposed wood surfaces within Locke.

Staff continued working with its Legal Counsel in order to resolve differences on ownership and management of the water system. Counsel has drafted an Agreement, now being redrafted after review by Asian City Development Corporation and the owners of the Boathouse, in an effort to reach final agreement. Applications sent to Reclamation Board, Parks and Recreation and Water Quality Control Board to construct the water system.

The electrical repairs/conversions program has completed the rewiring of 11 units; 1 unit is currently being repaired. Stoves and water heaters necessary for conversion have been requisitioned. A consultant has been hired to size heating units. Twelve (12) units which were repaired under the H.O.P.E. program have been inspected and work write-ups prepared to bring the electrical system up to minimum Code and to convert them to all-electric appliances.

Seven (7) units are currently under contract to be repaired under the Foundation Rehabilitation program.

The Senate and Assembly have approved AB 990 and it has been forwarded to the Governor. Assisted SMUD in their insulation program for Locke (part of their CD target area program).

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Major problem continues to be final agreement by Asian City Development Corporation and the owners of the Boathouse. Agency Staff is continuing to push SHRA Attorneys to assist in resolving differences.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Delta Estates Co-op Community Center Rehabilitation

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

The goal of this program is to rehabilitate the Co-op's Community Center which is used currently as an elderly nutrition site by SAEOC and as a general community facility. The objectives include seeking adequate funds for a total rehabilitation program; hire an architect, solicit bids and rehabilitate structure.

3. FUNDING SOURCE(S):

1979-80 County Community Development Block Grant Funds

Amount Budgeted:	\$ 34,000
Amount Expended:	<u>19,245</u>
Balance	\$ 14,755

Term - one year with extensions as appropriate

4. STATUS OF ACTIVITIES TO DATE:

Alan Oshima, Architect, has prepared preliminary plans, final plans and specifications. Plan review ongoing. Submitted National Register Nomination on structure to make it eligible for Historic Preservation funding of \$50,000. Acting as a Consultant, the Agency assisted the Delta Estates Co-op prepare a Neighborhood Self-Help Grant Application for additional funding of the rehabilitation project (\$90,000). This application was not funded. Prepared application to Department of Interior for preservation Grants-in-Aid program.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Since the Neighborhood Self-Help Grant was not funded an additional \$82,000 will be required to complete the rehabilitation as designed. Agency Staff has recommended to County Community Development Block Grant Staff that these funds come from the 1981-82 program year. This delay in total funding will require that the rehabilitation progress in two phases; the first phase consisting of the elimination of critical health and safety problems, and the second phase consisting of the remainder of the rehabilitation.

Proposed funding by phases:

Phase One

1. CDBG (Fiscal Year 1979-80)	\$ 14,755*
2. CDBG (Fiscal Year 1980-81)	37,000
3. Historic Preservation Grant	<u>50,000</u>
	\$101,755

Phase Two

1. CDBG (Fiscal Year 1981-82)	<u>\$ 82,000</u>
	<u>\$183,755</u>

*Funds remaining - see 3. above.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Walnut Grove Preliminary Plan

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

The goal of this program is to prepare a preliminary plan for and with the community of Walnut Grove. The objectives include preparation of a preliminary plan by August 1980, evaluate existing and future economic conditions in the area; and prepare a special planning area Ordinance for inclusion in the Delta Community Plan.

3. FUNDING SOURCE(S):

1979-80 County Community Development Block Grant Funds.
(Term is for nine months)

Amount Budgeted:	\$ 10,910
Amount Expended:	<u>10,757</u>
Balance	\$ 153

4. STATUS OF ACTIVITIES TO DATE:

Completed existing surveys (demographics, buildings, services, land use and ownership patterns). Established Project Area Committee and established planning goals. Draft Study is 100% complete. Pending environmental review and adoption.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Not applicable.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
PERIOD ENDED JUNE 30, 1980

I. Program

Sacramento Neighborhood Assistance Program - SNAP Loan

II. Program Description

The SNAP Loan Program provides variable, below-market interest rate loan funds for the rehabilitation of properties located within CD Target Areas that are owned by low- and moderate-income persons.

III. Program Expenditures

	SNAP 1975-76 (C-28)	Central City SNAP 1976-77 (C-12)	Oak Park SNAP 1976-77 (C-40)	Alkali Flat SNAP 1976-77 (C-38)	SNAP 1977-78 (C-30)	SNAP 1978-79 (C-21)	SNAP 1979-80 (C-7)	TOTAL
Budget	\$14,750	\$130,000	\$127,668	\$86,291	\$370,000	\$125,000	\$750,000	\$1,603,709
Approved Loans: #	-0-	5	10	-0-	26	7	21	69
Approved Loans: \$	-0-	63,177	109,350	-0-	264,698	104,400	378,337	919,962
Administrative	5,802	27,891	1,984	1,086	39,558	2,247	33,263	111,831
Technical Asst.	8,948	38,932	14,215	3,446	62,739	18,353	130,153	276,786
Relocation	-0-	-0-	-0-	-0-	3,005	-0-	-0-	3,005
Total Expenditures	14,750	130,000	125,549	4,532	370,000	125,000	541,753	1,311,584
BUDGET BALANCE	-0-	-0-	2,119	81,759	-0-	-0-	208,247	292,125

IV. Program Activity

<u>Target Area</u>	<u>Applications Submitted</u>	<u>Applications Rejected, Withdrawn or Transferred</u>	<u>Applications Being Processed For Approval</u>	<u>Number of Loans Approved</u>	<u>Amount of Approved Loans</u>
Alkali Flat	1	1	-0-	-0-	-0-
Central City	23	5	11	7	\$ 89,147
City Farms	10	-0-	9	1	6,200
Del Paso Hgts.	92	62	13	17	226,800
Freeport	10	7	3	-0-	-0-
Gardenland	4	3	1	-0-	-0-
Glen Elder	16	7	7	2	33,550
Meadowview	14	9	5	-0-	-0-
Oak Park	101	41	20	40	530,415
Robla	8	7	-0-	1	25,000
Strawberry Manor	8	6	1	1	8,850
Woodbine	2	1	1	-0-	-0-
TOTALS	289	149	71	69	\$919,962

I. Program

Section 312 Loan Administration

II. Program Description

The Section 312 Loan Program provides below-market interest rate loan funds, currently 3%, direct for the Federal Government for property rehabilitation. Operating expenses for the Program are provided from CDBG funds.

III. Program Expenditures (7/78 - 6/30/80)

Funding Year	<u>1977-78</u> (6/77-6/78)	<u>1978-79</u> (7/78-8/79) (C-22)	<u>1979-80</u> (9/79-6/80) (C-6)	<u>TOTAL</u>
Budget	*	\$ 120,000	\$ 150,000	\$ 270,000
Technical Assistance		91,566	97,821	189,387
Administrative		28,434	25,064	53,498
Total CDBG Expenditures		120,000	122,885	242,885
Budget Balance		-0-	27,115	27,115
Approved Loans:				
NUMBER	# 57	43	22	122
DOLLAR AMOUNT	\$ 825,370	\$1,205,549	\$ 647,450	\$2,678,369

* Prior to July 1978, no specific CDBG allocation was available for administration of the program.

IV. Program Activity (6/77 - 6/80)

<u>Target Area</u>	<u>Applications Submitted</u>	<u>Applications Rejected, Withdrawn or Transferred</u>	<u>Applications Being Processed For Approval</u>	<u>Number of Loans Approved</u>	<u>Amount of Approved Loans</u>
Alkali Flat	14	-0-	2	12	\$ 414,600
Central City	84	21	18	45	1,143,000
Del Paso Heights	35	8	1	26	456,300
Glen Elder	5	3	1	1	4,650
Oak Park	50	1	4	38	659,819
Strawberry Manor	1	-0-	-0-	-0-	-0-
Woodbine	1	-0-	1	-0-	-0-
TOTALS	190	41	27	122	\$2,678,369

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
PERIOD ENDED JUNE 30, 1980

I. Program

Housing Opportunity Program for Emergency Repairs - H.O.P.E.

II. H.O.P.E. Program assistance is available Citywide and provides a maximum of \$1,500 in grant funds for emergency repairs to structures owned and occupied by low-income persons.

