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December 1, 1992

City Council
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT ANNUAL UPDATE TO THE COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) FOR FEDERAL FISCAL YEAR 1993, ANNUAL CHAS PERFORMANCE REPORT FOR FISCAL YEAR 1992 AND RELATED MATTERS.

LOCATION City

SUMMARY

This report transmits the Comprehensive Housing Affordability Strategy (CHAS) annual plan for federal fiscal year (FY) 1993 and annual performance report for FY 1992 for your information. These documents provide information to the public of local plans to meet affordable housing needs within the community and of progress in meeting established goals. In addition, a study of farmworker housing needs in Sacramento and a recommended course of action to address those needs is included in the annual plan. Pursuant to this study, staff will be retaining a consultant to conduct feasibility studies and prepare a farmworker housing development proposal for funding in the future.

A major goal of the CHAS is prevention of homelessness through production of replacement affordable housing. In this regard, a total of 1,777 net new affordable housing units were produced during FY 1992, 929 in the City of Sacramento, and 848 in the County of Sacramento. Looking to FY 1993, we plan to add an additional 2,183 affordable units for a combined FY 92/93 production goal of 3,960 total units, 2,211 in the city, and 1,749 in the county.

Another goal of the CHAS is provision of ongoing housing assistance and related services to very low-income families - including the homeless, the elderly, the disabled and others with special needs - to enable them to live independently and prevent

630 I Street, Sacramento, California 95814

CONTINUED

FROM 12-1-92
TO 12-8-92

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homelessness. Major activities in support of this goal are public housing, section 8 certificates and vouchers, and our emergency shelter and transitional housing programs. These programs currently serve 9,185 low-income families in the City and County of Sacramento, 5,354 in the city and 3,831 in the county. During FY 1993, efforts will be directed at maintaining existing levels of service, despite cut-backs in funding. We will also be proceeding with production of additional housing for the homeless and others with special needs through such means as the affordable cottages project planned for the Richards Boulevard redevelopment area, and the Mather Air Force Base conversion.

STAFF RECOMMENDATION

This is an informational report and no action is required.

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BACKGROUND

A. The Comprehensive Housing Affordability Strategy (CHAS) Annual Plan

The CHAS is a five-year planning document intended to guide the use of federal funds and other resources for the provision of affordable housing. Preparation of a CHAS is a federal requirement stemming from the Cranston/Gonzales National Affordable Housing Act (NAHA) of 1989. It replaces the Housing Assistance Plan formerly required for the Community Development Block Grant (CDBG) Program and the Comprehensive Homeless Assistance Plan required under the Stuart B. McKinney Homeless Assistance Act. All federal housing awards must be consistent with the U.S. Department of Housing and Urban Development (HUD) approved CHAS for the area. The City and County prepared their first five-year CHAS's in 1991. It will be necessary to prepare a new five-year CHAS again in 1993, when complete 1990 Census data becomes available and HUD regulations regarding the preparation of housing strategies are finalized.

In years where preparation of a complete CHAS is not required by federal regulations, a jurisdiction may instead elect to prepare an annual plan which generally describes how federal housing funds and other resources expected to be available during FY 1993 will be utilized to address housing needs identified in the adopted five-year CHAS. The annual plan included as Attachment I to this report is intended to comply with this requirement. It has been prepared in accordance with HUD instructions regarding preparation of annual plans issued September 11, 1992. Also included is the annual performance report. A summary of major points covered in both documents follows:

Production Targets: Attachment II contains Tables 1, 2, and 3 which depict one-year (FY 1993) and two-year (FY 1992 and 1993) goals for provision of affordable housing under the various housing production and service programs covered in the CHAS. FY 1992 production totals, which are the subject of the annual performance report discussed below, are also included for comparison. The tables are arranged according to priorities established in the CHAS. A summary of activities related to each priority follows.

Priority 1 - Prevention of Homelessness Through Production of Affordable

Housing: This priority encompasses programs intended to produce permanent affordable low-income housing through loans, grants, tax incentives, etc. Units listed under this

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priority meet all applicable codes and are subject to long-term affordability requirements. According to Attachment II, Table 1, the two-year goal for production of affordable housing in the City of Sacramento is 2,211 total units, of which 929 units or 42 percent were produced in FY 1992, and 1,282 units or 58 percent are anticipated to be produced in FY 1993. For Sacramento County, the respective totals are 848 units, or 48 percent, completed in FY 1992, and 901 units anticipated to be completed in FY 1993, for a two-year total of 1,749 units. The combined city/county totals are 1,777 units completed in FY 1992 and 2,183 units planned for FY 1993 for a two-year combined total of 3,960 units.

Referring to the annual performance report, Attachment III, total units produced under Priority 1 are approximately one-third less than the one-year estimate of 2,807 total units for these programs stated in the CHAS. The primary reason for this difference is the fact that HUD rules for establishing CHAS production goals have changed. Last year's goals reflected numbers of units expected to be produced from funds made available during the year regardless of when the units are actually produced. On the other hand, new rules require reporting of units actually completed during a given year regardless of when funds were made available. The other major reason for the difference is overly optimistic projections of outside funding sources expected to be available. For example, the City and County each received awards of only 50 units of additional public housing; exactly half the total anticipated in the plan. Also state-funded housing programs are virtually unavailable.

In addition to totals shown on the chart, the Agency assisted four local non-profits in preparation of applications for Housing Opportunities for People Everywhere (HOPE) II and III funding. Three were approved by HUD: 1) a \$225,000 HOPE II planning and development grant to the Sacramento Mutual Housing Association for the 140-unit American River Village apartment complex in the Gardenland Area; 2) a \$450,000 HOPE III planning and development grant to Rural California Housing Corporation (RCHC) in conjunction with SHRA to purchase and rehabilitate 10 boarded and vacant properties in Oak Park; and 3) a \$33,925 HOPE III planning grant to the Sacramento Home Loan Counseling Center (SHLCC) for a program to make foreclosed properties available to prospective lower-income purchasers.

Priority 2 - Intervention Programs To Help Persons Achieve Stability: Under this priority, assistance is targeted to very low-income people, including the homeless, the

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elderly, the disabled and others with special needs on an ongoing basis. Forms of assistance include emergency shelter, transitional housing, rent subsidies, and related support services. Agency-owned housing and Section 8 certificates and vouchers are also listed in this category to convey to the reader the full scope of the Agency's housing operations. Attachment II, Table 2, depicts actual service levels for FY 1992 and planned service levels for FY 1993. Unlike Table 1, which depicts dwelling units produced during a given year, Table 2 depicts total units available, or expected to be available, for occupancy on or before the last day of the year indicated. Incremental additions expected to occur during the year are also shown. Totals for emergency housing and transitional housing are divided equally between the city and the county based on the premise that these programs serve the entire county rather than one particular jurisdiction. Other totals reflect units under control of the respective housing authorities.

According to Table 2, total units available during FY 1992 were 5,354 in the city, 3,831 in the county and 9,185 for both jurisdictions combined. During FY 1993, staff expects to increase this total by 84 units in the city, 67 in the county and 151 in both jurisdictions combined. This change will be due largely to increases in the Section 8 Program and the public housing inventory. With respect to emergency housing and transitional housing, efforts have been directed at preventing the loss of units due to cutbacks in funding. Staff also expects to complete development of 24 units of transitional housing approved by HUD in FY 1992. The Agency will also be proceeding with development of transitional and other housing facilities at the Mather Air Force Base site and a 60-unit affordable cottages project in the Richards Boulevard area.

During FY 1992, a total of 213 units were added to the ongoing housing assistance inventory distributed as follows:

<u>Program</u>	<u>City</u>	<u>County</u>	<u>Total</u>
Public Housing Production	77	57	134
Section 8 Certificates & Vouchers	79	0	79
TOTALS	<u>156</u>	<u>57</u>	<u>213</u>

(These units are also shown on Table 1 of Attachment II, as net new units produced. They are different from net change forecasts on Table 2 which relate to FY 1993 rather

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than FY 1992.) There were no net additions to the emergency housing or transitional housing inventory during FY 1992.

During FY 1992, efforts were directed primarily at maintaining current levels of service in the face of funding cuts. Also, development work progressed on three new transitional housing projects: Oak Park transitional housing (24 units), Mather Air Force Base (300 units) and the affordable cottages project (60 units).

Priority 3 - Programs To Improve Housing Conditions And Situations: Under this priority, assistance is targeted to enable very low-income and low-income households to improve their housing situation and/or to achieve neighborhood revitalization and improvement objectives. Attachment II, Table 3, depicts programs targeted specifically to this objective. These include: the Emergency Repair Program (ERP), retrofit loans and grants for the physically disabled, the Home Assistance and Repair Program for Seniors (HARP/S) and neighborhood conservation efforts funded through the Community Development Block Grant (CDBG) program. Unlike Table 1, units produced do not necessarily meet all applicable code requirements and thus cannot be counted towards increasing the supply of affordable housing pursuant to HUD CHAS regulations. However, many of the developments included under Priority 1 above are located in low-income neighborhoods and thus also contribute to neighborhood improvement goals. They are not listed here to avoid double counting.

According to Table 3, the two-year production goal for units directly related to this objective in the City of Sacramento is 1,108 total units, of which 508 units, or 46 percent, were produced in FY 1992, and 600 or 54 percent are anticipated to be produced in FY 1993. For Sacramento County, the respective totals are 539 units, or 50 percent completed in FY 1992 and 549 anticipated in FY 1993, for a two-year total of 1,088 units. The combined city/county totals are 1,047 units completed in FY 1992 and 1,149 planned for FY 1993, for a two-year combined total of 2,196 units.

Highlights of the FY 1993 Affordable Housing Strategy: The following is a brief summary of major activities staff will undertake to implement the FY 1993 annual housing action plan. With the exception of the farmworker housing proposal, which was not included in the original CHAS, these actions are entirely consistent with existing policy. Therefore governing body action to approve this annual update and performance report is not required.

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Maximize Outside Funding: The Agency will continue to place a high priority on attempting to procure funding for affordable housing from other than local sources; that is, from federal and state governments and the private sector. Sacramento city and county have maintained a policy of support and aggressive pursuit of affordable housing funding from outside sources on the principle that, if a government housing program exists, the citizens of Sacramento should benefit from it. Staff will work with interested local organizations and others to develop proposals for production of affordable housing. In addition the Agency intends to submit applications for funding from the following sources, subject to fund availability: public housing new construction/substantial rehabilitation, Section 8 certificates and vouchers, state and federal tax credits for low-income rental housing, Farmers Home Administration Section 514 loans and Section 516 grants, mortgage revenue bond authority for single-family and multi-family housing, mortgage credit certificates for single-family housing, state funds, moderate rehabilitation, HOPE I, II, III and any other available state and federal funding capable of addressing affordable housing needs.

Housing Production Emphasis: Major emphasis will be placed on competing projects in the housing development pipeline utilizing funding sources such as federal and state tax credits, city and county housing trust funds, local tax increments, federal Home Investment Partnerships Program (HOME) funding, and any available state funding. Examples of state funding include the California Housing Rehabilitation Program for Rental Properties (CHRP-R), Mortgage Revenue Bond (MRB) Program and other funding available as the result of passage of state propositions 77, 84, and 107. The two-year production goal for this activity (from Table 1) is 983 new or rehabilitated units, 528 in the city and 455 in the county. Major projects included in this total are Village Park Apartments (50 units), Taylor Terrace (168 units), St. Francis (50 units) and Norwood Estates (50 units). These projects have received funding in 1992, and will be under construction in 1992. Release of trust fund in early 1993, will result in more units being developed.

Leveraging And Matching Funds Considerations: The matching funds requirement of the HOME program was waived by Congress during the program's first year. However staff expects the HOME matching requirement to take effect next year, although with some modification. For planning purposes staff is assuming that the Agency will receive approximately 67 percent of last year's HOME entitlement; that is approximately \$1.5 million in the city and \$1.7 million in the county. Assuming an average overall match

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requirement of 25 percent, this would require a net local match, in cash or in-kind contributions, of about \$380,000 in the city and \$430,000 in the county. The sources of matching funds in the city will be tax increments and the Housing Trust Fund. The Housing Trust Fund is the only substantial source of matching funds available in the county.

Improve Local Non-Profit Housing Development Capacity: Another significant requirement of the HOME program is that at least 15 percent of a jurisdiction's entitlement be devoted to projects and activities carried out by Community Housing Development Organizations (CHDOs). Funding must be committed to CHDOs within 18 months of HUD approval of a jurisdiction's HOME program description, or it will be recaptured. Also, as with all HOME entitlements, any funds not committed to specific projects within 24 months of the HUD approval date, in the case of rehabilitation, or 36 months for new construction, will be recaptured. To minimize the possibility of loss of funding and to increase the chances for local CHDOs to successfully compete for funds recaptured elsewhere, the Agency will be seeking to help create a local non-profit development entity to work directly with qualified CHDOs in creating viable affordable housing developments.

Transitional Housing Developments: During FY 1992, steps toward the development proceeded on three transitional housing projects: 1) a 25-unit development in the Oak Park Community; 2) conversion of living quarters at Mather Air Force Base into approximately 300 transitional housing units; and 3) development of approximately 60 affordable cottages in the Richards Boulevard Redevelopment Project Area.

B. The CHAS Annual Performance Report

Attachment III is the CHAS annual performance report for FY' 92. It is intended to provide an assessment of progress in meeting goals and objectives in the five-year CHAS and the previous year's housing action plan. Units produced during FY 1992, that is, from October 1, 1991, through September 30, 1992, which contribute to CHAS Priorities 1, 2 and 3 respectively are depicted on Tables 1, 2 and 3 in Attachment II. The preceding discussion on the annual plan also includes comments with respect to issues covered in the annual performance report.

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C. The Farmworker Housing Project

The adopted CHAS for either the City or the County did not identify farmworker housing as a special need to be addressed. However, since adoption of the CHAS, there has been increased awareness of farmworker housing issues, most notably as the result of a series of articles by the Sacramento Bee about conditions faced by California farmworkers.

Exhibit D to Attachment I (the annual plan) is a study conducted by staff to assess farmworker housing needs in Sacramento County and recommend a program of action to meet those needs.

Basically there are two approaches to providing farmworker housing. One is to provide housing for the exclusive use of migrants during peak season. The other is to increase the supply of year-around affordable rental housing in rural areas of the county with emphasis on features that would make such housing particularly attractive to farmworker families, including families containing migrant workers. Staff recommends the latter alternative for two reasons. First, it is questionable whether funding for development and operating subsidies could be identified for housing intended for occupancy less than 12 months per year. For example, HOME funds cannot be used for this purpose; and state funding for development and operation of new migrant farmworker centers is not currently available. Even if such funding could be identified, it would be relatively more efficient to spend it on year-around housing. The second reason for recommending year-around housing is the fact that such housing, if appropriately designed and managed, could perhaps better serve the need of migrating farmworker families by reducing their need to migrate. According to the state's study, a major reason why families migrate is the absence of affordable housing at their place of origin, called home base. If adequate affordable home base housing could be provided, many of the socially damaging and disruptive aspects of this life style would be correspondingly reduced.

Based on the study, it is recommended that a consultant be retained to prepare a feasibility study for development of a farmworker family housing proposal. The study recommends that the following three design parameters be incorporated into such a proposal. First, the development should be located in that portion of the county which is within the jurisdiction of the U.S. Department of Agriculture's Farmers Home Administration (FmHA); that is, the southern portion of the county including the cities

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of Isleton and Galt. This would place the project close to the center of the farm labor market, i.e., the northern San Joaquin Valley, in addition to making it eligible for FmHA funding. Second, the project should be designed primarily, if not entirely, as year-around rather than migratory housing. This would increase project feasibility and flexibility as well as provide the greatest return on scarce local housing subsidy dollars. Third, the project should be designed to serve the special needs of farmworkers as much as possible, including migrant farmworkers.

The study would include a market survey to determine appropriate bedroom size and marketable special features, a survey of possible locations, identification of opportunities and constraints associated with various funding sources and preparation of one or more development scenarios. The estimated cost of the study is \$15,000. It is recommended that the study be funded with general administration funds currently budgeted.

FINANCIAL CONSIDERATIONS

With respect to the annual plan, there is no requirement to adopt a specific budget document reflective of the plan. Rather, the Agency budget is the controlling document. Table 3A of the annual plan, which is included in Attachment II, depicts estimated expenditure percentages by program area for funding expected to be available to the City and County as CDBG and HOME program entitlement jurisdictions. Amounts in column A of the chart are already budgeted. It should be noted that the city and county housing authorities are considered "Other Entities" for annual plan purposes. In this case, no percentage estimates of expenditures are required.

With respect to the proposed \$15,000 farmworker housing study, the proposal is to cover its cost as a routine expenditure in the planning and administration budget of the Agency's Housing Development Division. Therefore, no budget amendment will be required.

POLICY CONSIDERATIONS

The annual plan and performance report are declaratory of existing policy. No policy changes are being recommended.

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ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under CEQA per Guidelines Sections 15378(b)(3) and 15262, nor a federal undertaking under NEPA.

M/WBE

The recommended action has no M/WBE policy impact.


Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

Transmittal approved by,

For Council Meeting of:

December 1, 1992


WALTER J. SLUPE
City Manager

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COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
FOR THE CITY OF SACRAMENTO
ANNUAL PLAN FOR FISCAL YEAR 1993
(October 1, 1992 - September 30, 1993)

A. OVERVIEW

SCOPE AND PURPOSE

The Comprehensive Housing Affordability Strategy (CHAS) is a five-year planning document intended to guide the use of federal funds and other resources for the provision of affordable housing. Preparation of a CHAS is a federal requirement stemming from the Cranston/Gonzales National Affordable Housing Act (NAHA) of 1989. It replaces the Housing Assistance Plan formerly required for the Community Development Block Grant (CDBG) program and the Comprehensive Homeless Assistance Plan required under the Stuart B. McKinney Homeless Assistance Act. All federal housing awards must be consistent with the HUD-approved CHAS for the area. The city and county prepared their first five-year CHAS's last year. It will be necessary to prepare a new five-year CHAS again next year when complete 1990 census data becomes available and HUD regulations regarding the preparation of housing strategies are finalized.

