



Fact Sheet

1013 7TH STREET, 2ND FLOOR SACRAMENTO, CA 95814 (916) 264-1500

Sacramento Boarded & Vacant Homes Program PROGRAM GUIDELINES

Boarded and Vacant Homes Program

The Boarded and Vacant Homes Program is designed to promote the acquisition and rehabilitation of single-family boarded and vacant homes in targeted areas of the City and County of Sacramento for sale to owner-occupants. Participating developers receive a Developer Fee for resale of qualified homes. The program is subject to funding availability.

Maximum Amounts:	\$10,000 Developer Fee in Target areas \$15,000 Developer Fee in Redevelopment Areas and “priority properties” \$20,000 Oak Park Redevelopment Area
Payment:	Payment of developer fee is provided upon approved completion and sale of home to owner-occupant per executed Owner Participation Agreement.
Eligible Applicants:	Parties interested in acquiring and rehabilitating boarded and vacant single-family homes in target areas of the City and County of Sacramento who: <ul style="list-style-type: none">• have experience in rehabilitating at least two single-family homes;• can provide sources of financing to cover the project costs;• are a licensed general contractor or are working with a licensed general contractor in good standing with the Contractor State Licensing Board;• has required insurance coverage;• if a property owner, have no code enforcement violations for the last three years;• can demonstrate that work meets or exceeds Agency construction standards;• can provide at least two client/supplier/sub-contractor references;• participants will be withdrawn from the eligibility list for non-performance over a 2 year period; and• application is approved by the Agency
Current Program Areas:	Del Paso Heights, Oak Park, and Franklin Boulevard Redevelopment Areas.
Priority Properties:	Troubled properties identified by City Council, Board of Supervisors, City Housing and Dangerous Buildings Department, City and County Code Enforcement and/or neighborhood groups.
Eligible Properties:	Boarded and/or vacant single-family homes in the program’s eligible areas listed on the Sacramento City’s Dangerous Building Inspector Cases Report or those properties which need a minimum of \$15,000 rehabilitation work. Properties are subject to Agency inspections and regulatory agreements.
Other Terms:	Depending on funding source, after-rehabilitated values will be restricted. Use of Tax Increment Funds will require resale at an affordable housing cost and a regulatory agreement to the buyer for a period of forty-five years. Special first-time homebuyer financing may also be available. Application periods are held periodically. Information is available at www.shra.org or by calling Loan Processing at (916) 264-1500.