III. Program Expenditures

Funding Year	<u>1975-76</u> (C-30)	<u>1976-77</u> (C-21)	<u>1977-78</u> (C-31)	<u>1978-79</u> (C-23)	<u>1979-80</u> (C-2)	<u>TOTAL</u>
Budget	\$15,892	\$91,012	\$191,541	\$195,000	\$170,000	\$663,000
Approved Grants	13,306	72,730	143,355	126,857	100,687	456,935
Technical Assistance	2,471	6,651	22,818	55,096	52,982	140,018
Administrative	115	11,631	25,368	13,047	11,345	61,506
Total Expenditures	15,892	91,012	191,541	195,000	165,014	658,459
Budget Balance	-0-	-0-	-0-	-0-	4,986	4,986

IV. Program Activity

Applications Submitted	580
Applications Rejected/Withdrawn	122
Applications Being Processed for Approval	97
Grants Approved	361

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
PERIOD ENDED JUNE 30, 1980

I. Program

Paint and Beautification.

II. Program Description.

The Program provides an maximum of \$1,000 in grant funds for painting and minor exterior repair of structures owned and occupied by low-income property owners.

III. Program Expenditures

	<u>Budget</u>	<u>Approved Grants</u>	<u>Adminis- trative</u>	<u>Tech. Asst.</u>	<u>PAC</u>	<u>Total Expend.</u>	<u>Budget Balance</u>
Oak Park 1976-77 (C-7)	\$52,600	\$22,616	\$21,517	\$ 2,194	\$6,273	\$ 52,600	-0-
Oak Park 1977-78 (C-11)	100,000	73,589	7,233	18,060	-0-	98,882	\$ 1,118
Del Paso Heights 1977-78 (C-11)	50,000	25,299	7,108	17,593	-0-	50,000	-0-
Central City 1977-78 (C-24)	50,000	22,571	11,351	12,521	-0-	46,443	3,557
All CD Areas 1978-79 (C-22)	100,000	57,218	9,351	33,431	-0-	100,000	-0-
All CD Areas 1979-80 (C-8)	170,000	35,282	7,403	32,549	-0-	75,234	94,766
TOTAL	\$522,600	\$236,575	\$63,963	\$116,348	\$6,273	\$423,159	\$99,441

IV. Program Activity

	<u>Applications Submitted</u>	<u>Apps. Reject./ Withdrawn</u>	<u>Apps. Being Processed for Approval</u>	<u>Grants Approved</u>
Glen Elder	9	0	7	2
Meadowview	4	0	3	1
Woodbine	5	0	3	2
Del Paso Hgts.	186	54	11	121
Central City	41	9	0	32
Oak Park	284	78	7	199
Freeport	9	1	2	6
City Farms	7	0	3	4

Paint & Beautification
Rehabilitation Activity Report
Page 2

IV. Program Activity (Cont.)

	<u>Applications Submitted</u>	<u>Apps. Reject./ Withdrawn</u>	<u>Apps. Being Processed for Approval</u>	<u>Grants Approved</u>
Robla	4	0	0	4
Strawberry Manor	2	0	0	2
TOTAL:	551	142	36	373

800715asdbp

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
 PERIOD ENDED JUNE 30, 1980

I. Program

Retrofitting Grant Program for the Disabled

II. Program Description

Program assistance is available Citywide and provides a maximum of \$2,500 in rehabilitation grant funds for the retrofitting of homes owned and occupied by disabled persons or families with a disabled member, to make these homes more convenient and accessible.

III. Program Expenditures

Funding Year	1977-78 (C-2)	1979-80 (C-3)	<u>TOTAL</u>
Budget	\$75,000	\$90,000	\$165,000
Approved Grants	35,752	-0-	35,752
Technical Assistance	23,974	-0-	23,974
Administrative	5,771	-0-	5,771
Total Expenditures	64,805	-0-	64,805
Budget Balance	10,195	90,000	100,195

IV. Program Activity

Applications Submitted	48
Applications Rejected/Withdrawn	11
Applications Being Processed for Approval	17
Applications Approved	20

800715asdbp

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
PERIOD ENDED JUNE 30, 1980

I. Program

Home Ownership - Home Improvement (HOHI) Loan Program.

II. Program Description

The HOHI Loan Program provides a maximum of \$15,000 in funds for property rehabilitation. The Agency provides assistance to low-moderate income property owners within CD Target Areas in the preparation and submittal of loan packages to Security Pacific Bank for approval. Security Pacific Bank submits approved loans to the California Housing Finance Agency for funding. Current interest rate is 10%. Additionally, the Agency provides application assistance for property owners who live outside CD Target Areas for FHA Title I Rehabilitation Loan Funds. The maximum loan amount is the same as HOHI, \$15,000 but the interest rate is currently 15%.

III. Program Operating Expenses (CDBG Funds)

Fiscal Year	1975-76 (C-35)	1976-77 (C-50)	1977-78 (C-50)	1978-79 (C-34)	TOTAL
Budget	\$33,000	\$10,000	\$17,000	\$30,000	\$90,000
Technical Asst. Expenditures	10,018	8,379	3,432	-0-	21,829
Administrative Expenditures	2,167	1,621	718	-0-	4,506
Total CDBG Expenditures	12,185	10,000	4,150	-0-	26,335
Budget Balance	\$20,815	-0-	\$12,850	\$30,000	\$63,665

IV. Program Activity

Program Activity	HOHI Title I	FHA Title I	TOTAL	
A. Applications Submitted to Agency	48	11	59	
B. Applications Disapproved by Agency	12	N/A	12	
C. Applications Withdrawn by Owner's prior to submittal to Security Pacific	3	1	4	
D. Loan Packages submitted to Security Pacific for Funding, but rejected	6	6	12	
E. Loans Approved by Security Pacific, then cancelled by Owners	2	1	3	
F. Loan Packages currently at Security Pacific pending approval	4	-0-	4	
G. Applications currently being processed for approval	15	3	18	
H. Loans Approved by Security Pacific				
	#:	3	3	6
	\$:	\$43,350	\$21,300	\$64,650

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
 PERIOD ENDED JUNE 30, 1980

I. Program

Home Ownership - Home Improvement (HOHI) Loan Program.

II. Program Description

The HOHI Loan Program provides a maximum of \$15,000 in funds for property rehabilitation. The Agency provides assistance to low/moderate income property owners in the preparation and submittal of loan packages to Security Pacific Bank for approval. Security Pacific Bank submits approved loans to the California Housing Finance Agency for funding. Current interest rate is 10%.

III. Program Operating Expenses (CDBG Funds)

Fiscal Year	1975-76 (C-35)	1976-77 (C-50)	1977-78 (C-50)	1978-79 (C-34)	TOTAL
Budget	\$33,000	\$10,000	\$17,000	\$30,000	\$90,000
Technical Asst. Expenditures	10,018	8,379	3,432	-0-	21,829
Administrative Expenditures	2,167	1,621	718	-0-	4,506
Total CDBG Expenditures	12,185	10,000	4,150	-0-	26,335
Budget Balance	\$20,815	-0-	\$12,850	\$30,000	\$63,665

IV. Program Activity

	HOHI Title I
A. Total Applications Submitted to Agency	48
B. Applications Disapproved by Agency	12
C. Applications Withdrawn by Owner's prior to submittal to Security Pacific	3
D. Loan Packages submitted to Security Pacific for Funding, but rejected	6
E. Loans Approved by Security Pacific, then cancelled by Owners	2
F. Loan Packages currently at Security Pacific pending approval	4
G. Applications currently being processed for approval	15
H. Loans Approved by Security Pacific (CHFA Funds)	
HOHI Title I:	
#	3
\$	43,350.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

REHABILITATION ACTIVITY REPORT
PERIOD ENDED JUNE 30, 1980

I. Program

Deferred Payment Rehabilitation Loan Program - SB 966

II. Program Description

The SB 966 Loan Program provides funds from the State Department of Housing and Community Development (HCD) for rehabilitation of properties containing 1-4 dwelling units. The maximum loan amount is \$10,000 with a current interest rate of 3%. Loans are deferred in 5-year increments to a minimum of 20 years unless elderly for whom payments are deferred when title to the property is transferred. State HCD has allocated \$75,000 in funds for rehabilitation loans.

III. Program Expenditures

Funding Year	1979-80 (C-31)
Budget	\$18,000
Technical Assistance	1,882
Administrative	409
Total CDBG Expenditures	2,291
Loans Approved	-0-

IV. Program Activity

<u>Target Area</u>	<u>Total Applications Submitted</u>	<u>Applications Rejected/Withdrawn</u>	<u>Applications Being Processed</u>
Oak Park	6	0	6
Glen Elder	3	1	2
Central City	3	0	3
Del Paso Heights	5	2	3
Meadowview	1	0	1
TOTALS	18	3	5

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Relocation Assistance - City Rehabilitation

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To provide relocation assistance in finding temporary housing during extensive rehabilitation work in connection with SNAP and 312 loans. Also, to provide actual moving expenses to and from temporary quarters, plus reasonable cost of renting a dwelling during the rehabilitation period.