In years where preparation of a complete CHAS is not required by federal regulations, a jurisdiction may instead elect to prepare a one-year housing action plan (annual plan). This document has been prepared in accordance with HUD instructions regarding preparation of annual plans issued September 11, 1992. Its purpose is to generally describe how federal housing funds and other resources expected to be available during fiscal year 1993 will be utilized to address housing needs identified in the CHAS.

SUMMARY OF THE CHAS DEVELOPMENT PROCESS

Citizen Participation: Three advertised public meetings were held on June 4, 1992, July 13, 1992 and November 12, 1992 to present an overview of the adopted CHAS, identify programs and resources expected to be available for allocation in the coming year, solicit comments on annual performance and to obtain input from the broader community on needs and funding priorities. A summary of the action plan was included in the newspaper add and mailing for the third public meeting mentioned above and sent to the CHAS mailing list.

The meetings were held at the Sacramento Housing and Redevelopment Agency Commission Chambers located on the first floor of the Riverview Plaza building at 600 I Street, Sacramento, CA 95814. Notice of the meetings was published in the following

local newspapers: The Sacramento Bee, El Hispanol and The Observer. In addition, meeting notices were mailed directly to Del Paso Heights Redevelopment Advisory Committee (RAC), Oak Park Project Area Committee (PAC) and CDBG Target Area Committee (TAC) members, Alkali Flat PAC, Delta TAC, East Del Paso TAC, North Sacramento PAC, Rio Linda TAC, South Sacramento TAC, Gardenland/Noraltto TAC, Sacramento Housing Alliance members, the City of Sacramento Planning Commission and to the mailing list of community organizations and other interested parties which was used for development of the original CHAS, with some additions.

The required 30-day period for public review and comment on the CHAS annual plan and performance report is considered to begin one day after the third noticed public hearing or on Friday, November 13, 1992. The completed annual plan and performance report will be forwarded to HUD no earlier than Monday December 14, and no later than Friday, December 29, 1992. Any comments received on either document before December 14, 1992 will be included with the final documents submitted to HUD together with an appropriate response. Any comments received after that date will be responded to regardless of when received. Comments received and the agency response are included as Exhibit A to this annual plan.

Consultation With Other Effected Agencies

- 1) **Community and Social Services Agencies:** The Sacramento Housing and Redevelopment Agency undertakes a variety of community and social services activities, including assistance to the homeless, child care, counseling and nutrition through its Community Services Department. Associated Agency staff were directly involved in preparation of this annual update. In addition, input was solicited directly from the community and social services agencies contacted through the public meeting notice process described above. A listing of agencies contacted is included as Exhibit B to this annual plan.
- 2) **Other Housing Providers:** All known sources of funding for affordable housing were directly contacted to determine types and amounts of funding expected to be available.

B. FY '93 INVESTMENT PLAN AND IMPLEMENTATION STRATEGY

The CHAS establishes four general priorities for provision of affordable housing and related services. Each is presented below together with a discussion of programs and activities to be undertaken during FY 1993 in support of each priority. Exhibit C contains definitions of terms used in this annual plan.

PRIORITY 1 - Preventative programs to reach those most at risk of becoming homeless or displaced: This priority basically involves the production of affordable housing units for very low- and low-income renters or homeowners. As used here, the term

"production" includes efforts to guarantee long-term affordability of existing housing, through such means as acquisition or provision of support services, in addition to typical new construction and rehabilitation programs. In order to count as a housing unit produced under this priority, a unit must be in full compliance with HUD housing quality standards and must also meet the housing affordability requirements of Section 215 of the Cranston/Gonzales National Affordable Housing Act (NAHA). For rental housing, this means that the unit must be occupied by a low-income family which is paying an affordable rent. For owner-occupied housing, the purchaser must be low-income, the unit must be the purchaser's principle place of residence and the unit's value may generally not exceed FHA single-family mortgage limits for the area. In addition, housing costs may not exceed 30 percent of household income for first-time homebuyers.

Programs Addressing PRIORITY 1: This priority encompasses programs which are all intended to produce a net addition to Sacramento's supply of affordable housing. Table 1 contains a listing of these programs together with FY '93 production targets. A brief discussion of each appears in the "Investment strategy" section below. CHAS Table 3A is an investment plan showing funding source which are expected to be available and committed to basic activities associated with programs covered in the CHAS, for example, rehabilitation, rental assistance, support services, etc.. CHAS Table 3B contains one-year goals by family type and tenure type for families to be assisted with housing produced under this priority.

Investment Strategy: Efforts will be directed at completing pipe line projects. Emphasis will be placed on leveraging outside funds and on high design standards to improve neighborhood amenity. One new activity to be undertaken in the county is development of a funding proposal for farm worker housing utilizing funding from the Farmers Home Administration under its section 514 loan and 516 grant programs or other available sources. A further discussion of this issue appears in Exhibit D to the annual plan.

Table 1 depicts units expected to be produced in FY '93 under Priority 1. These totals represent the number of units realistically expected to be completed. For reporting purposes, a unit is not considered complete until all work is finished and units are actually occupied. Units in the pipeline which are not expected to be completed during this period are not shown. Table 1 also depicts units produced during FY '92 as well as two-year production targets for FY '92 & '93 combined. This two-year period corresponds to what will be the actual duration of our current CHAS. Next year, a new five-year CHAS will be prepared as required by federal regulations.

Comments On Individual Programs and Activities

Public Housing New Construction/Substantial Rehabilitation: We plan to complete 49 additional public housing units in FY '93; 19 in the City and 30 in the County of Sacramento. In addition applications for large and small family public housing will be submitted. Last June, the city and county applied for 26 large family and 24 small family

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 1

PROGRAM	2-Year Goal*			Completed FY' 92**			FY'93 Goal***		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 1 - HOUSING PRODUCTION									
Public Housing Production ^a	96	87	183	77	57	134	19	30	49
Section 8 Certificates and Vouchers (new)	104	25	129	79	0	79	25	25	50
Single Room Occupancy (SRO) Housing	265	0	265	0	0	0	265	0	265
Nontraditional Public Housing ^a	28	0	28	0	0	0	28	0	28
SHRA Multi-Family Rental Housing Production ^b	528	455	983	130	115	245	398	340	738
SHRA Owner-Occupied Housing Production ^c	25	0	25	0	0	0	25	0	25
Owner Rehabilitation ^d	77	77	154	28	16	44	49	61	110
Self-Help Housing	20	0	20	0	0	0	20	0	20
Boarded/Vacant Acquisition and Rehabilitation (Infill Housing)	29	0	29	7	0	7	22	0	22
Mortgage Revenue Bonds for Multi-Family Housing	0	0	0	0	0	0	0	0	0
Mortgage Revenue Bonds for Single-Family Housing	150	250	400	66	108	174	84	142	226
Mortgage Credit Certificates (MCCs)	834	834	1,668	534	534	1,068	300	300	600
Homeownership Home Assistance Program (HOHAP)	21	21	42	8	18	26	13	3	16
Sacramento Neighborhood Housing Services (NHS)	10	0	10	0	0	0	10	0	10
Emergency/Transitional/Housing Production ^a (Units = Sleeping Room)	24	0	24	0	0	0	24	0	24
TOTAL	2,211	1,749	3,960	929	848	1,777	1,282	901	2,183

* 2-Year Goal Timeframe = October 1, 1991 through September 30, 1993

** Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

***FY'93 Goal Timeframe = October 1, 1992 through September 30, 1993

a. Units produced are also added to the inventory of units receiving ongoing assistance through SHRA.

b. Programs Included: Tax Credits, Housing Trust Fund, HOME, Rental Rehabilitation, Tax Increments, Downtown Housing Strategy, State Propositions 107/84/77, CHRP-R.

c. Programs Included: Mobilhome Park Assistance Program, Mutual Housing Mobile Home Parks Manufactured Housing, Co-Housing, Housing Co-Ops, California Homeownership Assistance Program (CHAP)

d. Owner Rehabilitation Included Programs: Agency Rehabilitation Programs, CHRP-O.

or a total of 50 units in each jurisdiction; 100 in both combined. These applications have been approved by HUD. We plan to apply for the same number and distribution of units again next year, provided funding is available.

Section 8 Certificates and Vouchers: The SHRA Leased Housing Division has applied for 21 Section 8 certificates under the Family Unification Demonstration Program, the purpose of which is to assist families at risk of being separated due to homelessness or impending homelessness. During FY '93, SHRA will apply for any additional Section 8 assistance that becomes available through the Family Unification Demonstration or other Section 8 program variants. The estimated number of certificates and vouchers expected to be received is 25 units each in the city and county; 50 for both jurisdictions combined. This total could vary substantially depending on available funding.

Single Room Occupancy (SRO) Housing: Plans are to complete three SRO rehabilitation projects totaling 265 units in FY '93. They are the Shasta Hotel (80 units), the Hank Fisher Project (60 units) and La Pensionne (125 units). All are located within the City of Sacramento.

Nontraditional Public Housing: One program in this area is the state's Family Housing Demonstration Program which provides funding for projects which combine housing with social services. Plans are to purchase and rehabilitate a boarded and vacant 28-unit apartment complex in the Del Paso Heights community for use under this program. The amount of \$150,000 in FY '93 CDBG funds has been budgeted for this purpose.

HUD Opt-Outs: Agency staff will work with private owners and non-profit purchasers to prevent the loss of federally subsidized housing using funding available under the federal Low Income Housing Preservation and Homeownership Assistance Act (LIHPRHA) or other means.

SHRA Multi-Family Rental Housing Production: This category includes activities by SHRA staff to produce affordable rental housing using a variety of funding sources. The Agency role is typically that of developer or lender. Funding sources utilized include federal and state tax credits, city and county housing trust funds, redevelopment tax increments, HOME program funding and state funding available through the California Housing Rehabilitation Program for Rental Properties (CHRP-R) or other funding available as the result of passage of State Propositions 77, 84, and 107. The FY '93 production goal for this activity is 738 new or rehabilitated units, 398 in the city and 340 in the county. Major projects included in this total are Village Park Apartments (50 units), Taylor Terrace (168 units), St. Francis (50 units) and Norwood Estates (50 units).

SHRA Owner Occupied Housing Production: This category includes programs to produce affordable housing for home owners through innovative means, such as mobilehomes, co-ops and mutual housing. Here the objective is to facilitate homeownership through reduced housing cost rather than favorable financing. Mortgage

Revenue Bond and Mortgage Credit Certificate programs, which essentially make standard housing more affordable to lower-income families are covered elsewhere. The production goal for FY '93 is completion of a 25-unit co-housing project in Downtown Sacramento. Also, in response to comments received during the CHAS development process, emphasis will be placed on initiating projects involving the use of mobilehomes for affordable housing. Two possible avenues for accomplishing this, which were suggested during the CHAS public hearings, are the provision of assistance to low-income families wishing to purchase used mobilehomes in existing parks and to mobilehome park residents wishing to purchase their parks.

Owner Rehabilitation: This category consists of full code compliance housing rehabilitation programs for lower-income homeowners operated by SHRA. These programs are targeted primarily to designated city and county target areas; so in addition to their affordable housing objective, they also serve neighborhood revitalization objectives as well. The principle sources of funding are HOME and CDBG program entitlements. Anticipated sources and amounts of funding expected to be available during FY '93 (in thousands of dollars) are as follows:

	CITY	COUNTY	TOTAL
CDBG	\$ 20	\$ 210	\$ 230
HOME	300	300	600
Program Income	550	200	750
TOTALS	\$ 870	\$ 810	\$1,680

The production target for homeowner housing rehabilitation programs in FY '93 is 110 total units; 49 in the City and 61 in the County.

Infill Housing/Boarded and Vacant Unit Acquisition and Rehabilitation: These programs, which produce quality affordable housing in distressed neighborhoods, are intended to serve both housing production and neighborhood revitalization objectives. The infill housing program involves construction of new single family dwellings on scattered vacant lots. As of October 1992, construction of seven such units is complete with sales pending on four. Construction on an additional five infill homes is expected to commence during FY '93. Also, a Request for Proposal (RFP) for construction of 12 additional homes will be issued. It is anticipated that a total of nine homes will be completed and occupied by September 1993. With respect to the Boarded and Vacant Acquisition and Rehabilitation Program, eight homes are expected to be completed during FY '93. Some of the homes under the program will be used in conjunction with the HOPE III grant awarded by HUD to Rural California Housing Corporation (RCHC).

The HOPE I, II & III Programs: Last year, the Agency assisted four local non-profits in preparation of applications for HOPE II and III funding. Three were approved by HUD. One is a \$225,000 HOPE II planning and development grant to the Sacramento Mutual Housing Association for the 140-unit American River Village apartment complex in the Gardenland Area. The second is a \$450,000 planning and development grant to RCHC in conjunction with SHRA to purchase and rehabilitate 10 boarded and vacant properties in Oak Park. The third is a \$33,925 planning grant to the Sacramento Home Loan Counseling Center (SHLCC) for a program to link prospective lower-income purchasers with foreclosed properties. Next year, staff will again seek to work with qualified non-profits to develop HOPE program applications. In the case of HOPE I & III, projects involving the sale of public housing support of any applications would be conditioned on compliance with the following adopted city and county policies:

1. The Agency reserves the right to refuse to transfer any of its public housing units unless an equal or greater number of replacement units are provided;
2. The purchasing entity must demonstrate sufficient cash flow to support both normal operations and provide a suitable reserve for replacement; and
3. Emphasis should be placed on the transfer of single family residences or small complexes to prevent massive management problems inherent in larger complexes.

Mortgage Revenue Bonds (MRBs) For Single Family and Multi-family Housing: We expect to compete 226 new single-family mortgages in FY '93 in the City and County combined. The Agency will continue efforts to structure tax exempt multi-family bond issues provided the authority to do so exists. However no new projects are expected to be competed next year. We assume the authority to issue mortgage revenue bonds will be renewed by the federal government, in which case these programs will continue. Another complicating factor here is low conventional interest rates and housing market uncertainties which may reduce the demand for this type of assistance.

Mortgage Credit Certificates (MCCs) For Single-Family Housing: The FY '93 production target for this very popular program is 300 units each in the city and the county. As with MRBs above, this estimate is based on continuation of MCC authority by the federal government.

Federal and State Tax Credits For Low-Income Rental Housing: In addition to projects developed through its own pipeline, the SHRA will work with non-profits and others to develop projects which rank high according to state tax credit rating criteria.

Emergency/Transitional Housing Production: This component involves the production of housing which will be used in conjunction with various social services to enable residents to achieve stability and prevent homelessness. The Agency expects to compete an 8 unit transitional housing development which will provide living space or sleeping

rooms for approximately 24 families in the Oak Park community next year. In addition efforts will continue on developing approximately 300 transitional housing units at the Mather Air Force Base site in the Rancho Cordova community. The Mather project also involves development of approximately 1200 units of affordable ownership housing. Another transitional housing project under development is a 60-unit affordable cottages project in the Richards Boulevard area.

Housing For The Elderly And Handicapped - Section 202 & Section 811: The Agency will cooperate with eligible non-profits to develop applications for federal funding under these programs.

Farm Worker Housing: The adopted CHAS for either the City or the County did not identify farmworker housing as a special need to be addressed. However, since adoption of the CHAS, there has been increased awareness of farmworker housing issues, most notably as the result of a series of articles entitled "Fields of Pain" by Sacramento Bee staff reporters Michael G. Wagner and Marcos Breton.

Exhibit D to this report is a study conducted by staff to assess farmworker housing needs in Sacramento County and recommend a program of action to meet those needs. Based on the study, it is recommended that a consultant be retained to prepare a feasibility study for development of a farmworker family housing proposal as outlined above. The study recommends that the following three design parameters be incorporated in such a proposal. First, the development should be located in that portion of the County which is within the jurisdiction of the U.S. Department of Agriculture's Farmers Home Administration (FmHA); that is, the Southern portion of the county including the cities of Isleton and Galt. Second, the project should be designed primarily, if not entirely as year-around, rather than migratory housing. This would increase project feasibility and flexibility as well as provide the greatest return on scarce local housing subsidy dollars. Third, the project should be designed to serve the special needs of farmworkers as much as possible, including migrant farmworkers.

Applications For Outside funding To Be Supported: Sacramento City and County have maintained a policy of support and aggressive pursuit of affordable housing funding from outside, i.e., non-local government, sources on the principle that, if a government housing program exists, the citizens of Sacramento should benefit from it. SHRA stands ready to work with interested local organizations and others to develop proposals for production of affordable housing. In addition the Agency intends to submit applications for funding from the following sources, subject to fund availability: Public housing new construction/substantial rehabilitation, Section 8 certificates and vouchers, state and federal tax credits for low-income rental housing, Farmers Home Administration Section 514 loans and Section 516 grants, mortgage revenue bond authority for single-family and multi-family housing, mortgage credit certificates for single-family housing, the Home Ownership Home Assistance Program. Any funding received from these sources would be in addition to federal CDBG and HOME program entitlements, which are not

considered to be outside funding sources for purposes of this analysis. Table 3A lists funding sources expected to be available from all sources for all programs covered in this annual plan during FY '93. Anticipated types of expenditures, e.g., rehabilitation, support services, etc., are indicated. Amounts received during the previous fiscal year are also shown.

Leveraging And Matching Funds Considerations: The matching funds requirement of the Home Investment Partnerships Program (called the HOME program) was waived during the program's first year by Congress. However, we expect the HOME matching requirement to take effect next year, although with some modification. For planning purposes staff is assuming that we will receive approximately 67 percent of last year's HOME entitlement; that is approximately \$1.5 million in the City and \$1.7 million in the County. Assuming an average overall match requirement of 25 percent, this would require a net local match, in cash or in-kind contributions, of about \$ 380,000 in the City and \$ 430,000 in the County. The sources of matching funds in the City will be tax increments and the Housing Trust Fund. The Housing Trust Fund is the only substantial source of matching funds available in the County.

Another significant requirement of the HOME program is that at least 15 percent of a jurisdiction's entitlement be devoted to projects and activities carried out by Community Housing Development Organizations (CHDOs). Funding must be committed to CHDOs within 18 months of HUD approval of a jurisdiction's HOME program description, or it will be recaptured. Also, as with all HOME entitlements, any funds not committed to specific projects within 24 months of the HUD approval date, in the case of rehabilitation, or 36 months for new construction, will be recaptured. To minimize the possibility of loss of funding and to increase the chances for local CHDOs to successfully compete for funds recaptured elsewhere, the Agency will be undertaking non-profit capacity building efforts consisting of formation of a local non-profit development entity to work directly with qualified CHDOs.

