

RESOLUTION NO. SHRC- 09-038

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

October 7, 2009

AUTHORIZATION TO ENTER INTO MASTER PROJECT AGREEMENTS WITH SELECTED VOLUME BUILDER AND MISSION DRIVEN COMMUNITY PARTNERS AND TO TRANSFER FORECLOSED SINGLE FAMILY PROPERTIES ACQUIRED BY SHRA TO SELECTED COMMUNITY PARTNERS FOR THE PURPOSES OF REHABILITATION AND RESALE TO HOMEOWNER OCCUPANTS CONSISTENT WITH THE GUIDELINES OF THE NEIGHBORHOOD STABILIZATION, PROPERTY RECYCLING PROGRAM

WHEREAS, on February 24, 2009, the County of Sacramento Board of Supervisors and the Sacramento City Council authorized the Sacramento Housing and Redevelopment Agency (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), authorizing SHRA to establish and implement the Vacant Properties Program, the Block and Acquisition and Rehabilitation Programs, and the Property Recycling Program to undertake NSP activities.

WHEREAS, on June 16, 2009, at properly noticed public hearings, the County of Sacramento Board of Supervisors and the Sacramento City Council authorized SHRA to modify the NSP Property Recycling Program Guidelines to allow SHRA to purchase foreclosed properties within the NSP Target Areas to be transferred to experienced and qualified development partners for rehabilitation and resale to homeowner occupants.

WHEREAS, on June 16, 2009, the County of Sacramento Board of Supervisors and the Sacramento City Council authorized SHRA to release a Request for Qualifications (RFQ) for the rehabilitation and resale of foreclosed properties purchased through the Property Recycling Program and to convene an evaluation committee to review the qualifications and proposals and provide a recommendation on the selection of qualified builders to participate in the rehabilitation and resale of foreclosed properties.

WHEREAS, on July 7, 2009, SHRA released the Neighborhood Stabilization, Property Recycling Program Volume Builder and Mission Driven Community Partner RFQs to solicit interest in the transfer, rehabilitation and resale of foreclosed, single family housing by experienced and qualified development partners and in August and September 2009, the RFQ evaluation committee convened to review, qualify and rank the statement of qualifications received and provide its recommendation to SHRA.

WHEREAS, on July 17, 2009, SHRA, on behalf of the consortium of the City and County of Sacramento and the cities of Citrus Heights and Rancho Cordova submitted an application for up to \$36,811,500 to the U.S. Department of Housing and Urban Development (HUD) for the implementation of the Neighborhood Stabilization Program 2 (NSP-2) under the American Recovery and Reinvestment Act of 2009 (ARRA).

WHEREAS, on October 10, 2009 the SHRA Commission ("Commission") held a noticed public hearing on the disposition of properties consistent with the NSP Property Recycling Program Guidelines to the selected Community Partners pursuant to Sections 33431 and 34312.3 of the Health & Safety Code.

WHEREAS, the Commission finds that the proceeds of any sale to the selected Community Partners shall be considered program income under NSP pursuant to Section 2301 of the Housing and Economic Recovery Act, (Public Law 110-289) and used to assist housing projects for persons of low-income consistent with Sections 34212 and 34312.3(c) of the Health & Safety Code.

WHEREAS, the Commission finds that the real property acquired by SHRA pursuant to the Property Recycling Program Guidelines will not be required for SHRA's foreseeable needs and may be disposed of to the selected Community Partners for the purposes of housing development pursuant to Section 34315.7(c) of the Health & Safety Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION, SUBJECT TO THE APPROVAL OF THE COUNTY OF SACRAMENTO BOARD OF SUPERVISORS AND THE SACRAMENTO CITY COUNCIL:

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 Sacramento Housing and Redevelopment Commission confirms staff's recommendation to qualify the following Volume Builder Community Partner respondents listed in order of ranking: 1) NeighborWorks HomeOwnership Center, Sacramento Region/GALA Construction; 2) Towne Development of Sacramento, Inc.; and 3) Housing Group Fund.

Section 3. The Executive Director, or her designee, is authorized to enter into a Master Project Agreement with the development partnership of NeighborWorks HomeOwnership Center, Sacramento Region, and GALA Construction as the top ranked and qualified Volume Builder Community Partner for the transfer, rehabilitation and resale of foreclosed properties consistent with the guidelines of the Property Recycling Program (Exhibit A). As necessary, the Executive Director, or her designee, is authorized to enter into a Master Project Agreement(s) with up to two additional Volume Builder Community Partners in order of ranking and qualification.

Section 4. The Sacramento Housing and Redevelopment Commission confirms staff's recommendation to qualify the following Mission Driven Community Partner respondents listed in order of ranking: 1) Sacramento Habitat for Humanity; 2) Twin Rivers Unified School District, Adult School; 3) Community Resource Project, Inc.; 4) Visionary Home Builders of California; 5) Northern California Construction Training Development Corporation; and 6) Build America.

Section 5. The Executive Director, or her designee, is authorized to enter into a Master Project Agreement with the following development teams, as the top ranked and qualified Mission Driven Community Partners for the transfer, rehabilitation and resale of foreclosed properties consistent with the guidelines of the Property Recycling Program: 1) Sacramento Habitat for Humanity; and 2) Twin Rivers Unified School District, Adult School. As necessary, the Executive Director, or her designee, is authorized to enter into a Master Project Agreement(s) with one or more additional Mission Driven Community Partners in order of ranking and qualification.

Section 6. The Executive Director, or her designee, is authorized to transfer, through a Master Project Agreement and property specific Disposition and Development Agreements, all foreclosed single family residential properties acquired by SHRA within the NSP Target Areas for the purposes of rehabilitation and resale to homeowner occupants consistent with the Community Partner Master Project Agreements and the guidelines of the Property Recycling Program to its Volume Builder and Mission Driven Community Partners, including those properties already acquired by SHRA for the purposes of the program: 1) 3407 20th Avenue, APN 020-0205-010; 2) 3525 34th Street, APN 013-0393-023; 3) 4012 San Carlos, APN 020-0073-012; 4) 4241 13th Avenue, APN 014-0273-014; 5) 3816 San Carlos, APN 014-0263-011; 6) 5941 Cindy, APN 027-0303-009; 7) 3909 14th Avenue, APN 014-0262-016; and 8) 4800 44th Street, APN 022-0044-005.

Section 7. The Executive Director, or her designee, is authorized to amend Section 4.0 of the NSP Property Recycling Program Guidelines regarding affordability of the units sold through the program to remove the five-year equity restriction.

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Exhibit A – NSP Property Recycling Program Guidelines



CHAIR

ATTEST:


CLERK