3. FUNDING SOURCE(S): 1979-80

Release of funds:	10/1/79
Amount Budgeted:	\$50,000.00
Amount Expended:	<u>49,254.69</u>

Balance: \$ 745.31

<u>Expenditures:</u>	<u>This Quarter</u>	<u>To Date</u>
Relocation payments:	\$ 7,648.36	\$28,539.92
Technical:	1,895.22	16,985.23
Administrative:	<u>722.13</u>	<u>3,729.54</u>
	<u>\$10,265.71</u>	<u>\$49,254.69</u>

4. STATUS OF ACTIVITIES TO DATE:

Cases completed - 21; cases in process - 13

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT FOR CITY OF SACRAMENTO

CDBG 1979-80
June 30, 1980

OTHER RELOCATION ACTIVITIES

I.	Program Title: <u>Oak Park 35th Street</u>			
		<u>Fam.</u>	<u>Ind.</u>	<u>Bus.</u>
	A. On Caseload:	0	4	15
	B. Yet to Enter Caseload:	1	0	0
	C. Relocated:	0	2	4
II.	Program Title: <u>Oak Park 36th Street</u>			
	A. Original Caseload:	2	4	5
	B. Remaining in Caseload:	0	0	2
III.	Program Title: <u>Sacramento Boulevard Widening Project</u> (City Acquisition)			
	A. Original Caseload:	3	1	1
	B. Relocated:	1	0	0
IV.	Program Title: <u>Camellia School Site Acquisition</u> <u>Elder Creek Road</u> (City Acquisition)			
	A. Original Caseload:	1	0	0
	B. Relocated:	0	0	0
V.	Program Title: <u>Clunie Hotel</u> (Code Enforcement)			
	A. Residents registered at hotel on date of posting Notice to Vacate, March 19, 1980 -- 142.			
	B. Residents who entered relocation caseload and received assistance -- 130.			
	C. During this quarter, relocation of the Clunie Hotel residents was completed.			
		<u>Budget</u>	<u>Amount Spent</u>	
	1. <u>Administrative Costs</u>			
	Salaries	\$ 7,155.00	\$ 5,596.07	
	Overhead & Benefits	17,888.00	2,798.04	
	Other Admin.	0.00	211.42	
	TOTAL Admin.	<u>\$25,043.00</u>	<u>\$ 8,605.53</u>	
	2. <u>Other Costs</u>			
	Moving Company	720.00	385.00	
	Office Space & Telephone	200.00	154.16	
	TOTAL Other Costs	<u>\$ 920.00</u>	<u>\$ 539.16</u>	
	3. <u>Relocation Payments</u>			
	Moving Expenses and			
	Fixed Dislocation	53,040.00	38,093.65	
	Temp. Rent Assistance	39,600.00	3,277.50	
	TOTAL Relocation	<u>\$92,640.00</u>	<u>\$41,371.06</u>	
	GRAND TOTAL	\$118,603.00	\$50,515.75	
	Committed to pay 67 persons ongoing rent assistance through January 1981.			8,281.00
				<u>\$58,796.75</u>

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Land Acquisition 10th-11th-E-F Streets

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Acquisition of entire block (114). North half will be cleared for forty (40) elderly unit complex. South half will be used for resale of old structures for rehabilitation.

To provide housing for low income elderly and for middle income people who wish to buy and rehabilitate existing structures.

3. FUNDING SOURCE(S): CDBG 1975-76 C-1

a. Release of funds:	7/9/76	6/4/80
b. Amount Budgeted:	\$483,700	\$472,212
c. Amount Expended:	<u>472,157</u>	<u>472,212</u>

Balance:	\$ 11,543	\$ -0-
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4. STATUS OF ACTIVITIES TO DATE:

Eight (8) existing structures have been sold to interested private parties. These structures are being restored at this time. The north half of the block has been cleared and is presently being developed with the forty (40) elderly units.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Acquisition completed.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Neighborhood Center

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Agency is to acquire and rehabilitate a building located at 511-515 12th Street to house three social service groups (a) Centro de Artistas, (b) La Raza Bookstore, and (c) Breakfast for Ninos. This would serve as the Alkali Flat Neighborhood Center.

To assist existing neighborhood organizations with a building which would provide services in the Alkali Flat area.

3. FUNDING SOURCE(S):	CDBG	C-29	C-36
		<u>1975-76</u>	<u>1976-77</u>
Release of funds:		7/2/78	7/21/78
Amount Budgeted:		\$ 20,735	\$ 79,265
Amount Expended:		<u>20,735</u>	<u>44,278</u>
Balance:		\$ -0-	\$ 34,987

4. STATUS OF ACTIVITIES TO DATE:

Building has been acquired and structural analysis has been completed. There may be a chance that the building may not be needed because two organizations have found space elsewhere.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Agency has put this project on a freeze status until the Alkali Flat PAC recommends other uses for building with approval by the Redevelopment Agency.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Senior Service Center
2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Money to be used for preparing plans and specifications.

To incorporate a Senior Services Facility with the new forty (40) units to be constructed on the block bounded by 10th-11th-E and F Streets.

3. FUNDING SOURCE(S): CDBG 1978-79 C-3

Release of funds:	7/21/78
Amount Budgeted:	\$20,000
Amount Expended:	<u>3,805</u>

Balance:	\$16,195
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4. STATUS OF ACTIVITIES TO DATE:

This facility was incorporated within the forty (40) elderly units as part of the overall construction contract. The remaining funds will eventually be transferred to another activity.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Funds should be transferred.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Land Acquisition - Vacant
Parcels/Home Ownership Opportunity Program

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

This is a program by which the Agency purchases vacant lots to have them available to relocate old houses that might otherwise be demolished in the project area. These houses would be made available to low income people for purchase and rehabilitation through a loan program.

To provide low income people an opportunity to own a home, through low interest loan program. To save an older home that may have historic value.

3. FUNDING SOURCE(S): CDBG 1977-78 C-3

Release of funds:	9/23/77
Amount Budgeted:	\$ 90,000
Amount Expended:	<u>23,504</u>
Balance:	\$ 66,496

4. STATUS OF ACTIVITIES TO DATE:

Agency purchased one lot. Other lots in the area were extremely expensive and with the lack of old houses to be moved, Agency has not purchased any other parcels.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Lots too expensive; no old houses available for relocation. Even if old houses were relocated, they would be too expensive to be rehabilitated by low income people.

Recommend that these funds be transferred to another activity.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Land Acquisition 9th-10th-E-F Streets

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Acquisition, relocation and clearance of land for development of housing.

To provide land for construction of low/moderate income housing in the project area.

3. FUNDING SOURCE(S):	CDBG	C-2	C-47
		<u>1978-79</u>	<u>1977-78</u>
a. Release of funds:		8/31/78	5/29/79
b. Amount Budgeted:		\$214,500	\$ 30,000
c. Amount Expended:		<u>214,500</u>	<u>18,047</u>
Balance:		\$ -0-	\$ 11,953

4. STATUS OF ACTIVITIES TO DATE:

All tenants were relocated. Two structures have been removed/demolished.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

June, 1980

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Land Acquisition - E Street Area

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Acquisition, relocation and clearance of property located on north half of block bounded by 7th-8th-E-F Streets excluding east side of block.

To provide low income housing to people in the Alkali Flat Project area.

3. FUNDING SOURCE(S): CDBG 1979-80 C-12B

Release of funds:	12/10/79
Amount Budgeted:	\$200,000
Amount Expended:	<u>-0-</u>
Balance:	\$200,000

4. STATUS OF ACTIVITIES TO DATE:

Staff has this project on a freeze, due to the uncertainty of the land use designation for this side. Land appraisals and values may change depending on the outcome of the Alkali Flat Redevelopment Plan Update.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

The Plan Update will be finalized in July or August-- thereafter staff will proceed with project.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Residential Acquisition/Rehabilitation Program

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Agency would acquire a blighted structure and then rehabilitate it to be rented to low income people. It could also be sold to private sector for rental to low income people in Alkali Flat.

To provide low income housing and to maintain existing housing stock in the project area.

