RESOLUTION NO. SHRC - 09-025

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

June 3, 2009

APPROVAL OF GUIDELINE MODIFICATIONS FOR ACTIVITIES TO BE UNDERTAKEN AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM

WHEREAS, on October 23, 2007, the Sacramento Board of Supervisors approved the 2008-2012 Consolidated Plan. The Consolidated Plan identifies the County's housing and community development needs and describes the long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs that include the Community Development Block Grant (CDBG); and

WHEREAS, the Department of Housing and Urban Development (HUD) requires the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities of the Consolidated Plan; and

WHEREAS, the Sacramento Housing and Redevelopment Agency (SHRA) annually serves as the designee for the County of Sacramento to administer community development grants originating from HUD; and

WHEREAS, on July 30, 2008, Congress passed and the President signed into law House Resolution 3221, the Housing and Economic Recovery Act of 2008 (HERA), which authorized a one-time $3.9 billion allocation to be distributed to the states and local governments to mitigate community impacts resulting from foreclosure; and

WHEREAS, HUD released the formula and regulations for the new allocation of CDBG under the Neighborhood Stabilization Program (NSP) as prescribed by HERA on September 29, 2008, and a substantial amendment to the Consolidated Plan for NSP funding was to be submitted to HUD no later than December 1, 2008 and approved no later than February 13, 2009; and

WHEREAS, on October 21, 2008, a noticed public hearing soliciting comments and approving the 2009 One-Year Action Plan containing the Substantial Amendment for NSP and its submission was held by the Sacramento Board of Supervisors; and

WHEREAS, on February 24, 2009, the Board of Supervisors authorized SHRA to amend and submit changes to the Neighborhood Stabilization Program (NSP) in the 2009 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD),

authorized the County Executive and SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the NSP; and authorized SHRA to establish and implement the Vacant Property Program, the Lerwick Road and Norcade Circle Projects, and the Property Recycling Program to undertake NSP activities; and

WHEREAS, at this time, the Agency is recommending minor modifications to the existing NSP framework, specifically the Property Recycling Program, and additions to the program including partnership with the National Community Stabilization Trust (NCST); and

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action in the staff report that accompanies the resolution, are approved.

Section 2. The Executive Director is authorized to modify the Neighborhood Stabilization Program (NSP), Property Recycling Program Guidelines.

Section 3. The Executive Director is authorized to execute agreements and contracts with the appropriate entities to carry out the proposed modifications to the NSP.

Section 4. The Executive Director is authorized to establish and implement the proposed modifications to the Property Recycling Program Guidelines (Exhibit A) to undertake NSP activities.

Section 5. The Executive Director is authorized to enter into a Memorandum of Understanding (MOU) with the National Community Stabilization Trust (NCST) to purchase foreclosed properties in accordance with the NSP and proposed modifications to the Property Recycling Program.

Section 6. The Executive Director is authorized to purchase foreclosed properties and take the actions necessary to hold and maintain the properties in preparation for resale in accordance with the NSP and proposed modifications to the Property Recycling Program.

Section 7. The Executive Director is authorized to release a Request for Qualifications/Proposals for the rehabilitation and resale of foreclosed properties or leasing of affordable rental property purchased through the Property Recycling Program.

Section 8. The Executive Director is authorized to convene a selection committee to review the qualifications and proposals and provide a recommendation on the selection of one or more qualified developers/builders to participate in the rehabilitation and resale of foreclosed properties or leasing of affordable rental property.

CHAIR

ATTEST

CLERK

RESOLUTION NO. SHRC - 09-026

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

June 3, 2009

APPROVAL OF GUIDELINE MODIFICATIONS FOR ACTIVITIES TO BE UNDERTAKEN AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM

WHEREAS, on October 23, 2007, the Sacramento City Council approved the 2008-2012 Consolidated Plan. The Consolidated Plan identifies the City's housing and community development needs and describes the long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs to include the Community Development Block Grant (CDBG).

WHEREAS, the Department of Housing and Urban Development (HUD) requires the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities of the Consolidated Plan.

WHEREAS, the Sacramento Housing and Redevelopment Agency (SHRA) annually serves as the designee for the City of Sacramento to administer community development grants originating from HUD.

WHEREAS, on July 30, 2008, Congress passed and the President signed into law House Resolution 3221, the Housing and Economic Recovery Act of 2008 (HERA), which authorized a one-time $3.9 billion allocation to be distributed to the states and local governments to mitigate community impacts resulting from foreclosure.

WHEREAS, HUD released the formula and regulations for the new allocation of CDBG under the Neighborhood Stabilization Program (NSP) as prescribed by HERA on September 29, 2008, and a substantial amendment to the Consolidated Plan for NSP funding was to be submitted to HUD no later than December 1, 2008 and approved no later than February 13, 2009.

WHEREAS, on October 21, 2008, a noticed public hearing soliciting comments and approving the 2009 One-Year Action Plan containing the Substantial Amendment for NSP and its submission was held by the Sacramento City Council.

WHEREAS, on February 24, 2009, the City Council authorized SHRA to amend and submit changes to the Neighborhood Stabilization Program (NSP) in the 2009 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD), authorized the City Manager and SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the NSP; and authorized SHRA to establish and implement the Vacant Property Program, Morrison Creek Estates Project, and the Property Recycling Program to undertake NSP activities.

WHEREAS, in February, SHRA made a commitment to Council to provide frequent and ongoing updates on the status of NSP activities. It was anticipated that program modifications would be brought forward over time to better refine existing operations and to ensure funds are allocated in a timely manner, consistent with funding requirements.

WHEREAS, at this time, the Agency is recommending minor modifications to the existing NSP framework, specifically the Property Recycling Program, and additions to the program including partnership with the National Community Stabilization Trust (NCST).

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated in the staff report accompanying this resolution, are approved.

Section 2. The Executive Director or her designee is authorized to modify the Neighborhood Stabilization Program (NSP), Property Recycling Program Guidelines.

Section 3. The Executive Director is authorized to execute agreements and contracts with the appropriate entities to carry out the proposed modifications to the NSP.

Section 4. The Executive Director is authorized to establish and implement the proposed modifications to the Property Recycling Program Guidelines (Exhibit A) to undertake NSP activities.

Section 5. The Executive Director, or her designee, is authorized to enter into an MOU with NCST to purchase foreclosed properties in accordance with the NSP and proposed modifications to the Property Recycling Program.

Section 6. The Executive Director is authorized to purchase foreclosed properties from lenders and take all actions necessary to hold and maintain the properties in preparation for resale in accordance with the NSP and proposed modifications to the Property Recycling Program.

Section 7. The Executive Director, or her designee, is authorized to release a Request for Qualifications for the rehabilitation and resale of foreclosed properties purchased through the Property Recycling Program.

Section 8. The Executive Director, or her designee, is authorized to convene a selection committee to review the qualifications and proposals and provide a recommendation on the selection of one or more qualified developers/builders to participate in the rehabilitation and resale of foreclosed properties or leasing of affordable rental property.

CHAIR

ATTEST:

CLERK