Relocation: Local policy is to avoid relocation wherever possible. Nonetheless, housing development activities are expected to result in the relocation of approximately 50 households during FY '93. The comparable total for FY '92 was 26 households, 14 in the city and 12 in the County of Sacramento.

PRIORITY 2 - Intervention Programs To Help Persons Achieve Stability: Under this priority, assistance is targeted to very low-income people, including the homeless, the elderly, the disabled and others with special needs on an ongoing basis. Forms of assistance include emergency shelter, transitional housing, rent subsidies and related support services. We are also listing agency owned housing and Section 8 certificates and vouchers in this category.

Programs Addressing PRIORITY 2: This priority encompasses local government sponsored or assisted programs which provide rent subsidies or other forms of on-going

financial assistance for affordable housing. Housing assistance programs included are emergency and transitional housing for the homeless, Section 8 certificates and vouchers, and the operation of public housing and other low-income housing units owned by the Sacramento Housing and Redevelopment Agency (SHRA). Table 2 contains a listing of these programs together with the number of assisted units available in FY 92 and estimates for FY '93. In the case of emergency shelter and transitional housing programs, units are measured in terms of shelter beds and sleeping rooms respectively. According to Table 2, a total of 9,185 assisted units owned or controlled by SHRA were available in FY 92. Of this total 494 were emergency shelter beds available on a year-around basis. (An additional temporary 455 over-flow units provided annually during the winter months are not shown.) Transitional housing facilities provided 186 sleeping rooms. The balance of units available consisted of Section 8 certificates and vouchers and Agency owned housing, primarily public housing. Of this grand total, 5,354 units served City residents and 3,831 served County residents. In the case of Section 8 and agency-owned housing, this distribution is determined on the basis of which PHA owns or controls the units. Emergency and transitional housing is divided equally between City and County. Looking to FY '93, we expect to increase this total only slightly by 151 total units to 9,336 for the City and County combined. Increases will result from housing production activities reported on Table 1, which are also shown on Table 2.

In addition to programs shown on Table 2, the following ongoing programs provide support services primarily to assisted housing residents: senior tenant services (Gateway), the family services program, the child development center, and Operation Bootstrap. These programs are more fully discussed in Section II of the adopted CHAS and in the 1991 Annual Report on homeless programs available through SHRA. Interested persons may obtain a copy of this report by calling SHRA at 440-1351.

Another important program related to this priority is Senior Nutrition Services. With an annual operating budget of \$2.1 million, this program currently provides approximately 118,000 home delivered meals and 189,000 sit down meals at 18 separate dining centers. The expectation is to provide approximately the same levels of service next year, although totals may be reduced due to lack of funding. As of September 1992, County funding for this program has been reduced by \$ 31,456, or about 1.5 percent of the total for this on-going program.

Applications For Outside Funding To Be Supported: The City and County of Sacramento intend to apply, or support applications by others, for any and all housing and social services programs which may become available during FY '93 including but not limited to the following: HUD Emergency Shelter Grants, Shelter Plus Care (HUD), the state's Emergency Shelter program, HUD surplus properties, HUD's Supplemental Facilities to Assist the Homeless (SAFAH) grants and other grants related to service needs such as health care, alcohol and drug abuse treatment and prevention, education, employment and counseling. Table 3A of the annual plan lists programs in which we expect to participate. However the fact that a particular program is not listed

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 2

PROGRAM	FY '93 Goal*			Completed FY '92**			Net Change FY 92/93***		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 2 - HOUSING ASSISTANCE (Ongoing)									
Emergency Shelter (units = beds)****	247	247	494	247	247	494	0	0	0
Transitional Housing (units = sleeping rooms)	105	105	210	93	93	186	12	12	24
Section 8 Certificates and Vouchers (Ongoing)	2,634	2,505	5,139	2,609	2,480	5,089	25	25	50
Agency-Owned Housing Operations	2,452	1,041	3,493	2,405	1,011	3,416	47	30	77
<u>TOTAL</u>	<u>5,438</u>	<u>3,898</u>	<u>9,336</u>	<u>5,354</u>	<u>3,831</u>	<u>9,185</u>	<u>84</u>	<u>67</u>	<u>151</u>

* Units expected to be available for occupancy during FY '93 (October 1, 1992 through September 30, 1993).

** Units available for occupancy on or before September 30, 1992.

*** Depicts net change in inventory anticipated from October 1, 1992 through September 30, 1993.

****Totals shown reflect year-around beds only. Our winter over-flow program accounts for approximately 455 additional units during winter months.

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 3

PROGRAM	2-Year Goal*			Completed FY' 92**			FY'93 Goal***		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 3 - NEIGHBORHOOD/ACCESSIBILITY IMPROVEMENTS									
Home Assistance and Repair Program for Seniors (HARPS)	800	800	1,600	400	400	800	400	400	800
Emergency Repair Program (ERP)	230	230	460	96	115	211	134	115	249
Retrofit Loans and Grants	38	38	76	12	24	36	26	14	40
Neighborhood Conservation	40	20	60	0	0	0	40	20	60
<u>TOTAL</u>	<u>1,108</u>	<u>1,088</u>	<u>2,196</u>	<u>508</u>	<u>539</u>	<u>1,047</u>	<u>600</u>	<u>549</u>	<u>1,149</u>

* 2-Year Goal Timeframe = October 1, 1991 through September 30, 1993.

** Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

***FY'93 Goal Timeframe = October 1, 1992 through September 30, 1993.

CHAS Table 3A

Investment Plan

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: City of Sacramento											FY: 1993	
Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY							Amount Received by Other Entities Last Fiscal Year (\$000s) (K)	Support Application by Other Entities (L)	
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)			Operating Costs (J)
A. Formula/Entitlement Programs												
1. HOME	2,222	x		100%								
2. CDBG (\$ 4,089)	1,306	x		90%					10%			
3. ESG	87	x		30%						70%		x
4. DOE/Other Energy Programs												
5. Public Hsg. Comprehensive Grant											-0-	x
6. Subtotal - Formula Programs	3,615											
B. Competitive Programs												
7. HOME												
8. HOPE 1												
9. HOPE 2											225	
10. HOPE 3											484	
11. ESG										x		
12. Transitional Housing	333		x	x					x	x		
13. Permanent Housing for Handicapped												
14. Shelter Plus Care												
15. SAFAH												
16. Sec. 202 Elderly												

* Eligible only under certain circumstances.

**CHAS Table 3A
Investment Plan - Continued**

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY							Amount Received by Other Entities Last Fiscal Year (\$000s) (K)	Support Application by Other Entities (L)	
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)			Operating Costs (J)
B. Competitive Programs Continued												
17. Sec. 811 Handicapped												
18. Moderate Rehab SRO												
19. Rental Vouchers							X				1,551	
20. Rental Certificates							X				7,623	
21. Public Housing Development					X						3,500	
22. Public Housing MROP												
23. Public Housing CIAP				X							6,305	
24. DOE/Other Energy Programs												
25. LIHTC												
26. FmHA												
27. Other Misc * Rehab	680			X								
28. Other												
29. Other												
30. Subtotal Competitive Programs	1,013											
C. 31. Total - Federal	4,628											19,688
32. Total - State	1,850			45%	52%					3%		19,688
33. Total - Local	3,218		9%	30%	21%			31%	2%	2%	5%	
34. Total - Private	7										100%	
35. Total - All Sources	9,703											19,688

* CDBG (\$285), Mod Rehab (\$265), Section 312 (\$50), Rental Rehab (\$80)

(25)

does not mean that the program is inconsistent with the adopted CHAS. The City and County reserve the right to make this determination on a case by case basis for programs not listed.

Leveraging And Matching Funds Considerations: SHRA is proposing a budget of \$4.4 million in FY '93 for City and County homeless programs related to this priority. Of this total, approximately \$3.6 million, or 83%, will come from local sources, including the County General Fund, redevelopment tax increments and CDBG, and most of the remainder will come from federal sources. An insignificant portion of this total, \$28,000, will come from the state. Of the \$4.4 million total, \$3.6 million will be passed through to community organizations serving the homeless and other special needs groups. The ratio of Agency funding to total expenditures by community organizations is unknown.

PRIORITY 3 - Programs To Improve Housing Conditions And Situations: Under this priority, assistance is targeted to enable very low-income and low-income households improve their housing situation and/or to achieve neighborhood revitalization and improvement objectives.

Programs Addressing PRIORITY 3: This priority includes programs that provide emergency repair and beautification services to low income homeowners. However, they are not intended to correct all housing code violations. Therefore units produced cannot be counted towards affordable housing goals as under PRIORITY 1. These programs are briefly discussed below. However, many of the programs listed under PRIORITY 1, above, have neighborhood revitalization as a primary objective, in addition to increasing the supply of affordable housing, and thus also contribute to this priority. They are not listed here to avoid duplication.

Table 3 lists production goals for housing production programs related to this priority. The FY '93 production goal for these programs is 600 units in the City of Sacramento, 549 in the County, and 1,149 units in both jurisdictions combined. Units completed in FY 92 and two year goals for FY 92 & 92 combined are also shown on Table 2.

Comments On Individual Programs and Activities

The Home Assistance And Repair Program For Seniors (HARPS): This program uses volunteers to accomplish minor home repairs. The service is available to homeowners over 60 years of age throughout the city and county with no income restrictions. Recipients pay the cost of any materials. The repair service itself is free. Approximately 800 such repairs were completed in FY '92; 400 each in the city and the county. An identical number is projected for next year. The program is scheduled to receive \$30,000 in CDBG funds in FY '93; half from the city and half from the county.

The Emergency Repair Program (ERP): This program provides grants of up to \$2,000 to very low income homeowners throughout the city and county for high priority health

or safety emergency repairs. The FY '93 production goal for this program is 134 units in the City of Sacramento, 115 in the County, and 249 units in both jurisdictions combined. A total of 211 repairs were completed in FY '92. Of these, 96 repairs were in the City and 115 repairs were in the County. Plans are to complete 460 emergency repairs in the city and county during FY '92 and FY '93; approximately 230 in each jurisdiction. A total of \$500,000 in CDBG funding is being proposed for this program in FY '93. Of this total, \$170,000 is from the city and \$230,000 from the county.

Retrofit Loans And Grants: This program provides low interest (0 percent to 3 percent) loans or grants of up to \$5,000 to lower-income handicapped or disabled homeowners and renters. Renters receive grants. Homeowners receive loans. The program is available throughout the city and county. The FY '93 production goal for this program is 26 units in the City of Sacramento, 14 in the County, and 40 units in both jurisdictions combined. A total of 36 repairs were completed in FY '92. Of these, 12 were in the City and 24 were in the County. The two-year production target for this program is 76 completions; approximately 38 in the City and 38 in the County.

Neighborhood Conservation: This program targets small areas outside redevelopment or CDBG target areas for neighborhood clean up and repair activities assistance is provided in the form of rehabilitation loans or grants. A total of \$200,000 in CDBG funding is proposed for this program in FY '93. Of this total, \$100,000 is from the city and \$100,000 from the county. The goal is to complete 40 cases in the City during FY '93 and 20 in the County; or 60 cases total.

PRIORITY 4 - Equal Housing Opportunities And Economic Integration: Under this priority, assistance is targeted to ensure equal access to housing opportunities, economic integration, and related support services to improve living conditions for Sacramento's low-income residents.

Programs Addressing PRIORITY 4: This category includes the following specific on-going programs and services: the Sacramento Home Loan Counseling Center and the Sacramento Human Rights Fair Housing Commission. A brief discussion of each appears below. In addition, community planning efforts, including the fair share plan for location of affordable housing, and the other housing activities mentioned above also support this priority. The strategy for FY '93 is to continue and expand these efforts.

The Sacramento Home Loan Counseling Center: The Center will continue to encourage home ownership by providing education, counseling and financial information to participants in mortgage revenue bond programs and the community at large. Its goal is to conduct seven to nine classes per month and increase community outreach, for example, through programs designed to meet the needs of the hispanic and asian communities. Based on last year's levels it is estimated that approximately 1,700 households will receive assistance of which about 1,500 will be residents of Sacramento County. Approximately half of families served will be low-income. SHRA will provide

\$10,000 in funding in this the second year of a three-year contract.

The Sacramento Human Rights/Fair Housing Commission: The Sacramento Human Rights\Fair Housing Commission is a county-wide organization which provides information on landlord/tenant issues to the community at large and mediates landlord-tenant disputes in certain instances. During FY '92, the Commission distributed approximately 12,000 landlord/tenant brochures and became involved in approximately 500 cases. The Commission is scheduled to receive \$270,114 in local CDBG funding in FY '93; half from the city and half from the county. This is the same amount of funding it received in FY '92.

C. GEOGRAPHIC DISTRIBUTION OF ASSISTANCE

Development projects involving housing rehabilitation will generally be located in established redevelopment or community development areas to maximize their neighborhood revitalization impact. A series of maps depicting these areas is included as Exhibit E to this annual report. New construction projects will be located in accordance with adopted fair share plans for the City and County. These generally restrict the location of newly constructed family housing to community plan areas that are not overly impacted with low income housing. Exhibit E also includes maps of fair share plan areas which guide the location of newly constructed low income family housing. The intent of the fair share plan is to avoid locating such units in neighborhoods with high concentrations of low income families and already existing assisted housing. With respect to programs and facilities to assist the homeless, these have historically been located within or near down town Sacramento particularly the Richards Boulevard area. In addition to continuing these programs and services, efforts to develop transitional housing and employment training facilities at the former Mather Air Force Base site will continue.

D. SERVICE DELIVERY AND MANAGEMENT

SHRA administers affordable housing and related programs for both the city and county. Generally speaking, all local government affordable housing functions are conducted by or funded through SHRA. In addition, the following local entities carry out programs and activities described in the CHAS: the Sacramento Human Rights Fair Housing Commission, Sacramento Neighborhood Housing Services, the Sacramento Mutual Housing Association, The Salvation Army, Resources for Independent Living, Loaves and Fishes, St. John's Shelter.

E. PUBLIC POLICIES TO FACILITATE DEVELOPMENT OF AFFORDABLE HOUSING

Federal regulations require jurisdictions to assess the negative effects of public policies, rules, and regulations impacting upon the availability of affordable housing. Programs in

effect to ameliorate these negative effects include the city and county housing Trust funds and zoning provisions which provide density bonuses for development of affordable housing. Additional measures along these lines, such as inclusionary zoning, will be considered by the city and county in conjunction with updates to their General Plan Housing Elements.

F. INSTITUTIONAL STRUCTURE

Federal regulations require that institutional structure for implementing affordable housing programs be described in the CHAS and that any efforts to improve that structure be described in the annual plan. In this regard, efforts during FY '93 will be directed at improving the capacity of CHDOs and other local non-profits to become involved in affordable housing through establishment of local non-profit organization specializing in affordable housing development.

G. PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

The five-year CHAS is required to include a plan for improving the management and operation of public housing as well as strategies for encouraging public housing residents to become more involved in the management of public housing and increased home ownership. The annual update to the CHAS is required to state actions to be taken in support of these objectives. Public housing improvement and management issues are discussed in five-year and one-year plans prepared in conjunction with Agency participation in the Comprehensive Grant Program, which essentially provides funding to PHAs for preservation and upgrading of their public housing stock. Relevant sections of these plans are presented in Exhibit F to this annual update. All told we expect to expend \$15.9 million in FY '93 to modernize our public housing stock. Of this total approximately \$11.9 million will be spent on City units, which are generally older, and \$ 3.8 million on County units.

H. CERTIFICATIONS

Each jurisdiction submitting a CHAS is required to submit a certification that it will affirmatively further fair housing. Where a participation jurisdiction is a recipient of Community Development Block Grant (CDBG) program funding it must also certify compliance with a residential anti-displacement and relocation assistance plan required under Section 104(d) of the Housing and Community Development Act of 1974. These required certifications in the format prescribed by HUD immediately follow this page.

Kurt A:\CHAS93.kdf

CERTIFICATIONS

FAIR HOUSING

The jurisdiction hereby certifies that it will affirmatively further fair housing.

Signature of Authorized Official

X _____

RELOCATION AND ANTIDISPLACEMENT

The jurisdiction hereby certifies that it is in compliance with a residential antidisplacement and relocation assistance plan under section 104(d) of the Housing and Community Development Act of 1974.

Signature of Authorized Official

X _____

SUMMARY OF CITIZENS COMMENTS

Mobilehomes: Mr. John F. DuPriest, a real estate agent specializing in mobilehomes, made a verbal presentation regarding the viability of mobilehomes as an affordable housing source. His comments centered on the need to provide financial assistance to low income mobilehome owners to enable them to participate in resident groups organized to purchase mobilehome parks from profit motivated owners and convert them to condominium or cooperative ownership. This would presumably lower monthly space rental costs, or, at the very least, provide residents increased control over future space rent increases. Another possibility to provide affordable housing opportunities through the use of mobilehomes would be to provide financing to prospective purchasers of used mobilehomes in existing parks. Such units are very difficult to sell because there is no effective market.

Staff agrees that mobilehomes do constitute a potentially viable means to provide affordable housing. The five-year CHAS identifies mobilehomes as an alternative housing type capable of providing affordable housing. The CHAS also anticipates utilizing the state's Mobile Home Park Assistance Program (MPAM) to provide approximately 25 units of affordable housing over the five-year CHAS planning period. However no specific proposals dealing with mobilehomes are under consideration at this time. We would welcome the opportunity to work with citizens groups and others to develop such proposals.

Farmworker Housing: A series of newspaper articles published last December in the Sacramento Bee focused increased attention on the farmworker housing issue. One of the Sacramento Housing and Redevelopment Agency Advisory Commission members, Mr. Luis Cespedes, noted that the adopted CHAS does not mention farmworker housing as a special housing need and requested that staff investigate this issue for possible inclusion in the annual update.

Staff has conducted an analysis of the need for farmworker housing in response to the above request. The report and recommendations are included as Exhibit D to the CHAS annual update. In summary, the staff recommendation is that a proposal be developed to construct affordable rental housing catering to the special needs of farmworkers in the rural area of Sacramento County, i.e., that portion of the county that is eligible to receive funding under programs administered by the Federal Farmers Home Administration (FmHA). The proposal would make use of low interest loans and grants available from FmHA as well as any funding available from state sources.

