

## RESOLUTION NO. SHRC- 13-5

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

May 15, 2013

### **FORECLOSED PROPERTY ACCESS AND REHABILITATION PROGRAM**

**WHEREAS**, in June 2009, the Sacramento Housing and Redevelopment Agency (SHRA) began acquiring real estate owned (REO) properties through its partnership with the National Community Stabilization Trust (NCST), a national nonprofit organization created to connect banks and loan servicers holding foreclosed properties with local governments and organizations working to stem the decline of communities with high concentrations of vacant and abandoned foreclosed properties.

**WHEREAS**, on October 5, 2011, the Sacramento Housing and Redevelopment Commission considered staff's recommendation to authorize SHRA to establish and implement a pilot program referred to as the Foreclosed Property Access and Rehabilitation Program (FAP), wherein the participants are provided access to foreclosed or abandoned properties prior to the properties being listed on the open market, allowing for the targeted and expedited purchase of these properties from various financial institutions working with NCST.

**WHEREAS**, after one year of program operation, SHRA was directed to report back to the Board of Supervisors and the City Council regarding the successes of the program, including recommendations for its continuation and any modifications that might be needed to maintain the successful administration and operation of the program.

**WHEREAS**, through NCST's "First Look" program, to date SHRA has acquired over 40 foreclosed or abandoned properties, and SHRA's participating builder partners have acquired 8 properties within targeted areas of the City and County.

**WHEREAS**, due to challenges created by the overall decline in inventory of foreclosed or abandoned properties, SHRA desires to update and expand the FAP target area boundaries to include other eligible census tracts located within the defined NCST program area, as well as set up a builder rotation to evenly distribute access to the properties. The goal of the proposed modifications is to potentially increasing the number of properties that may be made available to SHRA's participating builder partners, allow an equitable distribution of the properties amongst the builders, and enhance access to REO properties relative to competing private investor interests.

**WHEREAS**, expansion of the FAP program target areas will enhance and continue SHRA's efforts to facilitate community revitalization and rehabilitation of foreclosed, vacant

properties for resale to qualifying homebuyers, in addition to assisting neighborhoods struggling to eliminate blight, reduce vandalism, and prevent a further deterioration of local property values.

**WHEREAS**, the proposed actions, which are in furtherance of a program to facilitate the rehabilitation of foreclosed, vacant properties for resale to qualifying homebuyers, are categorically exempt pursuant to CEQA Guidelines Section 15301.

**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, are approved.

Section 2: The Executive Director or her designee is authorized to seek NCST approval and implement expanded FAP target areas that include eligible City and County of Sacramento census tracts located within the defined NCSY First Look program area.

Section 3: The Executive Director or her designee is authorized to make modifications to the program guidelines as may be necessary to ensure the successful administration and operation of the program, including but not limited to an alternative approach for the distribution of properties to participating builders.

Section 4: The Executive Director or her designee is authorized to terminate the FAP if it is determined that the availability of REO inventory through the NCST First Look program does not justify its continuation.

  
CHAIR

**ATTEST:**

  
CLERK