3. FUNDING SOURCE(S): CDBG 1979-80 C-12E

a. Release of funds:	12/10/79
b. Amount Budgeted:	\$100,000
c. Amount Expended:	<u>-0-</u>

Balance:	\$100,000
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4. STATUS OF ACTIVITIES TO DATE:

Guidelines are being developed and will be taken to PAC, Commission and City Council for approval within a month.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Cost of rehabilitating blighted structures is becoming too excessive. This program will operate in conjunction with the Substantial Rehabilitation Program ACC.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat 12th Street Improvement Project

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

This money would be used as an assessment district; would encourage property owners to rehabilitate their building with low interest loans. Provides site improvements for 12th Street.

To beautify 12th Street; change character of 12th Street by providing a theme through attractive street furniture or a green belt or a particular type of building material on existing and new structures.

3. FUNDING SOURCE(S): CDBG 1979-80 C-12F

Release of funds:	12/10/79
Amount Budgeted:	\$100,000
Amount Expended:	<u>-0-</u>
Balance:	\$100,000

4. STATUS OF ACTIVITIES TO DATE:

This project is in a holding position until after the Alkali Flat Urban Design Manual is completed. The Manual will provide recommendations for the use of these funds. The Manual should be completed within two months.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park Land Acquisition 35th-36th Street
Post Office - 5th Avenue

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Acquisition of last remaining parcel on 35th-36th Street area.

To acquire land in the 35th Street area to provide new housing development for low-income families.

3. FUNDING SOURCE(S): CDBG 1977-78 C-41

a. Release of funds:	6/8/78	6/4/80
b. Amount Budgeted:	\$ 95,425	\$ 97,625
c. Amount Expended:	<u>1,946</u>	<u>97,625</u>
Balance:	\$ 93,479	\$ -0-

4. STATUS OF ACTIVITIES TO DATE:

Two out of the 20 parcels remain to be acquired.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

Agency has filed condemnation proceedings against the property.

6. ESTIMATED DATE OF COMPLETION:

This case has been settled out of court July 7, 1980.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park Land Acquisition - West Side
35th Street

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Acquisition, relocation and clearance of twelve (12) parcels on West side of 35th Street between 4th Avenue and 5th Avenue.

To provide low-income housing to people displaced in the Oak Park Project Area.

3. FUNDING SOURCE(S):	CDBG	C-5	C-14B
		<u>1978-79</u>	<u>1979-80</u>
a. Release of funds:		6/4/80	6/4/80
b. Amount Budgeted:		\$397,000	\$333,800
c. Amount Expended:		<u>259,760</u>	<u>-0-</u>
Balance:		\$137,240	\$333,800

4. STATUS OF ACTIVITIES TO DATE:

Six (6) parcels were acquired through June, 1980. Further negotiations are on going at this time for the other six (6) parcels.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Acquisitions should be completed by October, 1980 if no condemnation action is required.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park Replacement Housing Program

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

This program was proposed at the time when there was no C. D. Grant Program. This was to assist owner-occupants who were living in extremely substandard homes to receive a grant to fix up their homes to a livable condition.

To provide grant money to low income homeowners that otherwise could not qualify under existing loan or grant programs.

3. FUNDING SOURCE(S): CDBG 1979-80 C-14D

Release of funds:	11/20/79
Amount Budgeted:	\$100,000
Amount Expended:	<u>-0-</u>
Balance:	\$100,000

4. STATUS OF ACTIVITIES TO DATE:

Guidelines have not been developed due to the proposed reestablishment of the C.D. Grant Program.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

If the C.D. Grant Program takes care of the needs of the low income owner occupant, then these funds may be recommended for transfer to another activity.

6. ESTIMATED DATE OF COMPLETION:

Unknown at this writing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park 24 Unit Duplex Housing Development
35th-36th Streets - 5th Avenue

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Development of 24 unit duplexes in accordance with the
Redevelopment Plan of providing multi-family housing at
this site.

3. FUNDING SOURCE(S): 2A Tax Increments

Release of funds:	3/11/80
Amount Budgeted:	\$1,700,000
Amount Expended:	<u>-0-</u>

Balance:	\$1,700,000
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4. STATUS OF ACTIVITY TO DATE:

Architectural firm of McGuire, Eatough and Fong have been
selected to prepare Preliminary Plans after adoption of
the Design Standards. Preparation should begin in August
1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

October 1, 1981

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park Townhouse Development
West Side 35th Street

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To develop twenty (20) townhouse units on the west side
of 35th Street between 4th and 5th Avenues.

To provide low-income housing to people in the Oak Park
Community.

3. FUNDING SOURCE(S): HUD CA30-P005-024 Public Housing Annual
Contributions Contract - New Units
Conventional

Release of funds: 6/4/80
Amount Budgeted: \$1,049,930
Amount Expended: -0-

Balance: \$1,049,930

4. STATUS OF ACTIVITY TO DATE:

Established an Architectural Selection Committee that will
make recommendation of architect August 4, 1980; August
4, 1980 SHR Commission recommendation and August 12, 1980
Redevelopment Agency final selection of Architectural firm.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

Approximately latter part of 1981

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Oak Park 16 Scattered Single Family Units
2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To provide single family housing units for families in the Oak Park Community.

To develop the vacant lots throughout the project area.

3. FUNDING SOURCE(S): CA30-P005-023 Public Housing Annual Contributions Contract Conventional

Release of Funds:	6/4/80
Amount Budgeted:	\$875,602
Amount Expended:	<u>-0-</u>

Balance:	\$875,602
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4. STATUS OF ACTIVITY TO DATE:

Established an Architectural Selection Committee that will make recommendation of Architect August 4, 1980. SHR Commission to make recommendation August 4, 1980 and Redevelopment Agency will make recommendation on final selection of architectural firm August 12, 1980.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None.

6. ESTIMATED DATE OF COMPLETION:

Approximately latter part of 1981.

QUARTERLY REPORT: SHRA

1. Program Title: FOSTER GRANDPARENT PROGRAM

2. Brief Description of Program Goals and Objectives:

To maintain part-time volunteer positions whereby low-income older persons, 60 years and above, render supportive services to children with exceptional needs in health, education, welfare settings and private homes when appropriate.

3. Funding Source and Dollar Amounts:

ACTION	\$150,542	7/1/79 - 9/30/80
County Funding	\$ 70,353	7/1/80 - 6/30/81
State Funding	\$ 21,132	4/1/80 - 3/31/81

4. Accomplishments to Date:

The Foster Grandparent Program presently has 67 volunteers serving, on the average, 335 physically, mentally, emotionally, or socially handicapped children in 32 agencies throughout Sacramento County.

5. Accomplishments for Past Quarter (4/1/80 - 6/30/80):

During the past quarter 17,280 manhours of service were provided by the Foster Grandparent Program to assigned "grandchildren." The Sacramento Housing and Redevelopment Agency received a grant award of \$21,132 to serve status and youth offenders. Seven Foster Grandparents have been assigned to children at Good Samaritan Homes, La Familia, Martin's Children's Place, and Diogenes Youth Service Center.

6. Problem Areas With Recommendations For Solutions:

The Sacramento Housing and Redevelopment Agency has provided a Community Services Coordinators position to the Foster Grandparent/Senior Companion Program. The agency has lost funding to continue their support of the position which functions as Project Manager of the Senior Companion Program and Associate Director. The Community Advisory Council has assigned a task force to assist staff in 1) finding alternative funding, 2) reclassifying the position, and 3) to study possible future directions for the program.

QUARTERLY REPORT: SHRA

1. Program Title: SENIOR COMPANION PROGRAM

2. Brief Description of the Program Goals and Objectives:

To maintain positions whereby low-income seniors 60 years and older are rendering supportive, person-to-person services to adults with exceptional needs in health, education, welfare, skilled nursing facilities as well as private homes. The program has three separately funded components - one serving developmentally disabled adults, one serving frail, high-risk elderly persons who are homebound, and one serving senior residents of skilled nursing facilities who have potential to return to the community.

3. Funding Sources and Dollar Amounts:

ACTION	\$25,000	(Skilled Nursing)
Area 4 Agency on Aging (Title III)	\$54,900	(Homebound)
*County General Revenue Sharing	\$70,353	(Developmental Disabilities)
State of California (Dept. of Aging)	\$46,500	(Senior Centers)

4. Term of Funding:

ACTION - October, 1979 - October, 1980

Title III - January, 1979 - June, 1980

County General - September 1979, - June 30, 1980

State of California (Dept. of Aging) - April 1, 1980 - March 31, 1981

5. Accomplishments to Date:

There are, on the average, 61 Senior Companions serving approximately 300 older adults.