COMMITTEES AND ORGANIZATIONS REPRESENTED ON CHAS MAILING LIST
(ALPHABETICAL LISTING)

ALKALI FLAT PAC
ASSEMBLY HOUSING COMMITTEE
ASSEMBLYMAN POLANCO (OFFICE OF)
BIA OF SUPERIOR CA, INC.
BLASE, VALENTINE & KLEIN
CALIFORNIA HOMELESS COALITION
CALIFORNIA HOUSING FINANCE AGENCY (CHFA)
CALIFORNIA REDEVELOPMENT ASSOCIATION
CITY PLANNING COMMISSION
CALIFORNIA RURAL LEGAL ASSISTANCE FOUNDATION (CRLAF)
COMMUNITY HOUSING RESOURCES BOARD (CHRB)
COMMUNITY INFORMATION CENTER
COMMUNITY SERVICES PLANNING COUNCIL
CONSUMERS SELF-HELP CENTER
DEL PASO HEIGHTS RAC
DELTA TAC
FORRAR WILLIAMS ARCHITECTS
GALT CONCILIO
GARDEMEYER DEVELOPMENT
GARDENLAND/NORALTO TAC
GOLDEN STATE MOBILEHOME OWNERS LEAGUE, INC. (GSMOL)
HABITAT FOR HUMANITY
HOUSING AND COMMUNITY DEVELOPMENT (HCD)
HUMAN RIGHTS/FAIR HOUSING
INDOCHINESE ASSISTANCE CENTER
LEGAL CENTER FOR THE ELDERLY AND DISABLED (LCE&D)
LEGAL SERVICES OF NORTHERN CALIFORNIA (LSNC)
LOAVES & FISHES
LUTHERAN SOCIAL SERVICES
MARYHOUSE
M.E. SHAY & CO.
MEXICAN-AMERICAN ALCOHOL PROGRAM
MEXICAN-AMERICAN LEGAL DEFENSE FUND (MALDEF)
MOGAVERO & ASSOCIATES
NEIGHBORHOOD HOUSING SERVICES (NHS)
NETWORK-MENTAL HEALTH
NORTH SACRAMENTO PAC
OAK PARK PAC
PEACE & JUSTICE

RURAL CALIFORNIA ASSISTANCE CORPORATION (RCAC)
RURAL CALIFORNIA HOUSING CORPORATION (RCHC)
RIO LINDA TAC
RIVERWEST DEVELOPMENT
SACRAMENTO COUNTY COMMISSION ON AGING
SACRAMENTO COUNTY DISABILITY COMPLIANCE PROGRAM
SACRAMENTO GREY PANTHERS
SACRAMENTO HOMELESS ORGANIZATION COMMITTEE (SHOC)
SACRAMENTO HOUSING ALLIANCE
SACRAMENTO MUTUAL HOUSING ASSOCIATION
SACRAMENTO OLD CITY ASSOCIATION (SOCA)
SACRAMENTO WOMEN'S CENTER
SOUTH SACRAMENTO TAC
WASHINGTON TENANTS ASSOCIATION
WESTERN CENTER ON LAW & POVERTY
WOMEN'S CIVIC IMPROVEMENT CENTER (WCIC)
YOLO COUNTY FAIR HOUSING

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GENERAL DEFINITIONS USED WITH THE CHAS

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% of gross income for gross housing costs, including utility costs. The housing is affordable to households whose income generally does not exceed 120% of the median income.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Assisted Household or Person: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefitted if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefitted during the year if the home's rehabilitation is completed. A first-time homebuyer is benefitted if a home is purchased during the year. A homeless person is benefitted during the year if the person becomes an occupant of transitional or permanent housing. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see section 882.109). See also, instructions for completing Table 3A of the CHAS and Table 1 of the Annual performance Report.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Community Development Block Grant (CDBG) Program: This federal program provides funding to revitalize selected low-income neighborhoods and assist disadvantaged populations throughout the City and County by providing adequate public facilities and services, generating affordable housing opportunities and stimulating economic development.

Consistent with the CHAS: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction's planned to apply for the program or was willing to support an application by another entity for the program; the activities serve the geographic area designated in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: A family in which the head of the household or spouse is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: A household composed of one or more individuals. (The National Affordable Housing Act (NAHA) definition required to be used in the CHAS rule - equivalent to Census definition of household.) The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2, when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is indicated. (See also "Homeless Family").

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental

certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Fiscal Year 1992: Period from October 1, 1991 through September 30, 1992.

Federal Fiscal Year 1993: Period from October 1, 1992 through September 30, 1993.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, section 882.219.)

First-Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year round housing units which are vacant and offered/available for rent (U.S. Census definition).

For Sale: Year round housing units which are vacant and offered/available for sale only (U.S. Census definition).

Frail Elderly: An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See Section 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks and shelters.

HOME: The HOME Investment Partnership Act, which is Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or under) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or under who is living in situations described by terms "sheltered" or "unsheltered."

HOPE: Homeownership and Ownership for People Everywhere (HOPE), which is Title IV of the National Affordable Housing Act.

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multifamily Units Program, which is Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family."

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden > 30%. Table 1C requests non-duplicative counts of household that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment or single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

Institutions/Institutional: Group quarters for persons under care or custody (U.S. Census definition).

Large Related: A household of five or more persons which includes at least two related persons.

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income Households: Households whose income do not exceed 80% of the median income for the area, as determined by HUD with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices for the appropriate jurisdictions. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Moderate Income Households: Households whose incomes are between 81% and 95% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is unique to the CHAS.)

Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care of custody (U.S. Census Definition).

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household or a Large Related household, or is an elderly household comprised of 3 or more persons.

Other Income: Households whose incomes exceed 80% of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51% and 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-incomes in the CDBG Program.)

FARM WORKER HOUSING STUDY

Overview

The adopted Comprehensive Housing Affordability Strategy (CHAS) does not identify farm worker housing as a special need to be addressed. However, since adoption of the CHAS, there has been increased awareness of farm worker housing issues, most notably as the result of a series of articles by Sacramento Bee staff reporters Michael G. Wagner and Marcos Breton about conditions faced by California farm workers. The series, which appeared in the Bee last December, is entitled "Fields of Pain." ¹ The series supports the findings of 1988 state-wide study of migrant farm worker housing by the State Department of Housing and Community Development (HCD).

Farm Worker Housing Needs

From the point of view of local affordable housing policy, the most important dimensions of the farm worker housing situation, based primarily on the above referenced HCD report, are these:

- **Employment Levels:** Total farm worker employment in Sacramento County during the peak months (July & August) is approximately 3,800, of which about one-third, or 1,250 jobs, are regular or full-time and two-thirds, or 2,560 jobs are seasonal. The term "farm workers" excludes owners and members of their families. The employment base for Sacramento farm workers is the Sacramento and North San Joaquin Valleys, extending roughly from Merced to Lake Shasta. Total peak month farm worker employment in this region is approximately 72,000; 17,000 regular plus 55,000 seasonal. More than two-thirds of total employment in this region is located within 50 miles of the City of Stockton. Sacramento farm workers, therefore, are part of a very large and variable labor market.
- **Employment Patterns:** Seasonal farm workers can be generally described under two categories; local and migrant. The first consists of permanent residents of the area who are seeking part-time employment. They may be students or members of extended families with full-time employees. Or they may be unemployed, under-employed, or homeless, in which case they would be part of Sacramento's low income population and therefore presumably included in strategies to address overall affordable housing needs. The second category, migrant farm workers, consists of people who have come here to perform certain, perhaps highly specialized, tasks and can be expected to leave once these tasks are completed.
- **Migrant Farm Worker Employment:** The number of migrant farm workers employed in Sacramento County ranges from a low of 330 in March to a high of 1,300 in the peak month of August. It is estimated that at least 500 or more migrants are employed within the County at least ten months of the year, from May to February. However, the average stay per worker would be considerably

less due to labor force specialization. The above figures are for employment only. They do not necessarily represent the total impact of migrant farm workers on the local housing market for a number of reasons, among them the fact that more may come seeking work than actually find it, possibilities for employment in adjacent counties, and the fact that some migrate as families, rather than individuals. The percentage of migrating families versus individuals in Sacramento County is unknown.

- **Migrant Farm Worker Housing:** Most migrant farm workers in Sacramento County live in farm labor camps maintained by growers or farm labor contractors in conjunction with growers, for the benefit of their employees. According to the County Department of Environmental Health which licenses and inspects these facilities, there were 35 registered camp sites in the County in 1991, with a total capacity of 1,005 individuals. This is 77 percent of the 1,300 peak employment level noted above. This total has held relatively constant over the last five years despite a downward trend state-wide. Most farm labor camps in the County are located in the Sacramento River Delta. Others are located in the East County or Slough House area. They are generally fully occupied for only about two months per year (July and August) and are virtually un-utilized during the remaining months.

Farm labor camps are not comparable to standard housing, nor are they intended to be. They consist primarily of bunk houses with central kitchens and baths. In Sacramento County they are licensed for occupancy by single males only. Sanitation facilities are not adequate to accommodate females or children. Farm labor camps are inspected for compliance with Title 24 of the State Health and Safety Code regarding employee housing. Standards relate to basic health and safety rather than appearance and amenity. As basic systems deteriorate, growers tend to be more likely to destroy the facilities rather than make repairs. This is due primarily to two factors: 1) the relative abundance of farm labor, which makes it possible to secure labor without offering housing as a benefit; and 2) the Federal Immigration Reform and Control Act of 1986, which, among other things, assesses civil and criminal penalties for hiring undocumented workers. This has led to increased use of farm labor contractors by growers, as opposed to hiring workers directly.

- **Stability of Migrant Farm Worker Employment Patterns:** Although relatively stable from year to year, there have been very large changes in farm worker employment patterns over time due to major changes such as mechanization, crop changes, urbanization, the expansion or contraction of land under cultivation, etc.. Looking to the future, we are likely to see further change in farm worker employment patterns due to such things as immigration laws, the North American Free Trade Agreement, and changes in the local non-migratory labor force in addition to the factors noted previously. The impact of these changes on local housing supply and demand is unforeseeable. This argues for a flexible farm worker housing program capable of adapting to a wide range of circumstances.

Resources Available To Meet Farm Worker Housing Needs

The following is a summary of state and federal housing programs to address farm worker housing needs.

- **Homeownership Programs The FmHA 502/504 Homeownership Assistance Programs:** These programs provide loans and interest subsidy payments to as low as 1 percent for acquisition, construction or rehabilitation of owner occupied housing in rural areas. This is the basic FmHA homeownership assistance program. It is not targeted exclusively to farm workers. The State's farm worker grants program, discussed below, provides additional home ownership assistance for farm workers.
- **State Farm Worker Grants for Homeowners:** This program provides zero interest second mortgages of up to \$10,000 for ownership housing occupied by farm workers. Loans are forgiven according to a schedule between years 11 and 20; so after the 20th year of occupancy the loan becomes a grant. Farm worker grants would typically be used in conjunction with the FmHA 502/504 program discussed above; although they may also be combined with other sources of financing. Funding for this program is from the state general fund. No funding has been provided this year due to state budgetary constraints.
- **Rental Housing Programs The FmHA 514\516 Rental Assistance Programs:** These programs provide permanent financing through loans (section 514) and grants (section 516) for development of affordable rental housing in rural areas. Housing may be designed for year-around or less than year-around occupancy; e.g., for migrant farm workers. There is also a rental assistance program, similar to Section 8 rent subsidies, to assist very low-income families who cannot afford design rents. According to FmHA, federal funding has been approved for FY 93 and is expected to be available to Sacramento. Problems associated with working this program include frugal development standards. For example, car ports and fencing are not allowed. Processing times are lengthy and complicated. Also, these programs have been criticized for mismanagement and possible fraud in recent years. Nevertheless, they would be the logical first choice for a farm worker housing development in Sacramento.
- **Rural Cooperative Housing Loans:** FmHA also makes up to 50 year loans to build, purchase or rehabilitate housing owned by cooperatives. Loans are available to qualified groups which are unable to obtain conventional financing and agree to operate the housing on a non-profit basis. Occupancy is limited to very low and lower-income families as defined by FmHA.
- **The State Office of Migrant Services (OMS) Migrant Labor Centers:** The OMS migrant labor center program currently includes approximately 2,000 units at 26 sites throughout the state. None are located in Sacramento County. A typical center is owned by the State and managed by contract with the local PHA. The

site itself is provided by the PHA, usually through an agreement with a private land owner which provides that the land will revert to private ownership if the housing use is terminated. OMS centers are authorized for occupancy for a maximum of 180 days per year. Thus they qualify as employee housing under state housing law and are therefore subject to less stringent development standards. Rent is fixed by state law at \$3.50 per day. Subsidies representing the difference between rents collected and operating costs are provided from the state general fund.

Funding for construction of three new centers was authorized under state proposition 84. This funding is fully committed. In addition, OMS is currently using FmHA 514\516 funding to rebuild existing centers which are over 25 years old on average. No new centers are contemplated at this time. According to OMS, a typical unit is 440 square feet with 2 bedrooms, kitchen and bath. Total development cost is approximately \$40,000 per unit including out-buildings, utilities and site improvements, but excluding land costs.

- **Tax Exempt Financing for Farm Worker Housing:** It would also be possible to use tax exempt financing to subsidize construction of farm worker housing. One recent example of this is a 300 single-persons facility in Arvin, California, near Bakersfield which is financed with \$2.9 million in tax-exempt securities. The development is scheduled for completion this year. It consists of six-person portable bunkhouse-type units, each with its own kitchen and bath, constructed on a 10-acre site which also contains recreational facilities and a general store. The complex will be managed by the Arvin City Housing Authority. Rents will be less than \$200 per person, per month.

While it is theoretically possible to use conventional tax-exempt financing for farm worker housing, in practice it is relatively difficult to do so. As a general rule, the more the housing product itself deviates from conventional rental housing, the more risky it will appear to investors and the more credit enhancements or other assurances will be required to compensate for this perceived risk. For example, the project noted above was financed with privately placed tax-exempt notes, rather than publicly traded bonds, at 8.5 percent interest; a very high rate in today's market. Also, specific features of any truly innovative project would have to be carefully screened against funding source requirements to assure they are permitted.

- **HOME Program Funding:** The HOME program is one source of locally controlled funding which could be used for year-around farm worker housing. However, it is questionable whether HOME funds could be used for migrant farm worker housing, which is available only part of the year, due to program requirements such as the one-year lease requirement. As with tax-exempt financing, any development proposals which differ substantially from standard rental housing, would have to be carefully scrutinized for program compliance.

Recommendation

- **Conceptual Approach:** Basically there are two approaches to providing farmworker housing. One is to provide housing for the exclusive use of migrants during peak season. The other is to increase the supply of year-around affordable rental housing in rural areas of the county with emphasis on features that would make such housing particularly attractive to farmworker families, including families containing migrant workers. Regardless of who occupies the housing (migrants or local farm workers), the development of year-around rather than seasonal housing has certain advantages. First, it is questionable whether funding for development and operating subsidies could be identified for housing intended for occupancy less than 12 months per year. For example, HOME funds cannot be used for this purpose; and state funding for development and operation of new migrant farmworker centers is not currently available. Even if such funding could be identified, it would be relatively more efficient to spend it on year-around housing. The second reason for recommending year-around housing is the fact that such housing, if appropriately designed and managed, could perhaps better serve the need of migrating farmworker families by reducing their need to migrate. According to the state's study, a major reason why families migrate is the absence of affordable housing at their place of origin, called home base. If adequate affordable home base housing could be provided, many of the socially damaging and disruptive aspects of this life style would be correspondingly reduced.

There are three design parameters that should apply to any farm worker housing proposal. **First**, the development should be located in that portion of the County which is within the jurisdiction of FmHA; that is, the southern portion of the county including the cities of Isleton and Galt. This would place the project close to the center of the farm labor market, i.e., the North San Joaquin Valley, in addition to making it eligible for FmHA funding. **Second**, the project should be designed primarily, if not entirely, as year-around housing. This would increase project feasibility and flexibility as well as provide the greatest return on scarce local housing subsidy dollars. With the exception of the state OMS program, all other programs mentioned above could be used for year-around housing. **Third**, and most important, the project should be designed to serve the special needs of farm workers as much as possible, including migrant farm workers. We know that certain design features such as recreational and health facilities make conventional housing more attractive to particular groups. The same applies to features designed to appeal to farm workers. Without pre-supposing what these might be, some examples might include physical features such as garages or other forms of lockable outside storage, work shops, garden plots, and bunk houses or travel trailer hookups for peak period visitors. In addition, services - such as health care or child care - and special occupancy provisions - such as security deposit assistance programs or lease provisions that facilitate subleasing - might have a particular appeal to farm workers.

- **Feasibility Study Proposal:** It is recommended that a consultant be retained to prepare a feasibility study for development of a farm worker family housing proposal as outlined above. The study should pay particular attention to meeting the special housing needs of migrant farm workers and their families. It would include a market survey to determine appropriate bedroom size and marketable special features such as those mentioned above, a survey of possible locations within the jurisdiction of FmHA, identification of opportunities and constraints associated with various funding sources and preparation of one or more development scenarios.

1. In part, as a result of this series, an investigation of the treatment of migrant farm workers in California was launched by the Helsinki Commission, a bipartisan group created by Congress to monitor human-rights abuses. The Commission is made up of nine U.S. senators, nine members of the House of Representatives, and appointees from the federal departments of State, Defense and Commerce. The Commission was created in 1976, one year after the treaty known as the "Helsinki Accords" was signed in Finland by 33 European nations, the former Soviet Union, the United States and Canada. Hence its name. As of September 1992, the results of this investigation have not yet been published.

Handout A:\farmwork.HO

CDBG TARGET AREAS CITY OF SACRAMENTO

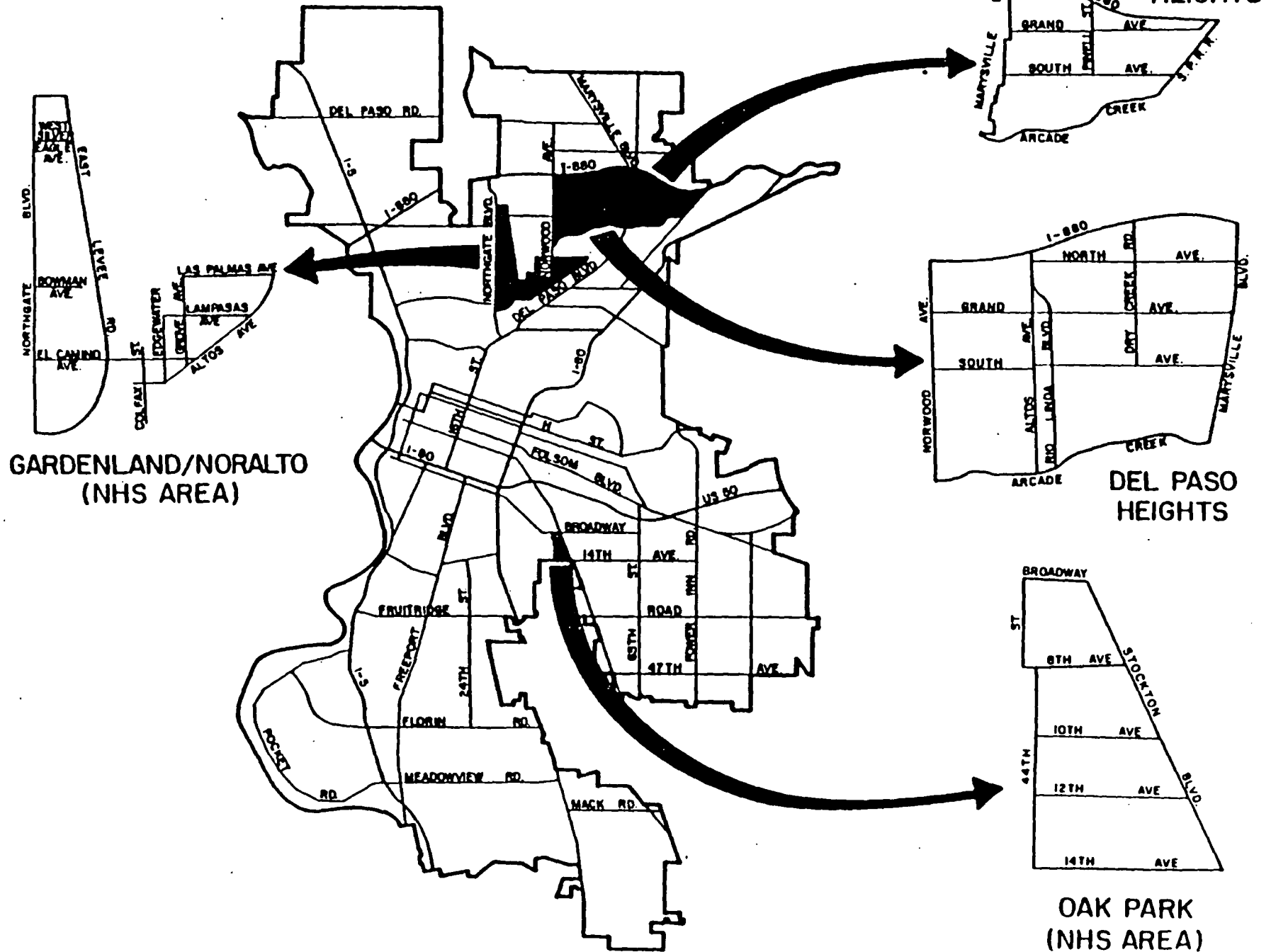
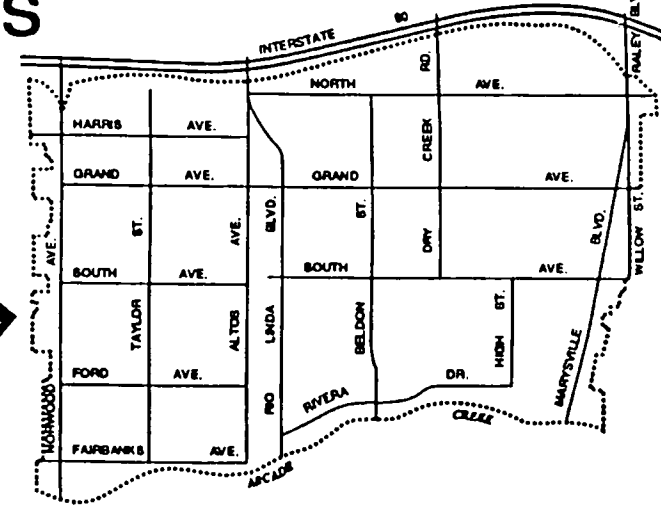
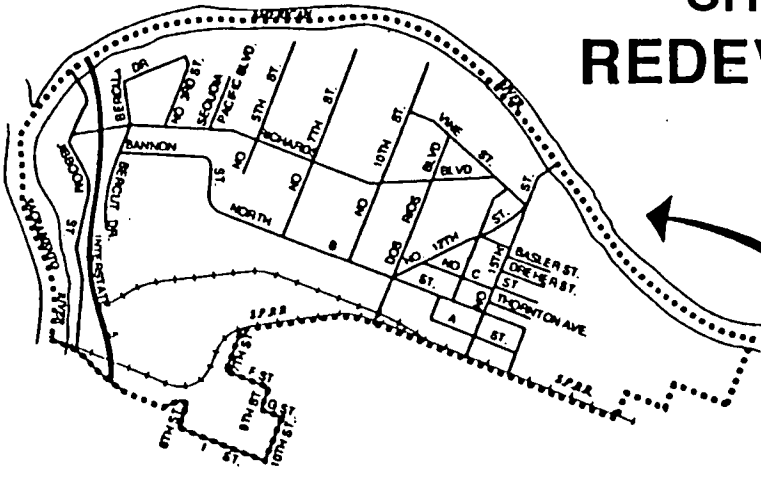


Exhibit E

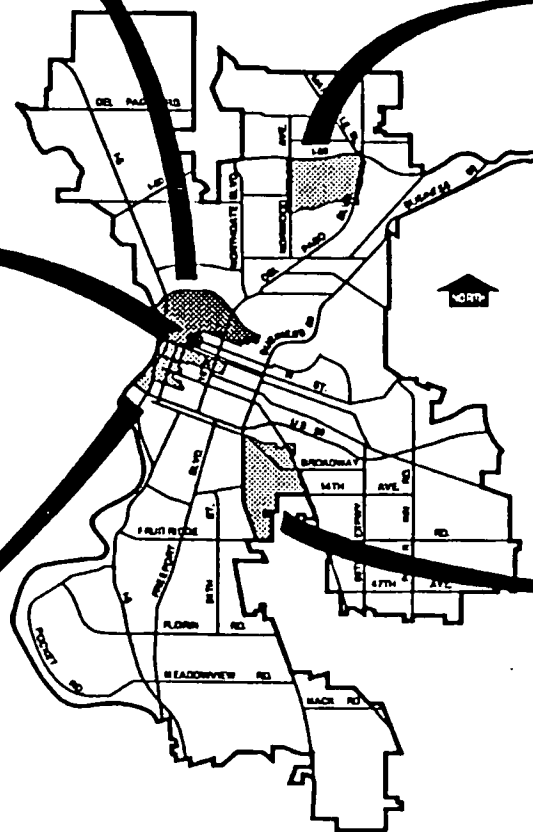
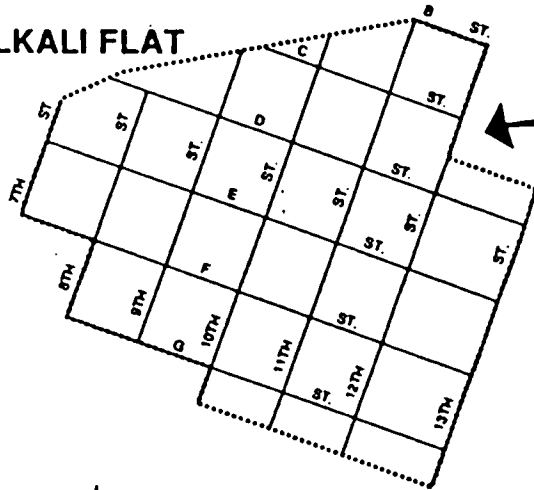
RICHARDS BOULEVARD

**CITY OF SACRAMENTO
REDEVELOPMENT AREAS**

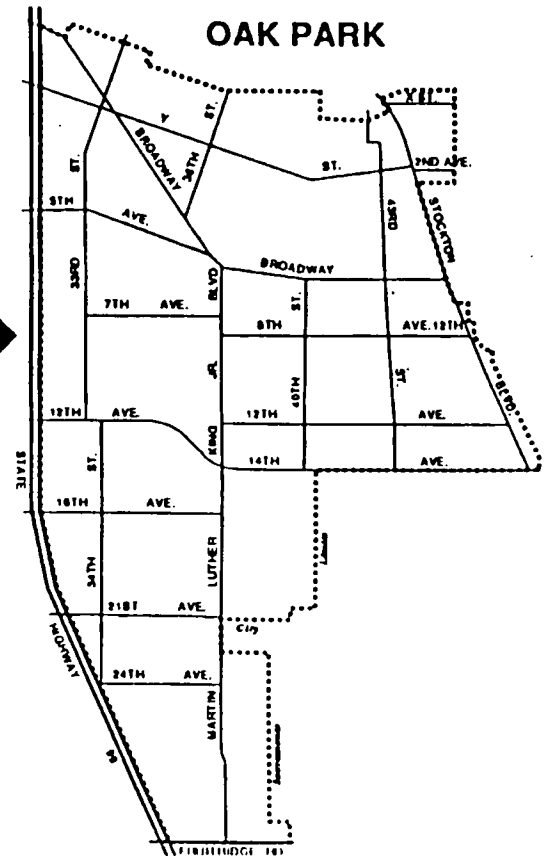
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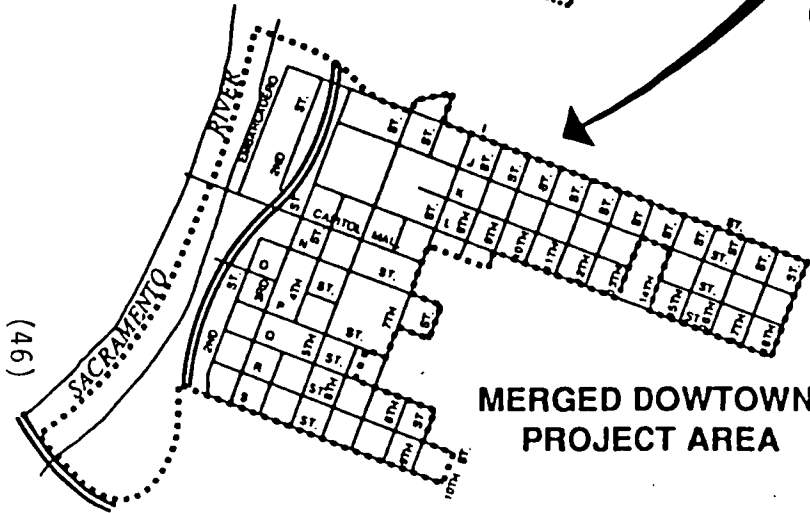
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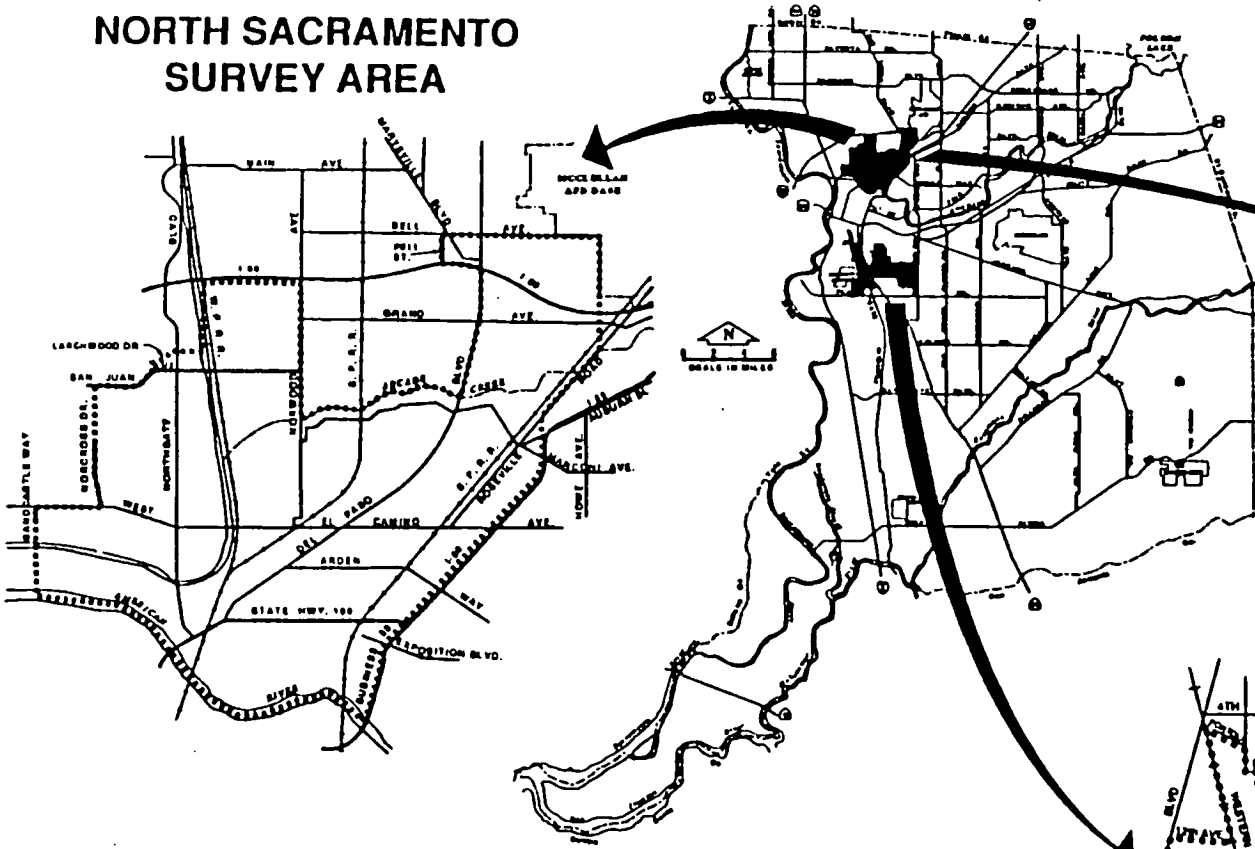
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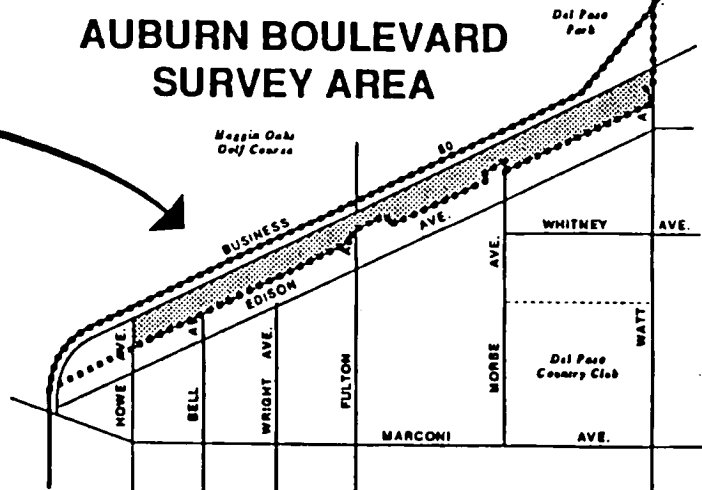
**MERGED DOWNTOWN
PROJECT AREA**



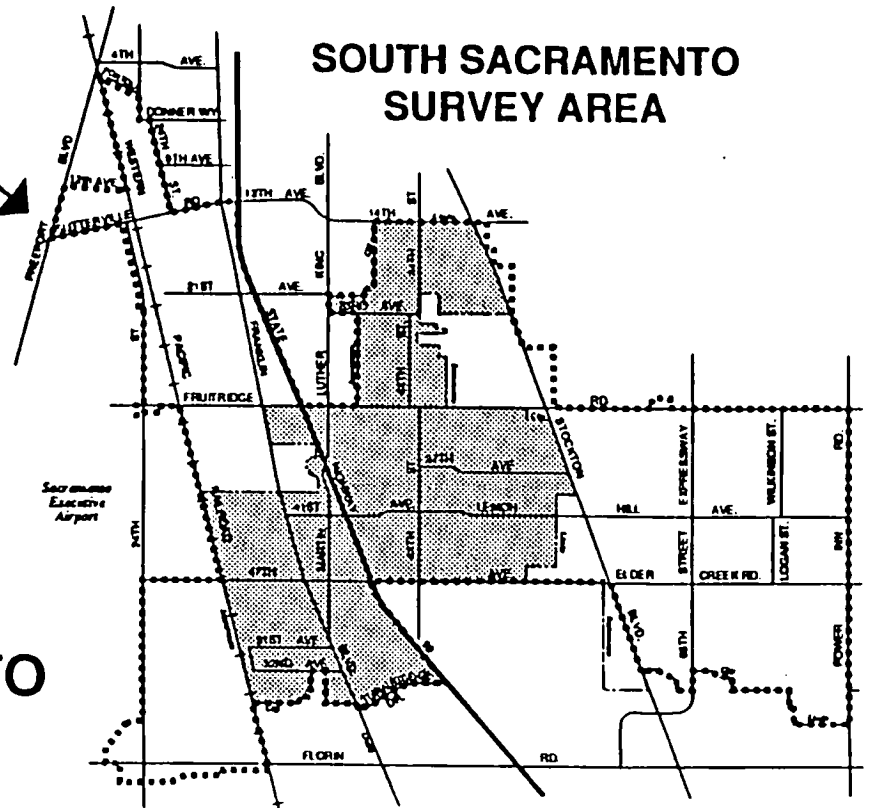
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