<u>Components</u>	<u># of Volunteers</u>
Homebound	9
Skilled Nursing Facility	13
Senior Center	10
Developmental Disability	29

6. Accomplishments for the Past Quarter (4/1/80 - 6/30/80)

During the spring quarter, a total of 14,640 hours of personalized services were provided by 61 Senior Companion volunteers assigned to 305 at risk and vulnerable adults.

The State funded Senior Center Component provided three new host agencies (1) St. Paul's Center, (2) Serve Our Seniors, and (3) Stanford Settlement. Volunteers assigned to these sites are providing personalized service to frail and at risk elderly in their private residences.

The Foster Grandparent/Senior Companion Program's Al Kujawa Memorial Second Annual Scholarship Campaign raised \$1,200 this year with three \$200, \$100, and \$50 awards presented to nine developmentally disabled young adults. The awards were presented in three categories - Educational Advancement, Vocational Advancement, and Fine Arts Advancement. The recipients of the awards will be guests of honor at the Annual Recognition banquet in late October.

* Comments under Accomplishments for Past Quarter for Foster Grandparent Program also apply to Senior Companion Program.

7. Problem Areas With Recommendations For Solutions:

The problems for the Senior Companion Program are similar to those mentioned for the Foster Grandparent Program.

QUARTERLY REPORT: SHRA

April 1 - June 30, 1980

1. Title: GOLDEN ERA HANDICRAFTS

2. Brief Description of Program Including Goals and Objectives:

A store-front operation located in the Morse Building in Old Sacramento. The outlet takes on consignment handcrafted items made by seniors, 55 years and above, throughout the 7-county population under the Area 4 Agency on Aging planning body. Items sold are marked up 40% to cover a portion of the project operational costs. The primary objective of the project is to develop a self-sustaining project which provides an opportunity for seniors to supplement their fixed incomes through the sale of handcrafted items.

3. Funding Source(s):

Area 4 Agency on Aging - Title III (18 month grant)	\$19,050
Project Income (projected)	<u>\$26,771</u>
	\$45,821

4. Status of Activity to Date:

Total sales for the quarter were \$21,675.39 with \$15,274.00 returned to contributing handicrafters. The following figures reflect the ACTIVE participation by county:

Nevada County	15
Placer County	34
Sacramento County	307
Sierra County	4
Sutter County	12
Yolo County	42
Yuba County	12

On May 12 forty-eight staff members, volunteers and handicrafters travelled by bus to Santa Cruz to visit the Senior Crafts Co-operative sponsored by Project Scout. The trip allowed staff members and volunteers to compare operations and to evaluate Golden Era procedures. Funds for the trip were provided out of project income with approval by the Area 4 Agency on Aging.

During the quarter Golden Era entered into an agreement with the Sacramento Job Corps to serve as an on-the-job training site for Job Corps students in cashing and retail sales. Additional student support was requested through the Summer Youth Employment Program. In addition to providing Golden Era with needed manpower the students benefit from the exposure to retail sale experience and the additional contact with senior staff members, volunteers and handicrafters.

On May 24 the Sacramento Bee featured Golden Era with a cover feature in the California Life section. Many customers noted the article and approximately 20 new handicrafters joined after learning of the project in the Bee feature.

5. Problem Areas with Recommendations for Solutions:

A primary concern of the project is the potential sale of the Morse Building which would require the Boutique to relocate. Space concerns will remain a major focus of the Community Advisory Council and Ad Hoc Committee established to deal with Golden Era's long term needs. The project received word during June that the Sacramento History Center tentatively plans to remove the glass-front case currently on loan to Golden Era. No time frame was given for the removal of the case currently utilized for craft display and a letter was mailed to the History Center acknowledging their intent with a request that Golden Era be kept informed of plans, for the removal of the case will necessitate some remodeling by Golden Era.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Sacramento Elderly Nutrition Program

2. a. GOAL: To develop and provide a complement of nutritionally-balanced meals and supportive services designed to minimize the isolation and futility presently experienced by many citizens throughout Sacramento County who are sixty years of age or older.

b. OBJECTIVES:

- (1) From January 1, 1979 through June 30, 1980, to provide nine hundred sixty (960) hot meals each day, Monday through Friday, at seventeen (17) nutrition sites located throughout the County.
- (2) From January 1, 1979 through June 30, 1980, to provide one-hundred forty (140) hot home-delivered meals to seniors who are homebound and unable to cook for themselves each day, Monday through Friday.
- (3) From January 1, 1979 through June 30, 1980, to provide shopping assistance for at least forty-five (45) homebound seniors each week.
- (4) From January 1, 1979 through June 30, 1980, to provide at least one-hundred (100) seniors with transportation to and from nutrition sites and grocery stores each week.
- (5) From January 1, 1979 through June 30, 1980, to coordinate with other service agencies for the purpose of providing a comprehensive supportive and recreational service program at all seventeen (17) nutrition sites.
- (6) From January 1, 1979 through June 30, 1980, to provide outreach assistance to homebound seniors, particularly those within the Elderly Nutrition Program's homebound services target areas.

3. FUNDING SOURCES:

a. Release of Funds:

Title III-C1 of the Older Americans Act	1/1/79 to 6/30/80
Title III-C2 of the Older Americans Act	10/1/79 to 6/30/80
County General Funds	7/1/79 to 6/30/80
Title III of the Older Americans Act (One-time-only)	3/15/80 to 6/30/80
U.S.D.A. cash in lieu of commodities	1/1/80 to 6/30/80

b. Amount Budgeted:

Title III-C1 of the Older Americans Act	\$802,672.00
Title III-C2 of the Older Americans Act	50,976.00
County General Funds	52,856.00
Title III of the Older Americans Act (one-time-only)	137,000.00
U.S.D.A. cash in lieu of commodities	170,673.00

c. Amount Expended:

Title III-C1 of the Older Americans Act	\$775,476.00
Title III-C2 of the Older Americans Act	44,364.00
County General Funds	52,856.00
Title III of the Older Americans Act (One-time-only)	137,000.00
U.S.D.A. cash in lieu of commodities	170,673.00

4. STATUS OF ACTIVITY TO DATE:

This last quarter of operation, SENP concluded an eighteen-month period of operation. During this latest Program period, SENP met and exceeded every Program objective and expectation:

	<u>Contracted Level</u>	<u>Service Level Provided</u>
Congregate and home-delivered meals	414,700	417,711
Transportation	7,800	16,837
Shopper Aide Service	3,510	12,624

Because all service levels were far surpassed in FY 1979-80, SENP's contracted service levels for FY 80-81 have been increased considerably to more accurately reflect the Program's service capabilities.

In the past three quarterly reports, SENP indicated that it would not have sufficient funds to cover all Program costs through the end of June, 1980. In mid-June, the Area 4 Agency on Aging made \$46,496.00 in one-time-only Older Americans Act Funds available to SENP to cover the Program's funding shortage.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

As of this writing, the Central Kitchen facility remains inoperable. Disputes between the General Contractor and sub-contractors as to the contractual responsibilities for wiring and connecting various pieces of kitchen equipment have not been resolved. The Sacramento Housing and Redevelopment Agency's Technical and Legal Departments have intervened and it is hoped the issues will be resolved soon.

This issue and a number of others concerning the Central Kitchen facility and the Program itself will be addressed in a comprehensive report which will be submitted to the County Board of Supervisors and the City Council in mid-July.

6. ESTIMATED DATE OF COMPLETION:

Not applicable.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: McClellan Redevelopment Project

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To prepare the McClellan Redevelopment Plan and related studies.

To assist McClellan Air Force Base in land exchange of 440 acres of expansion land for 108 acres of Splinter City and Camp Kohler through the Redevelopment process.

3. FUNDING SOURCE(S): 3030

For preparation of the plan and related studies - \$100,000.

On third each from City, County and McClellan AFB. Funding is for preparation of Final Plan and accompanying studies; marketability and economic analysis; traffic analysis; EIR and continuing study of survey area. Total time may be 8-10 months.

4. STATUS OF ACTIVITIES TO DATE:

Organization and appointment of Interim Project Area Committee by City (5/29/79) and County (6/5/79). Completed preparation and adoption of Preliminary Plan with maps by City (12/4/79) and County (11/20/79); City Planning Commission (1/10/80) and County Planning Commission (1/15/80).

Completed consultant selection procedures by staff March 3, 1980. Preparation of acquisition, disposition and exchange procedures involving Agency, McClellan AFB and U.S. Government and Private Enterprise. These procedures have been approved by the City Council and Board of Supervisors.

Requests for consultant proposals to perform the necessary planning were mailed out April 16, 1980.