AUBURN BOULEVARD SURVEY AREA



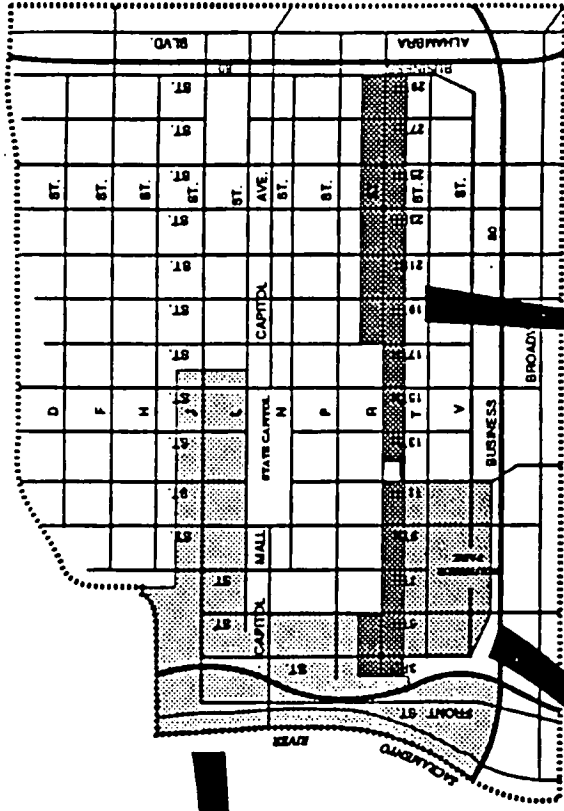
SOUTH SACRAMENTO SURVEY AREA



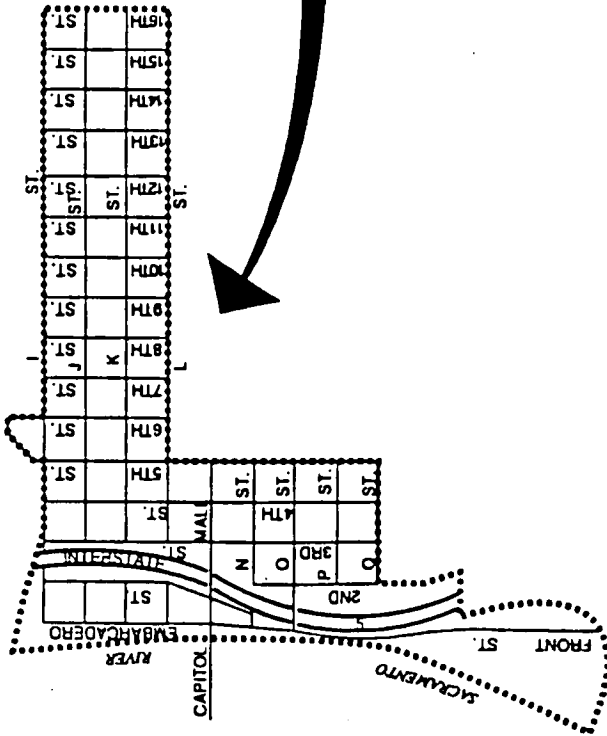
 County of Sacramento
 City of Sacramento

REDEVELOPMENT SURVEY AREAS IN THE CITY AND COUNTY OF SACRAMENTO

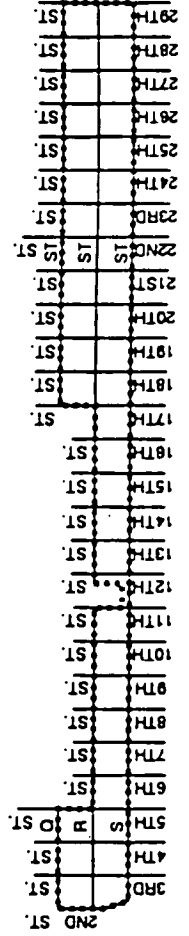
CITY OF SACRAMENTO CENTRAL CITY MAP



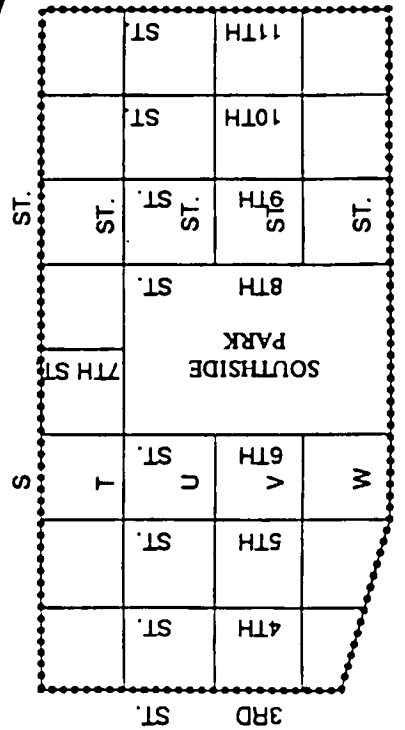
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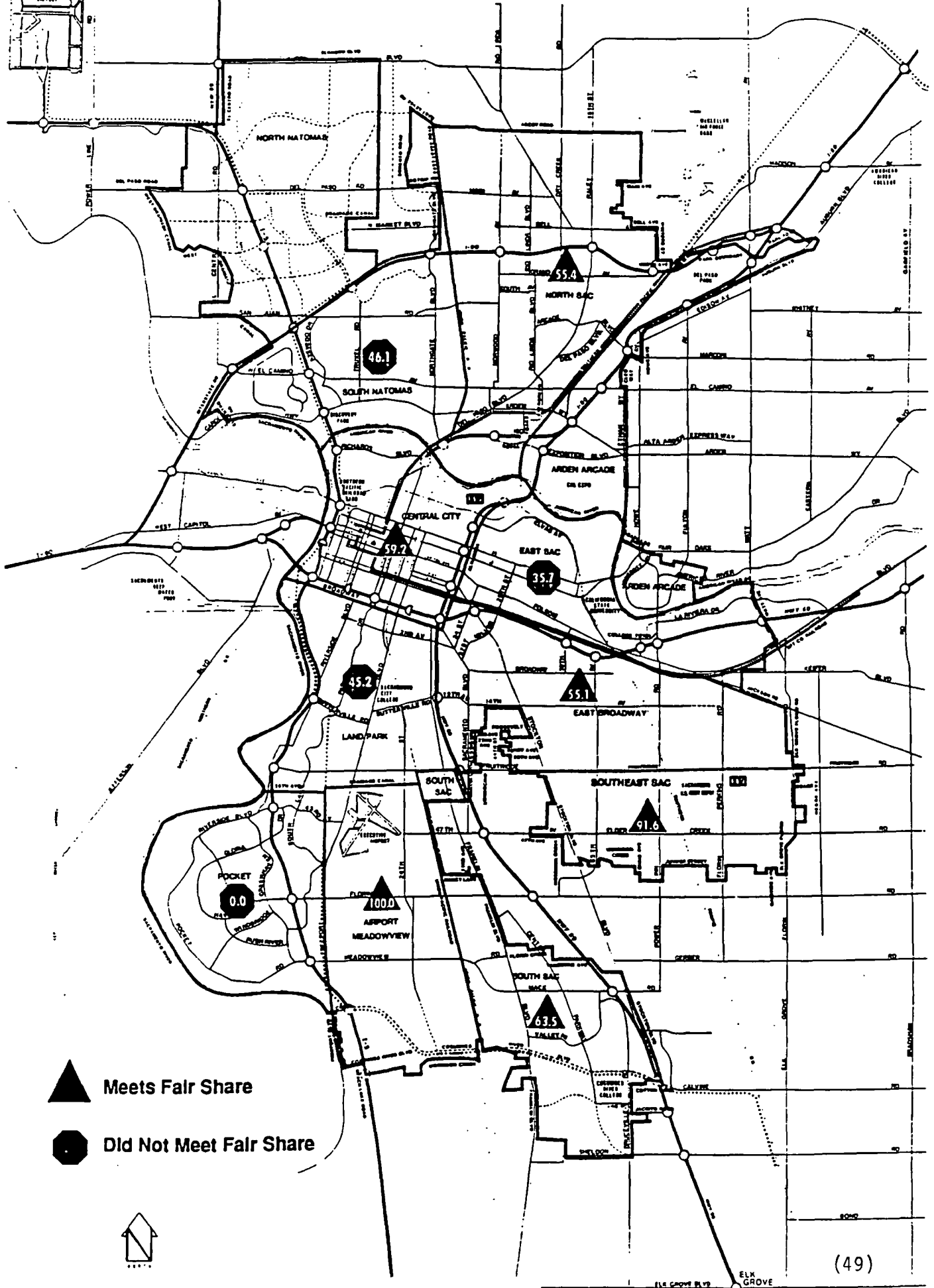
"R" STREET CORRIDOR



SOUTHSIDE



FAIR SHARE SCORES BY COMMUNITY AREAS



Meets Fair Share



Did Not Meet Fair Share



**CITY OF SACRAMENTO FAIR SHARE ALLOCATION
BY COMMUNITY PLANNING AREA (CPA)
AFFORDABLE HOUSING UNITS, MARCH-1991**

COMMUNITY PLANNING AREA	SCORE	MEET FAIR SHARE	EXISTING ASSISTED UNITS	UNITS TO PASS*	CURRENT UNMET NEED**	FUTURE UNMET NEED**
Meadowview	100.0	Yes	1087		1950	372
Southeast Sacramento	91.6	Yes	617		1027	202
South Sacto-City	63.5	Yes	739		2830	467
Downtown	59.2	Yes	1165		3249	669
North Sacramento	55.4	Yes	708		4808	770
East Broadway	55.1	Yes	796		3431	616
AVERAGE	50.5					
South Natomas	46.1	No	875	127	2873	489
Land Park	45.2	No	1046	162	3112	537
East Sacramento	35.7	No	361	471	3590	558
Pocket	0	No	172	3502	4255	637
TOTALS			7,566	4,262	31,125	5,317

- * Additional assisted housing units needed to meet the Fair Share formula.
- ** In this instance housing need is defined as meeting the eligibility criteria for purposes of computing fair share. These figures for Current Unmet Need were derived from SACOG population estimates for all households with incomes under 80% of the area median income. SHRA staff converted SACOG household projections to housing units for only non-elderly, non-handicapped individuals and families because that is the population counted for purposes of fair share.

Executive Summary

The Comprehensive Grant Program

for

The Housing Authority
of
The City of Sacramento

(Revised June 15, 1992)

INTRODUCTION:

The Housing Authority of the City of Sacramento consists of 840 elderly units and 1,165 family units, totaling 2,005 units. Of these units 1,892 are eligible for the Comprehensive Grant Program. The remaining developments are in acquisition or have been removed from ACC and are not eligible for Comprehensive Modernization. The presumptive amount of CGP funding for the PHA is approximately \$3.7 million annually.

STRATEGY STATEMENT:

Overall, the PHA's strategy will be to take care of emergency work immediately, especially where those emergencies could involve resident health or safety. Next the PHA will concentrate on eliminating its lead paint hazard. Following lead paint abatement the PHA will devote its attention to remaining Section 504 needs. Where Section 504 modifications are practical in conjunction with Lead Based Paint abatement, they will be performed concurrently, maximizing the use of Federal dollars. Lastly, the PHA will move on to take care of public housing modernization standards related work items and energy conservation needs.

The accrual of additional physical needs during the period may change some of the priorities in the later years and may result in additional unfunded need at the end of the period. However, the majority of the developments, including most of the developments with greater modernization needs, will meet the modernization and energy conservation standards during the five year period.

The PHA has several management problems, including poor preventative maintenance performance and some slowness in financial accounting. The PHA intends to combat these problems through major preventative maintenance and computerization upgrades which will be undertaken during the five years covered by the plan.

Under the 1991 CIAP Lead Based Paint (LBP) program, a serious lead problem has been found at Cal 5-2. Abatement will begin with available 1991 CIAP funding and will require additional funds from CGP in 1992. There is a likelihood that LBP will be discovered at other city developments as the testing program is completed. Further abatement projects will probably be needed. The PHA anticipates that all lead based paint testing will be complete by March of 1993.

STATEMENT ON DEVELOPMENTS WITH COMPREHENSIVE MODERNIZATION IN PROGRESS:

The comprehensive modernization funding awarded in 1987 for Cal 5-1, Cal 5-3, and Cal 5-16 have been expended. Staff is preparing close out documents that will be submitted to the local office by the time this submission is made or shortly thereafter. For the 1988 CIAP funding year comprehensive modernization funds were awarded for Cal 5-1, Cal 5-3, Cal 5-7, Cal 5-9, Cal 5-10, Cal 5-12, Cal 5-20 and Cal 5-21. All funds for this funding year have been obligated and construction is ongoing. For the 1989 CIAP funding year comprehensive modernization funds were awarded for Cal 5-8, Cal 5-17 and Cal 5-19. All funds for this funding year have been obligated and construction here too is ongoing. The last year for which the PHA received comprehensive modernization funds was 1990. Funds were awarded for Cal 5-1 and Cal 5-3. The work under this funding year is going to public bid this month.

DESCRIPTION OF RESIDENT PARTNERSHIP AND SUMMARY OF GENERAL ISSUES:

One of the primary functions of the new Comprehensive Grant Program is to form a partnership between the public housing authority and the residents it serves. It is the intent of this program to directly involve residents in the formal processes necessary to improve and maintain their homes. The key requirements for the partnership process were determined as follows:

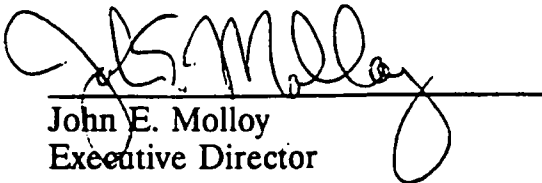
- Active participation in planning and strategy meetings involving planning, implementing and monitoring the program,
- Capacity-building of all development sites,
- Full consideration of residents' comments and suggestions.

To meet these requirements, resident committees were established to represent residents, local government and the public. The committees play a key role in the continuous, year-round planning process.

The Agency initiated the CGP planning process by providing all residents with basic information on the CGP program and an invitation to the CGP kick-off meeting. At the kick-off meeting, more detailed information was provided and an action plan was developed. During the next few weeks the Agency held training on planning, and community groups offered training on negotiation skills and community organization. The residents and Agency representatives met regularly throughout the process. At these meetings, participants worked closely to design a survey of resident views on the physical condition and management of the developments and on priorities for future expenditures. The Agency also used this forum to provide drafts of the needs assessments and the comprehensive plan to all residents for comment.

Based on these surveys and comments, it was determined that Maintenance, Security, and Management Improvement items were of greatest importance to the residents. Based on these priorities, the PHA developed the final prioritization of expenditures outlined herein.

In order to fulfill their obligations, the resident committees will need ongoing technical training in the operation of the Comprehensive Grant Program. The PHA will offer this technical assistance and develop a certification program utilizing CGP Staff, HUD Officials, and professional consultants to train the selected resident representatives in this process and certify their qualifications upon the successful completion of this course. The trained and certified resident representatives will maximize the effectiveness of resident participation during the development, implementation, and monitoring of the Comprehensive Plan.


John E. Molloy
Executive Director

92EXSUM.C12

ATTACHMENT II

**TABLES INCLUDED IN THE CHAS ANNUAL PLAN FOR FY 1993 AND
THE FY 1992 ANNUAL PERFORMANCE REPORT**

CITY OF SACRAMENTO

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 1

PROGRAM	2-Year Goal*			Completed FY' 92**			FY'93 Goal***		
	City	County	Total	City	County	Total	City	County	Total
PRIORITY 1 - HOUSING PRODUCTION									
Public Housing Production ^a	96	87	183	77	57	134	19	30	49
Section 8 Certificates and Vouchers (new)	104	25	129	79	0	79	25	25	50
Single Room Occupancy (SRO) Housing	265	0	265	0	0	0	265	0	265
Nontraditional Public Housing ^a	28	0	28	0	0	0	28	0	28
SHRA Multi-Family Rental Housing Production ^b	528	455	983	130	115	245	398	340	738
SHRA Owner-Occupied Housing Production ^c	25	0	25	0	0	0	25	0	25
Owner Rehabilitation ^d	77	77	154	28	16	44	49	61	110
Self-Help Housing	20	0	20	0	0	0	20	0	20
Boarded/Vacant Acquisition and Rehabilitation (Infill Housing)	29	0	29	7	0	7	22	0	22
Mortgage Revenue Bonds for Multi-Family Housing	0	0	0	0	0	0	0	0	0
Mortgage Revenue Bonds for Single-Family Housing	150	250	400	66	108	174	84	142	226
Mortgage Credit Certificates (MCCs)	834	834	1,668	534	534	1,068	300	300	600
Homeownership Home Assistance Program (HOHAP)	21	21	42	8	18	26	13	3	16
Sacramento Neighborhood Housing Services (NHS)	10	0	10	0	0	0	10	0	10
Emergency/Transitional/Housing Production ^a (Units = Sleeping Room)	24	0	24	0	0	0	24	0	24
TOTAL	2,211	1,749	3,960	929	848	1,777	1,282	901	2,183

* 2-Year Goal Timeframe = October 1, 1991 through September 30, 1993

** Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

***FY'93 Goal Timeframe = October 1, 1992 through September 30, 1993

a. Units produced are also added to the inventory of units receiving ongoing assistance through SHRA.

b. Programs Included: Tax Credits, Housing Trust Fund, HOME, Rental Rehabilitation, Tax Increments, Downtown Housing Strategy, State Propositions 107/84/77, CHRP-R.

c. Programs Included: Mobilhome Park Assistance Program, Mutual Housing Mobile Home Parks Manufactured Housing, Co-Housing, Housing Co-Ops, California Homeownership Assistance Program (CHAP)

d. Owner Rehabilitation Included Programs: Agency Rehabilitation Programs, CHRP-O.

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 2

PROGRAM	FY '93 Goal*			Completed FY '92**			Net Change FY 92/93*		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 2 - HOUSING ASSISTANCE (Ongoing)									
Emergency Shelter (units = beds)****	247	247	494	247	247	494	0	0	0
Transitional Housing (units = sleeping rooms)	105	105	210	93	93	186	12	12	24
Section 8 Certificates and Vouchers (Ongoing)	2,634	2,505	5,139	2,609	2,480	5,089	25	25	50
Agency-Owned Housing Operations	2,452	1,041	3,493	2,405	1,011	3,416	47	30	77
<u>TOTAL</u>	<u>5,438</u>	<u>3,898</u>	<u>9,336</u>	<u>5,354</u>	<u>3,831</u>	<u>9,185</u>	<u>84</u>	<u>67</u>	<u>151</u>

* Units expected to be available for occupancy during FY '93 (October 1, 1992 through September 30, 1993).

** Units available for occupancy on or before September 30, 1992.

*** Depicts net change in inventory anticipated from October 1, 1992 through September 30, 1993.

****Totals shown reflect year-around beds only. Our winter over-flow program accounts for approximately 455 additional units during winter months.