Consultant firm of CH2M Hill of Sacramento and LeBlanc & Co. of San Jose were selected as consultants for the preparation of the final redevelopment plan. Agency staff will be taking twelve (12) names to the Board of Supervisors for formation of the Project Area Committee.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

6. ESTIMATED DATE OF COMPLETION:

Final Redevelopment Plan should be completed by November 30, 1980.

BREAKDOWN OF COUNTY HOUSING UNITS

June 30, 1980

<u>Program Type and Funding Source</u>	<u>Number of Dwelling Units</u>	<u>Location</u>
I. Leased by Housing Authority		Scattered Sites
1. Section 23 Leasing - DHUD	833 ^{1/}	
2. Section 8 Leasing - DHUD		
a. Existing	636	Scattered Sites
b. Aftercare (SB49)	75	Scattered Sites
	<u>1,544</u>	
II. Owned by Housing Authority		
1. Conventional ACC-DHUD		
a. Purchase Existing Units	103	Scattered Sites
b. Public Housing Project	268	Dos Rios
c. New Construction Family	178 ^{2/}	Scattered Sites
d. New Construction Family	155 ^{2/}	Scattered Sites
	<u>704</u>	
III. Under Interim Contract to Housing Authority		
1. Congregate Housing Local Purchase & Rehabilitation	23 H ^{3/}	San Carlos Motel
2. Family Housing Management and Rehabilitation	106	Shiloh Arms
	<u>129</u>	
IV. Applications recently approved by HUD		
1. ACC: Substantial Rehabilitation	42	Scattered Site
2. ACC: New Construction	94	Orangevale M/H
3. Section 8: Moderate Rehabilitation Family & Elderly	60	Scattered Site
	<u>196</u>	
Total County Units Under Jurisdiction of Housing Authority		<u><u>2,392</u></u>

^{1/} In process of converting 500 Section 23 dwelling units to Section 8 Existing Program; no change in housing inventory.

^{2/} These units have federal financial commitment and are in development stage. Occupancy anticipated 1981.

^{3/} These units are being rehabilitated with City local funds as a joint project. Occupancy anticipated winter 1980 by County Mental Health program participants. The project will then be sold to private developer.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: New Construction for Families/Agency-Owned HUD Project No. CAL 7-7 (130 Units)

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To construct 130 new housing units in small projects within the County of Sacramento.

To provide decent, safe and sanitary housing within the County of Sacramento for an existing group of low income tenants presently on the Housing Authority's waiting list for placement.

3. FUNDING SOURCE (S): Federally funded.

HUD has approved the application, and has a Program Reservation for 130 family units.

Contract Authority	\$	444,772
Budget Authority		17,790,880
Loan Authority		<u>6,197,187</u>
	\$	24,432,839

4. TERM OF FUNDING FOR ITEMS IN NO. 3 ABOVE:

Forty Year Annual Contributions Contract (ACC)

5. STATUS OF ACTIVITIES TO DATE:

Application submitted to HUD 7/31/79; Application approved by HUD 8/15/79. Revised allocation: 80 one-bedroom and 50 three-bedroom. Submitted request for preliminary loan and awaiting funding for purpose of optioning sites.

Following rejection of Agency selected architectural firm by SHRC, staff commenced negotiating with HUD to hire a registered engineer and specialist in "Turnkey" development under an Intergovernmental Personnel Act (IPA) grant. When this consultant is on board, he will prepare the Turnkey Developers Handbook and administer the programs.

6. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

7. ESTIMATED DATE OF COMPLETION:

Approximately October, 1981.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: New Turnkey Construction for Families/Agency-Owned
HUD Project No. CAL 7-5

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

To construct 120, new housing units in small projects within the County of Sacramento.

To provide decent, safe and sanitary housing within the County of Sacramento for an existing group of low income tenants presently on the Housing Authority's waiting list for placement.

3. FUNDING SOURCE (S): Federally funded.

HUD has approved a Program Reservation for the units.

Contract Authority	500,663
Budget Authority	\$ 20,026,520
Loan Authority	<u>6,975,938</u>
	\$ 27,503,121

4. TERM OF FUNDING FOR ITEMS No. 3 ABOVE:

Forty Year Annual Contributions Contract (ACC).

5. STATUS OF ACTIVITIES TO DATE:

Application was submitted for 272 units on March 27, 1978 under authorization granted by County Housing Authority Resolution No. HA-1185, adopted June 22, 1977. The program reservation was granted by HUD on Sept. 18, 1978 for 178 units and a preliminary loan was approved by HUD in the amount of \$35,600 for the purpose of preliminary planning prior to final development program funding. Units per revised allocation are as follows: 8 one bedroom; 48 two bedroom; 48 three bedroom; 12 four bedroom and 4 five bedroom. Received Preliminary Loan from HUD April, 1980.

6. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

7. ESTIMATED DATE OF COMPLETION:

This project has been delayed due to an Administrative decision to combine the units of Program Reservation Cal 7-7 with Cal 7-5 and advertise and implement both projects together.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Section 8 - County Leasing - Existing
2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:
Under this program, lower income families, handicapped and disabled persons and senior citizens who have been certified as eligible by Public Housing Authority are encouraged to negotiate directly with landlords to secure rental accommodations best suited to their needs and which meet both rental and housing quality requirements.
3. FUNDING SOURCE(S):
100% funding for the 357 units allocated under Section 8 Existing is from a HUD Annual Contributions Contract of \$867,188. The funding is continual - the Annual Contributions Contract increases with Amendments as more units are allocated to the program.
4. STATUS OF ACTIVITIES TO DATE:
As of June 30, 1980, 340 units of the 357 had been leased by certificate holders. There are 19 tenants with unexpired certificates looking for housing. Released 240 units on turnover basis and lease renewals. Held 18 briefings with prospective tenants issuing new certificates (briefings last from 1½ to 2 hours). Agency started conversion process from Section 23 to Section 8 as of April 1, 1980. There are 500 units involved at this time. As of June 30th the Agency converted approximately 189 units from County Leasing program.
5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:
None at present - new Fair Market rents has helped.
6. ESTIMATED DATE OF COMPLETION: Not applicable - on-going.
7. OTHER:
Agency will be receiving soon an allocation of 39 county units of Section 8 existing.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Section 8 - Aftercare Units (SB 49)
2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:
SHRA administers this program under a contract with the State of California. Under this program, the tenant enters into a lease with the owner, and the owner enters into a Housing Assistance Payment (HAP) contract with the Public Housing Authority (PHA). In the case of Mentally Disabled and Developmentally Disabled, the tenants are schooled or trained for independent living before a tenant signs a lease.
3. FUNDING SOURCE(S):
State of California Yearly Contract \$178,299; the term of Contract is to February, 1982.
4. STATUS OF ACTIVITIES TO DATE:
There are no vacancies - fully occupied. Have a waiting list - keeping the Aftercare units occupied; also housing a number of disabled in our regular Section 8 Existing Program.
5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:
None at present.
6. ESTIMATED DATE OF COMPLETION:
Not applicable - ongoing.

BREAKDOWN OF CITY HOUSING UNITS

June 30, 1980

<u>Program Type and Funding Source</u>	<u>Number of Dwelling Units</u>	<u>Location</u>
I. Units Leased by Housing Authority	<u>1/</u>	
1. Section 23 Leasing - DHUD	841	Scattered Sites
2. Section 8 Existing - DHUD	<u>631</u>	Scattered Sites
	<u>1,472</u>	
II. Units Owned by Housing Authority		
1. Section 8 - Set Asides	72	Ping Yuen
	100	Kennedy Estates
2. Section 8 - New Construction (CHFA)	24	Oak Park
	10	Valley High
3. Conventional ACC		
a. Purchase Existing Units	102	Scattered Sites
b. Public Housing	360	New Helvetia
	400	River Oaks
c. Elderly Housing	840	Scattered Sites
d. Substantial Rehabilitation	165	Scattered Sites
	8	Del Paso Heights
	<u>2,081</u>	
4. Tax Increments		
a. Elderly Housing	40	Alkali Flat
b. Family Housing	24	Oak Park
	<u>64</u>	
Total City Units Under Jurisdiction of Housing Authority	<u>3,617</u>	
III. Applications recently approved by HUD		
1. ACC: New Construction Family	16	Oak Park
2. ACC: New Construction Family	20	35th Street
3. ACC: New Construction	16	Alkali Flat
	<u>52</u>	
IV. Applications Pending with HUD		
Substantial Rehabilitation	42	Scattered Sites

1/ In process of converting 500 Section 23 dwelling units to Section 8 Existing Program: no change in housing inventory.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Substantial Rehab - Section 8
CAL 5-20 and 5-21 (two allocations of units)

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Substantial Rehab is a conventionally-owned housing program wherein the Agency will purchase 165 scattered units and rehabilitate the same for Section 8 housing applicants. These units may range from single-family homes to 15-unit apartment complexes.