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 3

PROGRAM	2-Year Goal*			Completed FY' 92**			FY'93 Goal***		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 3 - NEIGHBORHOOD/ACCESSIBILITY IMPROVEMENTS									
Home Assistance and Repair Program for Seniors (HARPS)	800	800	1,600	400	400	800	400	400	800
Emergency Repair Program (ERP)	230	230	460	96	115	211	134	115	249
Retrofit Loans and Grants	38	38	76	12	24	36	26	14	40
Neighborhood Conservation	40	20	60	0	0	0	40	20	60
<u>TOTAL</u>	<u>1,108</u>	<u>1,088</u>	<u>2,196</u>	<u>508</u>	<u>539</u>	<u>1,047</u>	<u>600</u>	<u>549</u>	<u>1,149</u>

* 2-Year Goal Timeframe = October 1, 1991 through September 30, 1993.

** Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

***FY'93 Goal Timeframe = October 1, 1992 through September 30, 1993.

CHAS Table 3A

Investment Plan

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Comprehensive Housing Affordability Strategy (CHAS)
 Instructions for Local Jurisdictions

(56)

Name of Jurisdiction: City of Sacramento											FY: 1993	
Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY							Amount Received by Other Entities Last Fiscal Year (\$000s) (K)	Support Application by Other Entities (L)	
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)			Operating Costs (J)
A. Formula/Entitlement Programs												
1. HOME	2,222	x		100%								
2. CDBG (\$ 4,089)	1,306	x		90%					10%			
3. ESG	87	x		30%						70%		x
4. DOE/Other Energy Programs		X										
5. Public Hsg. Comprehensive Grant											-0-	x
6. Subtotal - Formula Programs	3,615											
B. Competitive Programs												
7. HOME		X										
8. HOPE 1												x
9. HOPE 2											225	x
10. HOPE 3											484	x
11. ESG		X								x		x
12. Transitional Housing	333	X	x	x						x	x	x
13. Permanent Housing for Handicapped		X										x
14. Shelter Plus Care		X										
15. SAFAH		X										x
16. Sec. 202 Elderly												x

* Eligible only under certain circumstances.

CHAS Table 3A
Investment Plan - Continued

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY							Amount Received by Other Entities Last Fiscal Year (\$000s) (K)	Support Application by Other Entities (L)		
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)			Operating Costs (J)	
B. Competitive Programs Continued													
17. Sec. 811 Handicapped													X
18. Moderate Rehab SRO													X
19. Rental Vouchers							X				1,551		X
20. Rental Certificates							X				7,623		X
21. Public Housing Development					X						3,500		X
22. Public Housing MROP													
23. Public Housing CIAP				X							6,305		X
24. DOE/Other Energy Programs		X											X
25. LIHTC													
26. FmHA													
27. Other Misc * Rehab	680	X		X									
28. Other													
29. Other													
30. Subtotal Competitive Programs	1,013											19,688	
C. 31. Total - Federal	4,628											19,688	
32. Total - State	1,850			45%	52%					3%			
33. Total - Local	3,218		9%	30%	21%		31%	2%	2%	5%			
34. Total - Private	7									100%			
35. Total - All Sources	9,703											19,688	

(56A)

* CDBG (\$285), Mod Rehab (\$265), Section 312 (\$50), Rental Rehab (\$80)

CHAS Table 3B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Goals for Households & Persons to be Assisted with Housing

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: **CITY OF SACRAMENTO** FY: **1993**

Assistance Provided by Income Group	Renters					Owners				Homeless		Non-Homeless Special Needs (L)	Total Goals (M)	Total Section 210 Goals (N)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Existing Homeowners (F)	1st-Time Homebuyers with Children (G) All Others (H)		Total Homeowners (I)	Individuals (J)	Families (K)			
1. Very Low-Income (0 to 30% of MFI)*	108	41	32		181					15	12	15	223	223
2. Very Low-Income (31 to 50% of MFI)*	85	96	73		254	30	13	16	59	15	12	15	355	355
3. Other Low-Income (51 to 80% of MFI)*	40	75	55		170	29	60	39	128				298	298
4. Total Low-Income (lines 1 + 2 + 3)	233	212	160		605	59	73	55	187	30	24	30	876	876

* Or, based on HUD adjusted income limits, if applicable.

ANNUAL PERFORMANCE REPORT

TABLE 1

PLANNED VERSUS ACTUAL RECEIPTS AND EXPENDITURES FOR FEDERALLY ASSISTED AND RELATED HOUSING PROGRAMS COVERED IN THE COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

1992 CHAS UPDATE - CITY

FUNDING SOURCE	PLANNED	RECEIVED/ COMMITTED	DIFFERENCE	EXPENDED	REMAINING BALANCE
A. FORMULA/ENTITLEMENT PROGRAMS					
HOME	\$2,222,000	\$2,222,000	\$0	\$24,255	\$2,197,745
CDBG	\$696,000	\$590,000	(\$106,000)	\$251,027	\$338,973
ESG	\$87,000	\$87,000	\$0	\$52,248	\$34,752
OTHER-CDBG REVOLVING LOAN FUND	\$610,000	\$610,000	\$0	\$497,781	\$112,219
SUBTOTAL-FORMULA PROGRAMS	\$3,615,000	\$3,509,000	(\$106,000)	\$825,311	\$2,683,689
B. COMPETITIVE PROGRAMS					
			\$0		
HOPE 1	\$300,000		(\$300,000)		\$0
HOPE 2	\$500,000	\$225,000	(\$275,000)		\$225,000
HOPE 3	\$700,000	\$484,000	(\$216,000)		\$484,000
TRANSITIONAL HOUSING	\$333,000	\$333,000	\$0		\$333,000
RENTAL VOUCHERS (Note 1)	\$215,000	\$0	(\$215,000)		\$0
RENTAL CERTIFICATES (Note 1)	\$215,000	\$679,414	\$464,414	\$316,000	\$363,414
PUBLIC HOUSING DEVELOPMENT	\$3,500,000	\$3,500,000	\$0		\$3,500,000
PUBLIC HOUSING CIAP	\$6,365,000	\$6,365,000	\$0		\$6,365,000
OTHER-CDBG FAIR HSG COMMISSION	\$135,000	\$135,000	\$0	\$65,288	\$69,712
OTHER-CDBG GRANT TO NON-PROFIT	\$150,000	\$150,000	\$0		\$150,000
OTHER-SECTION 8 MOD REHAB	\$265,000	\$265,000	\$0		\$265,000
OTHER-SEC 312 OWNER-OCCUPIED	\$50,000	\$107,677	\$57,677	\$107,677	\$0
OTHER-RENTAL REHAB	\$80,000	\$80,000	\$0	\$54,888	\$25,112
SUBTOTAL-COMPETITIVE PROGRAMS	\$12,808,000	\$12,324,091	(\$483,909)	\$543,853	\$11,780,238
C. TOTAL-FEDERAL					
TOTAL-STATE	\$16,423,000	\$15,833,091	(\$589,909)	\$1,369,164	\$14,463,927
TOTAL-STATE	\$3,850,000	\$1,850,000	(\$2,000,000)	\$58,396	\$1,791,604
TOTAL-LOCAL (Note 1)	\$3,218,672	\$3,218,672	\$0	\$0	\$3,218,672
TOTAL-PRIVATE	\$7,000	\$7,000	\$0		\$7,000
TOTAL-ALL SOURCES	\$23,498,672	\$20,908,763	(\$2,589,909)	\$1,427,560	\$19,481,203

Note 1: Planned amounts reflect anticipated or actual new receipts during fiscal year '92 only. These amounts are less than those shown in the original CHAS, which include carry-over from previous years.

ERATIONAL PROGRAMS AND PROJECTS

PROGRAM DEVELOPMENT	GOALS	COMPLETED		
	FY '92 Goal*	City	FY '92** + County	= Total
Public Housing Production	200	77	57	134
Section 8 Certificates and Vouchers (new)	50	79	0	79
Single Room Occupancy (SRO) Housing	230	0	0	0
Nontraditional Public Housing ^a	27	0	0	0
SHRA Multi-Family Rental Housing Production ^b	825	130	115	245
SHRA Owner-Occupied Housing Production ^c	186	0	0	0
Owner Rehabilitation ^e	150	28	16	44
Self-Help Housing	20	0	0	0
Boarded/Vacant Acquisition and Rehabilitation (Infill Housing)	15	7	0	7
Mortgage Revenue Bonds for Multi-Family Housing	50	0	0	0
Mortgage Revenue Bonds for Single-Family Housing	300	66	108	174
Mortgage Credit Certificates (MCCs)	600	534	534	1,068
Homeownership Home Assistance Program (HOHAP)	20	8	18	26
Sacramento Neighborhood Housing Services (NHS)	10	0	0	0
Emergency/Transitional/Housing Production ^a	44	0	0	0
TOTAL	2,727	929	848	1,777

* FY'92 Goal Timeframe = October 1, 1991 through September 30, 1992

**Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY
ANNUAL PERFORMANCE REPORT FOR FEDERAL
FISCAL YEAR 1992

GENERAL INFORMATION

The Comprehensive Housing Affordability Strategy (CHAS) Annual Performance Report is a two-part document. The first part is designed to report progress in carrying out the CHAS annual plan. The second part is intended to assess progress in meeting overall five-year CHAS priorities and to identify areas for improvement as a result of annual performance reviews.

This annual performance report covers federal fiscal year 1992; that is the period from October 1, 1991 to September 30, 1992. It is the first of two performance reports that will be prepared in relation to the current CHAS which was originally adopted in October 1991. It will again be necessary to prepare a new five-year CHAS in FY '93 to comply with new HUD instructions and to incorporate compete 1990 census data.

Definitions of certain terms used in this report are contained in Exhibit A.

ANNUAL PERFORMANCE

A. Resources Made Available Within The Jurisdiction

Table 1 compares resources projected to be available in the FY 1992 annual plan with those actually available as of September 30, 1992. Known expenditures as of September 30, 1992, against amount received are also shown. Funding sources are identified and listed in order of their appearance on Table 3A of the CHAS annual investment plan. The differences between amounts actually available compared to amounts expected to be available are due, in most cases, to overly optimistic estimates. Also, in the case of competitively funded programs, amounts were inserted on the Table for no other reason than to indicate the fact that an application related to the funding source would be considered consistent with the CHAS. The necessity for making blind funding estimates has been eliminated by the new regulations which only require jurisdictions to indicate a willingness to participate in various programs rather than specify funding amounts.

B. Investment Of Available Resources

1. Resources and program funds used: Sacramento City and County have traditionally been receptive to any and all programs and funding sources which have the potential for addressing affordable housing problems. Resources anticipated to be available during FY '92 are depicted on Table 3 of the annual plan. With respect to entitlement programs, Section 8, public housing, and local

ANNUAL PERFORMANCE REPORT

TABLE 1

PLANNED VERSUS ACTUAL RECEIPTS AND EXPENDITURES FOR FEDERALLY ASSISTED AND RELATED HOUSING PROGRAMS COVERED IN THE COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

1992 CHAS UPDATE - CITY

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A. FORMULA/ENTITLEMENT PROGRAMS					
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COBG	\$696,000	\$590,000	(\$106,000)	\$251,027	\$338,973
ESG	\$87,000	\$87,000	\$0	\$52,248	\$34,752
OTHER-COBG REVOLVING LOAN FUND	\$610,000	\$610,000	\$0	\$497,781	\$112,219
SUBTOTAL-FORMULA PROGRAMS	\$3,615,000	\$3,509,000	(\$106,000)	\$825,311	\$2,683,689
B. COMPETITIVE PROGRAMS					
			\$0		
HOPE 1	\$300,000	\$225,000	(\$75,000)		\$225,000
HOPE 2	\$500,000	\$484,000	(\$16,000)		\$484,000
HOPE 3	\$700,000		(\$700,000)		\$0
TRANSITIONAL HOUSING	\$333,000	\$333,000	\$0		\$333,000
RENTAL VOUCHERS (Note 1)	\$215,000	\$0	(\$215,000)		\$0
RENTAL CERTIFICATES (Note 1)	\$215,000	\$679,414	\$464,414	\$316,000	\$363,414
PUBLIC HOUSING DEVELOPMENT	\$3,500,000	\$3,500,000	\$0		\$3,500,000
PUBLIC HOUSING CIAP	\$6,365,000	\$6,365,000	\$0		\$6,365,000
OTHER-COBG FAIR HSG COMMISSION	\$135,000	\$135,000	\$0	\$65,288	\$69,712
OTHER-COBG GRANT TO NON-PROFIT	\$150,000	\$150,000	\$0		\$150,000
OTHER-SECTION 8 MOD REHAB	\$265,000	\$265,000	\$0		\$265,000
OTHER-SEC 312 OWNER-OCCUPIED	\$50,000	\$107,677	\$57,677	\$107,677	\$0
OTHER-RENTAL REHAB	\$80,000	\$80,000	\$0	\$54,888	\$25,112
SUBTOTAL-COMPETITIVE PROGRAMS	\$12,808,000	\$12,324,091	(\$483,909)	\$543,853	\$11,780,238
C. TOTAL-FEDERAL					
TOTAL-STATE	\$16,423,000	\$15,833,091	(\$589,909)	\$1,369,164	\$14,463,927
TOTAL-LOCAL (Note 1)	\$3,850,000	\$1,850,000	(\$2,000,000)	\$58,396	\$1,791,604
TOTAL-PRIVATE	\$3,218,672	\$3,218,672	\$0	\$0	\$3,218,672
TOTAL-PRIVATE	\$7,000	\$7,000	\$0		\$7,000
TOTAL-ALL SOURCES	\$23,498,672	\$20,908,763	(\$2,589,909)	\$1,427,560	\$19,481,203

Note 1: Planned amounts reflect anticipated or actual new receipts during fiscal year '92 only. These amounts are less than those shown in the original CHAS, which include carry-over from previous years.

resources, availability of funding has been substantially as planned. On the other hand, resource availability for competitive programs was less than planned due to the fact that not all competitive funding applications were approved (or at least we have no knowledge of their having been approved) and because funding estimates in some cases were high to begin with.

2. Activities undertaken: The great bulk of affordable housing expenditures in Sacramento is directed at the first two priorities identified in the CHAS. They are: 1) prevention of homelessness through provision of affordable housing and, 2) provision of shelter and related facilities to the homeless and others with special needs.
3. Geographic distribution of assistance: Development projects involving housing rehabilitation will generally be located in established redevelopment or community development target areas to maximize their neighborhood revitalization impact. A series of maps depicting these areas may be obtained by contacting Sacramento Housing and Redevelopment Agency (SHRA) at (916) 440-1328. New construction projects are located in accordance with fair share assisted housing location plans adopted by the city and county. These generally restrict the location of newly constructed family housing to community plan areas that are not overly impacted with low income housing. Fair share plan area maps may be obtained by contacting SHRA at (916) 440-1328. With respect to programs and facilities to assist the homeless, these have historically been located within or near Downtown Sacramento, particularly the Richards Boulevard area. In addition to continuing programs and services in these areas, efforts to develop transitional housing and employment training facilities at the former Mather Air Force Base are ongoing.
4. Leveraging and matching funds considerations: The matching funds requirement of the Home Investment Partnerships Program (called the HOME program) was waived for FY '92. However we do expect the HOME matching requirement to take effect next year, although there may be some modification. For planning purposes staff is assuming that a net local match, in cash or in-kind contributions, of about \$ 380,000 in the City of Sacramento and \$ 430,000 in the County will be required. The sources of matching funds in the City will be tax increments and the Housing Trust Fund. The Housing Trust Fund is the only substantial source of matching funds in the County.
5. Pattern of actual investment compared to planned investment: The patterns of investment in affordable housing and homeless facilities reflected in the adopted five-year CHAS are basically the same as those existing prior to its adoption. During the year there have been deviations from planned expenditure patterns, most notably as the result of: a) cut-backs in state funding, b) delays in extending low-income housing tax credit and mortgage revenue bond authority and, in the case of homeless programs, c) a reorganization of this function within county government and, d) cut-backs in county funding. However overall, the proportion

of resources committed to respective CHAS priorities has remained substantially as planned.

C. Households And Persons Assisted

Tables 3, 4 and 5 depict units produced or service levels available during FY 1992. These correspond to Priorities 1,2 & 3 of the CHAS. A discussion of accomplishments with respect to these Priorities follows:

Priority 1 - Prevention of Homelessness Through Production Of Affordable Housing:

Table 2 depicts units completed under this priority during FY '92; For purposes of this Table, a unit must be both completed and occupied in order to count. For example Village Park Apartments, which had its grand opening in September, 1992, is not included because all units were not occupied at that time. This complex will be reflected in next year's performance report.

Referring to Table 2, a total of 929 units were completed in the City of Sacramento, 848 units in the County and 1,777 in both jurisdictions combined. This total is approximately one-third less than the one-year goal of 2,727 total units for these programs established in last year's housing action plan. This difference is attributable largely to changes in HUD rules for establishing production goals. Last year's goals reflected numbers of units expected to be produced from funds made available during the year regardless of when the units are actually produced; whereas new rules require reporting of units actually completed during a given year regardless of when funds were made available. The other major reason for these differences is overly optimistic projections of outside funding sources expected to be available. For example, the City and County each received awards of only 50 units of additional public housing; exactly half the total anticipated in the plan. Also state-funded housing programs are virtually unavailable.

In addition to totals shown on the chart, the Agency assisted four local non-profits in preparation of applications for HOPE II and III funding. Three were approved by HUD. One is a \$225,000 HOPE II planning and development grant to the Sacramento Mutual Housing Association for the 140-unit American River Village apartment complex in the Gardenland Area. The second is a \$450,000 planning and development grant to RCHC in conjunction with SHRA to purchase and rehabilitate 10 boarded and vacant properties in Oak Park. The third is a \$33,925 planning grant to the Sacramento Home Loan Counseling Center (SHLCC) for a program to link prospective lower-income purchasers with foreclosed properties.

Priority 2 - Intervention Programs To Help Persons Achieve Stability: Emergency shelter and transitional housing programs available through homelessness assistance programs operated or assisted by the Agency are shown on Table 3. We have also included data on public housing and Section 8 certificate and voucher programs operated by the Agency to give a more complete view of ongoing housing assistance efforts.