3. FUNDING SOURCE (S): Federally funded.

CAL 5-20, 90 units	\$ 3,512,425
CAL 5-21, 75 units	<u>3,247,112</u>
	\$ 6,759,537

4. TERM OF FUNDING FOR ITEMS IN NO. 3 ABOVE:

Forty Year Term/Annual Contributions Contract

5. STATUS OF ACTIVITIES TO DATE:

Preparation and packaging of the development program; Preliminary review by HUD; Development program approved by Commission 4/7/80; Development program approved by Housing Authority 4/14/80 and approved by HUD 9/78 & 9/79.

6. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present.

7. ESTIMATED DATE OF COMPLETION:

Approximately October, 1981.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Alkali Flat Senior Citizen's Complex

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Forty (40) units of elderly housing located in the north half of the block bounded by 10th-11th-E and F Streets.

This will provide low income housing to the Senior Citizens who are going to be displaced or have been displaced in the project area.

3. FUNDING SOURCES AND DOLLAR AMOUNTS:

Approximately \$1.2 Million has been set aside from both Alkali and 2-A Tax Increment funds for replacement housing.

4. TERM OF FUNDING FOR ITEMS IN No. #3 ABOVE:

N/A - Tenant rents will support all operation and maintenance of the project.

5. STATUS OF ACTIVITIES TO DATE:

Project plans and specifications have been received and published for proposals. Bid opening was held April 16, 1980 and a low bid of \$1,064,900 was received from J. R. Roberts Corporation. Approval to award the contract has been submitted to the City Council acting as Housing Authority. In the interium, a noise study is being conducted as a requirement of issuing a City Building Permit.

Construction began June 1, 1980.

6. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at the present.

7. ESTIMATED DATE OF COMPLETION:

Approximately March, 1981.

QUARTERLY REPORT: SHRA

June 30, 1980

1. PROGRAM TITLE: Section 8 - City Leasing - Existing

2. BRIEF DESCRIPTION OF PROGRAM INCLUDING GOALS AND OBJECTIVES:

Under this program, lower income families, handicapped and disabled persons and senior citizens who have been certified as eligible by Public Housing Authority are encouraged to negotiate directly with landlords to secure rental accommodations best suited to their needs and which meet both rental and housing quality requirements.

3. FUNDING SOURCE(S):

100% funding for the 499 units allocated under Section 8 Existing is from a HUD Annual Contributions Contract of \$1,218,036. The funding is continual - the ACC increases with Amendments as more units are allocated to the program.

4. STATUS OF ACTIVITIES TO DATE:

As of June 30, 1980, 470 units of the 499 had been leased by certificate holders. There are 29 tenants with unexpired certificates looking for housing.

Released 260 units on turnover basis and lease renewals. Held 18 briefings with prospective tenants issuing new certificates (briefings last from 1½ to 2 hours).

Agency started the conversion process from Section 23 to Section 8 as of April 1, 1980. There are 505 units involved at this time. As of June 30, 1980, the Agency had converted approximately 132 units from the City Leasing Program.

5. PROBLEM AREAS WITH RECOMMENDATIONS FOR SOLUTIONS:

None at present. Fair Market rent increase has helped.

6. ESTIMATED DATE OF COMPLETION:

Not applicable - ongoing.

7. OTHER:

Will be receiving shortly an allocation of 39 city units of Section 8 existing.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
RESEARCH AND DEVELOPMENT
QUARTERLY REPORT

Period Ending June 30, 1980

SUMMARY OF CURRENT WORKLOAD

1. City Projects - \$23,791,401
2. City Housing Production - \$12,634,904
3. City Grant Applications - \$12,970,000
4. City Miscellaneous Projects - \$150,000
5. County Projects - \$747,792
6. County Housing Production - \$17,404,468
7. County Miscellaneous Projects - \$10,190
8. County Grant Applications - \$189,921
9. Construction Review - Construction Monitoring
10. Projects Completed During 1980 - \$2,030,250

CITY PROJECTS

			<u>Status as of June 30, 1980</u>	
<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Current Status</u>	
1. Dos Rios Master Plan	Stroth	\$ 42,137	Complete.	
2. River Oaks Master Plan	Stroth	53,693	30% complete.	
3. New Helvetia Master Plan	Stroth	218,232	Under construction - estimated completion date July 31, 1980.	
4. Cal 5-5 Concrete Floor Investigation	Stroth/ Tjen-A-Looi	-0-	Following up with Developer.	
5. Old Sacramento Service Courts	Leonard	200,000		
a. Cost Estimates	Tjen-A-Looi		(
b. Mechanical/ Electrical Engineering	Tjen-A-Looi/ Gentry		(Preliminary plans being pre- (sented to Old Sacramento (Developers for their review (on July 9, 1980.	
c. Landscape Plans	Spease		(
d. Maintenance District Map	Tjen-A-Looi		90% complete - awaiting verification of data and review.	
6. Old Sacramento Alley Construction (C-8 78-76)	Gentry/ Leonard		City Engineer received bids during June 1980. Pending award of Contract.	
7. Central Kitchen	Stroth	274,644	Under construction - due to Change Orders estimated completion date is July 31, 1980.	
8. Old Sacramento North Parking Structure	Frink/ Leonard	5,400,000	Schematic design approved. Preliminary plan review complete. In design/development planning. Negotiations with Caltrans.	
9. K Street Mall - 3rd-4th Streets and 4th-5th Streets	Leonard/ Tjen-A-Looi	500,000	95% complete. Punch list items being completed.	
10. K Street Mall - 6th-7th Streets	Leonard	300,000	95% complete. Punch list items being completed.	
11. K Street Underpass	Darms/ Leonard	160,000	City engineering project, received bids in June 1980. Over budget.	
12. Liberty House	Leonard/ Gentry/ Tjen-A-Looi	5,600,000	Under construction - 25% complete.	
13. Downtown Plaza Properties - B-2	Leonard	3,000,000	95% complete.	
14. Lot G Parking Structure	Leonard	6,900,000	95% complete. Retail space being readied per rental agreement.	
15. Old Sacramento Commercial Loan Monitoring (7 Structures)	Leonard	700,000	Ongoing. 1st to be completed in early Fall 1980, 2nd started, 3rd pending permit and lot split.	
16. Centro Andre Zepeda- 515 12th Street	Stroth	175,000	Pending re-evaluation of program definition and CBD regulations.	
17. Ping Yuen - SHRA Signs	Stroth	-0-	Holding.	
18. Ramona Hotel Public Improvements	Gentry	\$ -0-	Pending Owner Participation Agreement.	
19. Shiloh Arms Rehabilitation	Larsen/ Stroth		Project complete - Shiloh Arms sold June 30, 1980.	
a. Re-roofing		144,464	Complete.	
b. Electrical		3,680	Electrical drawings were received. Passed on to new owner.	
c. Fire Damage		6,051 (Estimated)	Structural fire work complete.	
d. Rehabilitation - Other		4,100	Work on laundry area (L-2) complete.	
20. Relighting K Street - 4th-6th and 5th Streets - J-L	Leonard	109,400	Authorization to proceed sent to City Engineering.	
Total - City Projects		\$23,791,401		

CITY HOUSING PRODUCTION

<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Status as of June 30, 1980</u>
			<u>Current Status</u>
1. Alkali Flat Elderly- 40 units & Senior Center (C-3 78-79)	Stroth/ Tjen-A-Looi	\$1,200,000	Under construction. 20% Complete
2. Oak Park - 35th-36th Street - Duplexes-24 units	Leonard/ Stroth	1,100,000	Construction process to be conventional. Approving de- velopment guidelines. Architect hired.
3. San Carlos Motel - 24 units	Larsen	441,065	Rehabilitation work write-ups complete. Turned over to Real Estate.
4. Cal 5-20 Scattered Site Substantial Rehab - 90 units	Larsen	3,512,425	Letter to HUD requesting modi- fied development program approved. Development program documents approved by Council on April 21, 1980.
5. Cal 5-21 Scattered Site Substantial Rehab - 75 units	Larsen	3,615,938	Letter to HUD requesting modi- fied development program approved. Development program documents approved by Council on April 21, 1980.
6. Cal 5-22 Alkali Flat Scattered - 16 units	Leonard/ Stroth	839,944	Program reservation received May 20, 1980.
7. Cal 5-23 - Oak Park - Scattered Site - 16 units	Leonard/ Stroth	875,602	Program reservation received May 20, 1980.
8. Cal 5-24 Oak Park - 34th-35th Streets - Townhouses - 20 units	Leonard/ Stroth	1,049,930	Program reservation received May 20, 1980.
Total - City Housing Production (305 Units)		<u>\$12,634,904</u>	