Table 3 depicts actual service levels for FY '92 and planned service levels for FY '93.

OPERATIONAL PROGRAMS AND PROJECTS

PROGRAM DEVELOPMENT	GOALS	COMPLETED		
	FY '92 Goal*	City	FY '92** + County	= Total
Public Housing Production	200	77	57	134
Section 8 Certificates and Vouchers (new)	50	79	0	79
Single Room Occupancy (SRO) Housing	230	0	0	0
Nontraditional Public Housing ^a	27	0	0	0
SHRA Multi-Family Rental Housing Production ^b	825	130	115	245
SHRA Owner-Occupied Housing Production ^c	186	0	0	0
Owner Rehabilitation ^e	150	28	16	44
Self-Help Housing	20	0	0	0
Boarded/Vacant Acquisition and Rehabilitation (Infill Housing)	15	7	0	7
Mortgage Revenue Bonds for Multi-Family Housing	50	0	0	0
Mortgage Revenue Bonds for Single-Family Housing	300	66	108	174
Mortgage Credit Certificates (MCCs)	600	534	534	1,068
Homeownership Home Assistance Program (HOHAP)	20	8	18	26
Sacramento Neighborhood Housing Services (NHS)	10	0	0	0
Emergency/Transitional/Housing Production ^a	44	0	0	0
TOTAL	2,127	929	848	1,777

* FY'92 Goal Timeframe = October 1, 1991 through September 30, 1992

**Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

ANNUAL PERFORMANCE REPORT

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 3

PROGRAM	FY '93 Goal*			Completed FY '92**			Net Change FY 92/93***		
	City + County = Total			City + County = Total			City + County = Total		
PRIORITY 2 - HOUSING ASSISTANCE (Ongoing)									
Emergency Shelter (units = beds)****	247	247	494	247	247	494	0	0	0
Transitional Housing (units = sleeping rooms)	105	105	210	93	93	186	12	12	24
Section 8 Certificates and Vouchers (Ongoing)	2,634	2,505	5,139	2,609	2,480	5,089	25	25	50
Agency-Owned Housing Operations	2,452	1,041	3,493	2,405	1,011	3,416	47	30	77
<u>TOTAL</u>	<u>5,438</u>	<u>3,898</u>	<u>9,336</u>	<u>5,354</u>	<u>3,831</u>	<u>9,185</u>	<u>84</u>	<u>67</u>	<u>151</u>

* Units expected to be available for occupancy during FY '93 (October 1, 1992 through September 30, 1993).

** Units available for occupancy on or before September 30, 1992.

*** Depicts net change in inventory anticipated from October 1, 1992 through September 30, 1993.

****Totals shown reflect year-around beds only. Our winter over-flow program accounts for approximately 455 additional units during winter months.

ANNUAL PERFORMANCE REPORT

OPERATIONAL PROGRAMS AND PROJECTS

T A B L E 4

PROGRAM	2-Year Goal*			Completed FY' 92**			FY'93 Goal***		
	City	County	= Total	City	County	= Total	City	County	= Total
PRIORITY 3 - NEIGHBORHOOD/ACCESSIBILITY IMPROVEMENTS									
Home Assistance and Repair Program for Seniors (HARPS)	800	800	1,600	400	400	800	400	400	800
Emergency Repair Program (ERP)	230	230	460	96	115	211	134	115	249
Retrofit Loans and Grants	38	38	76	12	24	36	26	14	40
Neighborhood Conservation	40	20	60	0	0	0	40	20	60
<u>TOTAL</u>	<u>1,108</u>	<u>1,088</u>	<u>2,196</u>	<u>508</u>	<u>539</u>	<u>1,047</u>	<u>600</u>	<u>549</u>	<u>1,149</u>

* 2-Year Goal Timeframe = October 1, 1991 through September 30, 1993.

** Completed Timeframe = All cases or units completed from 10-1-91 through 9-30-92, regardless of when funding was authorized.

***FY'93 Goal Timeframe = October 1, 1992 through September 30, 1993.

Unlike Table 2, which depicts dwelling units produced during a given year, this Table depicts total units available, or expected to be available on or before the last day of the year indicated. Totals for emergency housing and transitional housing are divided equally between the City and the County based on the premise that these programs serve the entire County rather than one particular jurisdiction. Other totals reflect units under control of the respective housing authorities.

According to Table 3, total units available during FY 1992 were 5,354 for the City, 3,831 for the County and 9,185 for both jurisdictions combined. A total of 213 units were added to our ongoing housing assistance inventory during FY '92 distributed as follows:

Program	City	County	Total
Public Housing Production	77	57	134
Section 8 Certificates & Vouchers	79	0	79
TOTALS	156	57	213

These units are also shown on Table 2, above, as net new units produced. There were no net additions to our emergency housing or transitional housing inventory during FY '92. Efforts were directed primarily at maintaining current levels of service in the face of funding cuts. Also, development work progressed on the three new transitional housing projects mentioned under Priority 1: Oak Park transitional housing (24 units), Mather Air Force Base (300 units) and the affordable cottages project (60 units).

Priority 3 - Programs To Improve Housing Conditions and Situations: This priority includes emergency repair and related programs intended to correct serious problems and/or improve neighborhood amenity. The FY '92 production totals are 508 units in the City, 539 in the County and 1,047 units in both jurisdictions. These totals are shown on Table 4 together with FY '93 and FY '92/93 goals. Other programs contributing to improved housing and neighborhood conditions include weatherization and tree planting, code enforcement and repair and clean up activities undertaken by the Sacramento Neighborhood Housing Services organization. Specific one-year goals for these later activities have not been established. In addition many of the development activities described under Priority 1, above, also contribute to the neighborhood improvements.

D. Other Actions Taken

1. **Public policies:** This section describes actions taken to remove or ameliorate negative effects of public policies effecting the cost of housing or incentives to develop, maintain or improve affordable housing. The following is a description of activities related to this area:

Inclusionary zoning: SHRA staff is working with City and County planning departments to develop inclusionary zoning ordinances which would, in effect, require that new housing developments above a certain size make provision for at least a portion of units to be affordable to lower-income families.

City and county general plan updates: Sacramento City and County are both in the process of updating the housing elements of their general plans as required by state law. This process includes the assessment of means to reduce housing costs.

2. Institutional structure: Federal regulations require that institutional structure for implementing affordable housing programs be described in the CHAS. Major efforts in this area during FY '92 were directed at improving the capacity of Community Housing Development Organizations (CHDOs) and other local non-profits to become involved in affordable housing through establishment of local non-profit organization specializing in affordable housing development.

The Agency is currently in the second year of a three-year HUD-funded program to improve public-private partnerships in providing affordable housing. The program essentially provides private consultant services to SHRA staff and local non-profits on the financial aspects of affordable housing development, for example, development and evaluation of project proformas, appraisals, underwriting principles, syndication, etc.. Consultant services are provided at no charge to the Agency by The National Development Council (NDC), a nationally recognized non-profit based in New York City which specializes in capacity building for public/private partnerships in the areas of economic development and affordable housing. An NDC consultant is accessible by telephone any time and, in addition, travels to Sacramento monthly to meet with SHRA staff and representatives of local non-profits. The goal of the program is to develop one or more development proposals by the end of the contract.

3. Intergovernmental cooperation: The Sacramento Housing and Redevelopment Agency serves as the Public Housing Authority (PHA) and Redevelopment Agency for both the City and County of Sacramento, and in addition administers the Community Development Block Grant (CDBG) program, the Home Investment Partnerships program (called the HOME program), and various other affordable housing and related programs on behalf of the City and County. Agency staff works closely and directly with their City and County counterparts on matters of mutual interest. The adopted five-year CHAS did not identify any areas for improvement in intergovernmental cooperation nor were any actions of this kind undertaken in FY '92.
4. Public housing improvement and resident initiatives: The five-year CHAS is required to include a plan for improving the management and operation of public housing as well as strategies for encouraging public housing residents to become more involved in the management of public housing. The annual update to the CHAS is required to state actions to be taken in support of these objectives. Public housing improvement and management issues are discussed in five-year and one-year plans prepared in conjunction with Agency participation in the Comprehensive Grant Program, which essentially provides funding to PHAs for preservation and upgrading of their public housing stock. Relevant sections of these plans are presented in Exhibit B to this performance report.

5. Actions to affirmatively further fair housing: The requirement is to report actions taken to further fair housing within the jurisdiction during the report period. Such actions include the following:
 - a. **The fair share plan for location of affordable housing:** The City and County have each adopted ordinances discouraging the location of new construction low income family housing in impacted areas. The plans control Agency decisions to purchase property for housing and serve as a standard for review and comment on other housing development proposals regarding their conformity with the CHAS.
 - b. **Inclusionary housing:** City and County planning departments are developing inclusionary housing policies and ordinances for adoption by the governing bodies. This activity is being undertaken in conjunction with updates to their respective general plans.
 - c. **Fair housing:** The City and County annually provide \$270,000 to the Sacramento Human Rights/Fair Housing Commission for ongoing investigation, enforcement and education about fair housing laws.

CITIZEN PARTICIPATION

Three advertised public meetings were held on June 4, 1992, July 13, 1992 and November 12, 1992, to present an overview of the adopted CHAS, identify programs and resources expected to be available for allocation in the coming year, solicit comments on annual performance and to obtain input from the broader community on needs and funding priorities. A summary of the action plan was included in the newspaper ad and mailing for the third public meeting mentioned above and sent to the parties on the CHAS mailing list.

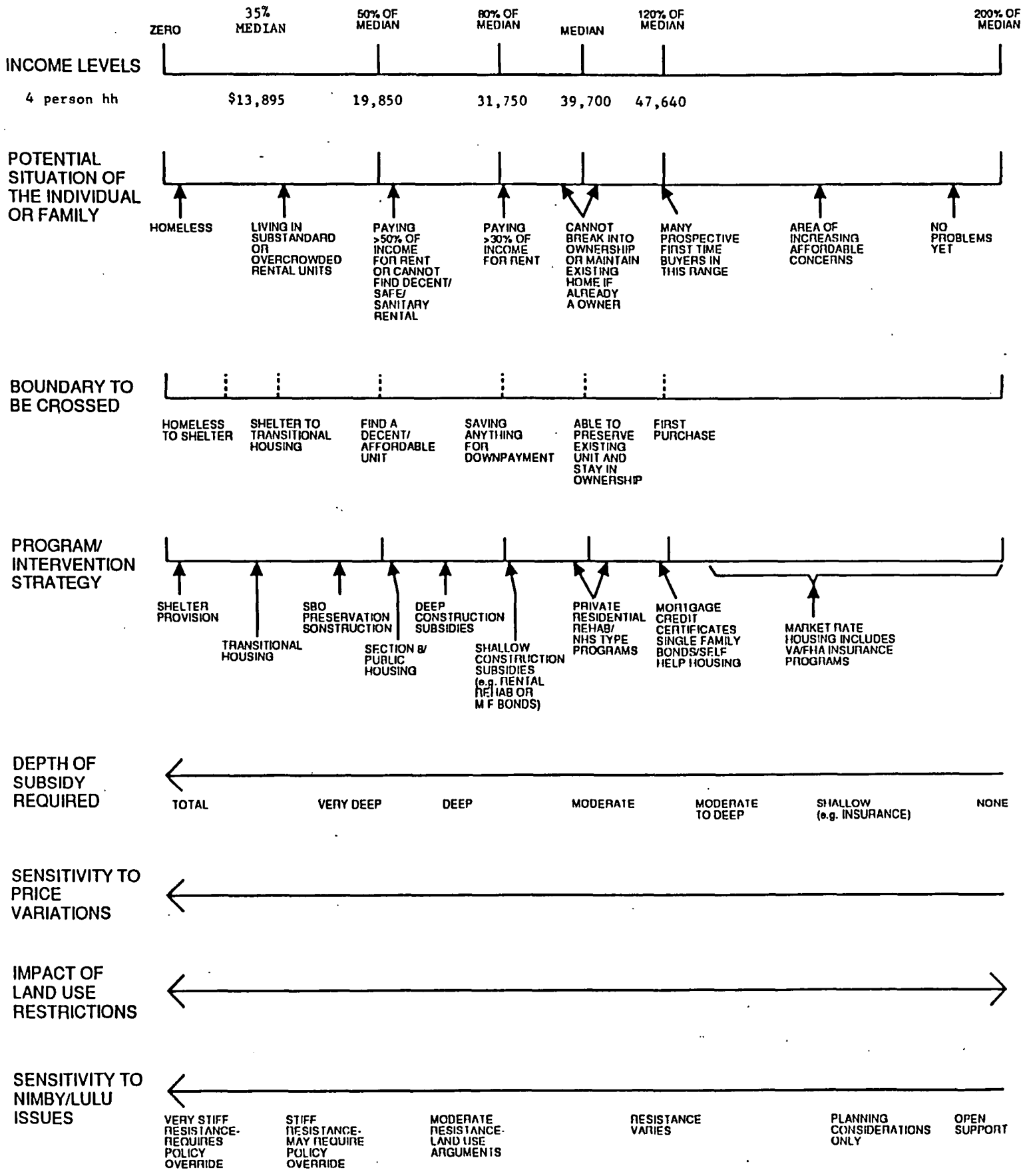
The meetings were held at the Sacramento Housing and Redevelopment Agency Commission Chambers located on the first floor of the Riverview Plaza building at 600 I Street, Sacramento, CA 95814. Notice of the meetings was published in the following local newspapers: The Sacramento Bee, El Hispanol and The Observer. In addition, meeting notices were mailed directly to Del Paso Heights Redevelopment Advisory Committee (RAC), Oak Park Project Area Committee (PAC) and CDBG Target Area Committee (TAC) members, Alkali Flat PAC, Delta TAC, East Del Paso TAC, North Sacramento PAC, Rio Linda TAC, South Sacramento TAC, Gardenland/Norlto TAC, Sacramento Housing Alliance members, the City of Sacramento Planning Commission and to the mailing list of community organizations and other interested parties which was used for development of the original CHAS, with some additions.

The required 30-day period for public review and comment on the CHAS annual plan and performance report is considered to begin one day after the third noticed public hearing, or on Friday November 13, 1992. The completed annual plan and performance

report will be forwarded to HUD no earlier than Monday December 14, and no later than Friday, December 29, 1992. Any comments received on either document before December 14, 1992, will be included with the final documents submitted to HUD. Exhibit C contains comments received thus far together with an appropriate response. Any comments received after December 14, 1992, will be responded to regardless of when received.

Kurt A:\perfrpt.All

COUNTYWIDE HOUSING NEEDS AND SHRA ASSISTANCE STRATEGY AS PORTRAYED ALONG CONTINUUMS DEFINED BY SEVERAL VARIABLES



NIMBY - Not In My Back Yard
 LULU - Locally Undesirable Land Uses

HOUSING NEEDS

- **60,000 VERY LOW INCOME RENTER HOUSEHOLDS. OF THESE, 24,000 PAY MORE THAN 50% OF INCOME TOWARDS RENT AND 22,000 PAY 30%-50% OF INCOME TOWARDS RENT. 75% OF THESE HOUSEHOLDS ARE SMALL FAMILIES.**
- **28,000 FAMILIES ARE ON OUR SECTION 8/PUBLIC HOUSING WAITING LISTS.**
- **INCOME IS INCREASING AT A SLOWER RATE THAN HOUSING COSTS. (37% INCREASE INCOME 1986-1991; 63% INCREASE IN HOUSING COSTS.)**
- **32% OF NEW HOUSING UNITS SHOULD BE AFFORDABLE TO LOW INCOME IN ORDER TO KEEP PACE WITH EXPECTED JOB GROWTH.**
- **POVERTY IN SACRAMENTO IS GROWING. FROM 1980-1990 THERE WAS A 52% INCREASE OF PERSONS BELOW FEDERAL POVERTY LIMITS.**
- **IN 1986, 52% OF THE POPULATION COULD AFFORD THE AVERAGE PRICED HOME. IN 1991, 34% COULD AFFORD THE AVERAGE PRICED HOME.**

**ASSISTED RENTAL HOUSING UNITS
IN SACRAMENTO CITY OR COUNTY BY PROGRAM TYPE**

(As of October 1, 1992)

		<u>UNITS</u>
<u>TENANT BASED</u>	(Section 8 Certificates and Vouchers)	5,089
<u>PROJECT BASED</u>	Privately Owned: Sec 202, Sec 236, Sec 221(d), tax credits, etc.	4,391
	Privately Owned: Mortgage Revenue Bond, 20% set-aside.	1,872
	SHRA Owned:	3,416
		<hr/>
Subtotal	(Standard Units)	14,768
	Emergency Shelter Beds (year-around*)	494
	Transitional Housing (units=sleeping rooms)	186
		<hr/>
GRAND TOTAL		<u>15,448</u>

*EXCLUDES WINTER OVERFLOW PROGRAM (455 beds)

AFFORDABLE RENTS

2 Bedroom Units

INCOME	35%	50%	60%	80%	120%
(4 person hh)	\$13,895	17,850	23,800	31,750	47,640
RENT	260	393	483	662	1020

AVERAGE MARKET RENT EXISTING UNITS \$523-556

AVERAGE MARKET RENT NEWLY CONSTRUCTED UNITS \$661

AFFORDABLE HOMES FOR 80% OF MEDIAN FAMILY IS \$89,000

AVERAGE HOME PRICE EXISTING \$130,000

AVERAGE HOME PRICE NEW CONSTRUCTION \$144,890

PROJECT NORWOOD ESTATES

Number of units 44 Tax credit project

PROJECT COSTS		per unit
Acquisition	335,000	7,614
Construction & soft	3,132,403	71,191

Total cost	3,467,403	78,805
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Income	units	rent	month
Two bedroom	9	375	3,375
	13	425	5,525
Three bedroom	22	475	10,450
			13,825

OPERATING PROFORMA

GSI		165,900
Vacancy @ 5.00%		8,295
EGI		157,605
Expenses @		93,042
NOI		64,563
Max. debt @ 1.15 DSR		56,142
CFBT		8,421

FINANCING SOURCES

Conventional loan	1,061,348	24,122
Affordable Housing Program loan	372,652	8,469
Tax credit proceeds	1,500,000	34,091
NRC grant	180,000	4,091
SHRA gap subsidy	352,403	8,009
Total sources	3,466,403	78,782

Value @ 8.50% cap	759,565	17,263
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