CITY
GRANT APPLICATIONS

<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Status as of June 30, 1980</u>
			<u>Current Status</u>
1. Community Energy Program, Office of Appropriate Technol- ogy, State of California	Tjen-A-Looi	\$ -0-	Application prepared - sub- mitted March 14, 1980. Not funded.
2. AB 333 Alternative Housing Project Concept Paper-DHCD, State of California	Goto/ Loftus		Final alternatives prepared and reviewed by Staff. To be reviewed by Task Force during July 1980.
3. Inter-Modal Trans- portation Center			
a. UMTA Pre- Application	Goto/ Loftus/ Notestine	10,000,000	Pre-Application prepared - submitted to UMTA May 15, 1980.
b. SB 1879 (1)	Goto/ Notestine	1,000,000	Approved. Pending Contract with Caltrans.
c. SB 1879 (2)	Goto	1,750,000	Pending authorizing legislation.
4. Old Sacramento Riverfront Master Plan	Loftus/ Gentry	-0-	Initial stages of application - preparation for eventual EDA public works funding.
5. Innovative Grant Residential Hotels - DHUD	Goto/ Notestine	-0-	Holding.
6. UDAG - Kanpai Corporation	Goto/ Loftus	220,000	Application submitted April 30, 1980; awaiting notification.
Total - City Grant Applications		<u>\$12,970,000</u>	

CITY
MISCELLANEOUS PROJECTS

<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Status as of June 30, 1980</u>
			<u>Current Status</u>
1. Multi-Modal Trans- tion Center Study	Goto	\$ 40,000	Estimated appraisal completed June 19, 1980. Re-evaluation of project ongoing.
2. Single Persons Hous- ing Program Develop- ment	Goto/ Notestine	100,000	Special Permit denied by Plan- ning Commission. Re-evaluation of program ongoing.
3. Alkali Flat Urban Design Manual (C-37 76-77)	Leonard/ Branan	10,000	Draft completed June 1980. Final draft to be completed August 12, 1980.
4. Old Sacramento Street Scene	Leonard	-0-	Complete - seeking implementa- tion funding.
5. Old Sacramento Sign Ordinance	Helmich	Open	At Agency Attorney's office for review.
6. Old Sacramento Lighting Facade Plan		Open	
7. Horse - Drawn Vehicle Ordinance		Open	
8. Mobile Modular Housing Research	Goto/ Kosman	-0-	Initial inventory of current status of industry.
Total - City Miscellaneous		<u>\$150,000</u>	

COUNTY PROJECTS

<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Status as of June 30, 1980</u>
			<u>Current Status</u>
1. Locke Public Improvements	Notestine		
a. Water System	Notestine/ Tjen-A-Looi	201,000	Land owners have returned comments on Management/Maintenance Agreement. Final draft being prepared. Engineer completing final design, specifications and bid packet. Awaiting permit from Reclamation Board.
b. Electrical Repair/Conversion	Notestine/ Boyer	146,830	Rewiring complete. Conversions 20% complete. Have contracted with Mechanical and Electrical Engineer for heater and service sizing analysis.
c. Area Clean-up	Notestine	3,000	Pending County Health Department Delta Clean-up Program.
d. Foundations	Notestine/ Boyer	26,120	Seven units are under construction.
e. Building Stabilization	Notestine/ Tjen-A-Looi/ Branan	167,842	Plans and specifications being prepared. Seeking additional funds to meet Department of Interior match of 1:1.
2. Delta Estates Cooperative Community Center Rehabilitation	Notestine/ Tjen-A-Looi/ Branan	203,000	Final plans, specifications and cost estimates complete, being reviewed. National Register nomination submitted. Funding applications under Preservation Grants-in-Aid Program submitted on May 5, 1980.
Total - County Projects		\$ 747,792	

COUNTY HOUSING PRODUCTION

<u>Title</u>	<u>Responsible Staff</u>	<u>Project Costs</u>	<u>Status as of June 30, 1980</u>
			<u>Current Status</u>
1. Cal 7-5 New Construction - 120 units	Stroth	\$ 6,975,938	Hiring consultant architect to prepare Developer's packet.
2. Cal 7-7 New Construction - 130 units	Stroth	6,355,000	Hiring consultant architect to prepare Developer's packet.
3. Cal 7-8 Orangevale Manufactured Housing - 94 units	Leonard/ Stroth	4,073,530	Program reservation received May 20, 1980. Pending selection of consultant and approval of special permit.
4. Galt	Real Estate	Unknown	Hold pending assignment to Research and Development.
5. San Juan Site	Real Estate	Unknown	Hold pending assignment to Research and Development.
Total - County Housing Production (344 Units)		\$17,404,468	

COUNTY MISCELLANEOUS PROJECTS

1. Walnut Grove Preliminary Plan	Notestine	\$ 10,910	Complete. Awaiting environmental review and adoption.
Total - County Miscellaneous		\$ 10,190	

COUNTY GRANT APPLICATIONS

1. Locke Public Improvements - Secretary of Interior's Discretionary Grants-in-Aid	Branan/ Loftus Notestine	139,921	Submitted application for water system and structural stabilization February 1, 1980. Grant awarded. Also shown in Locke projects.
2. Delta Estates Cooperative Community Center Rehab			
a. Preservation Grants-in-Aid Department of Interior	Branan	50,000	Submitted National Register nomination; funding application submitted May 5, 1980. Awaiting notification.
b. Neighborhood Self-Help Grant Program-DHUD	Loftus/ Kawahara/ Notestine	-0-	Application submitted March 21, 1980. Not funded.
Total - County Grant Applications		\$189,921	

CONSTRUCTION REVIEW - CONSTRUCTION MONITORING

Title	Responsible Staff	Status as of June 30, 1980	
			Current Status
5th-6th-I-J Street Proposal	Leonard		Preliminary plan review.
6th and I Street Proposal	Leonard		Preliminary plan review.
Alkali Flat Market Rate Housing	Leonard		Preliminary plans due.
Booth-Leggett Ale #36A-37	Helmich/ Branan		Construction monitoring. Building stabilization 5% complete.
Boyd/Davis #40	Helmich		Construction monitoring. 90% complete.
Orleans Hotel #48	Helmich		Preliminary plan review.
Pioneer Hall and Bakery #53	Helmich/ Branan		Construction monitoring. 75% complete.
Ebner's Hotel #84 and Empire House #83	Helmich		Construction monitoring. Building stabilization 5% complete.
Latcher Building #95	Helmich		Final Plan review.
Frey Building #97 and Barriga Building #96	Helmich		Construction monitoring. 50% complete.
Fratt Building #98	Helmich		Construction monitoring. 85% complete.
Gessup/Alrich/Rodgers/Cienfuego Buildings - Still, Conner & Co. #103,104,105,106,107	Leonard		Resubmitted - plan review. Corrections to plans in progress
Union Hotel Bank Exchange #45,46,47	Leonard		Construction monitoring. 1% complete.
11th and J	Leonard		Ongoing construction monitoring.
Riverfront Plaza	Leonard		95% completed. Ongoing construction monitoring. Certificate of Completion pending.
Bridgeway Towers	Leonard		Ongoing construction monitoring.

PROJECTS COMPLETED DURING 1980

January-February-March 1980

1. Penney's Rehab Construction Monitoring	\$ -0-
2. Liberty House UDAG Grant Application (all contract conditions completed)	1,500,000
3. New Helvetia Lighting Plan	22,447
4. Holiday Inn Street Improvements	30,000
5. SMUD Relocation	122,000
6. Retrofit HVAC System - 626-630 I Street	-0-
7. Retrofit HVAC System - Single Men's Facility	<u>4,540</u>
	\$1,678,987

April-May-June 1980

1. Dos Rios Master Plan	\$ 42,137
2. Shiloh Arms Rehabilitation (Agency participation complete)	158,295
3. Walnut Grove Preliminary Plan	10,910
4. Neighborhood Self-Help Grant Application (Delta Estates Cooperative Community Center)	Not Funded
5. Community Energy Program Grant Application	Not Funded
6. Secretary of Interior's Discretionary Grants- in-Aid Application (Locke Public Improvements)	<u>139,921 (funded)</u>
	\$ 351,263