

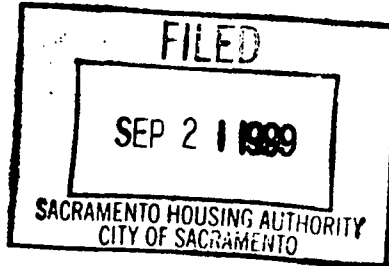
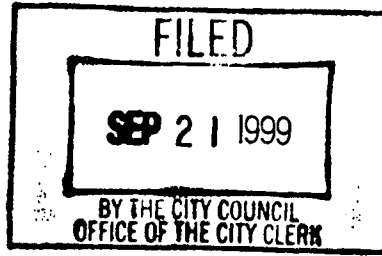
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APPROVED
BY THE CITY COUNCIL

SEP 21 1999

OFFICE OF THE
CITY CLERK



September 21, 1999

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: STATUS REPORT - FRANKLIN VILLA REVITALIZATION PLAN

LOCATION & COUNCIL DISTRICT - Franklin Villa - District 8

RECOMMENDATION

This report is for your information and no specific action is required.

CONTACT PERSONS - Gregg Fortner, Director Housing Authority, 440-1337

FOR COUNCIL MEETING OF - September 21, 1999

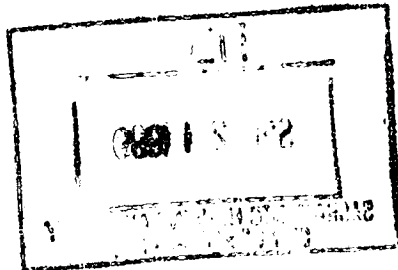
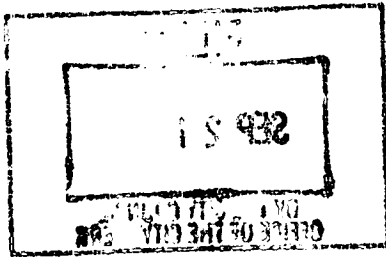
SUMMARY

This progress report summarizes the Agency's activities April 1999 through August 1999 toward rehabilitation and rental strategies for acquired units at Franklin Villa.

BACKGROUND

On April 20, 1999, the City Council approved \$1 million dollars in federal Home Investment Partnership (HOME) funds for the acquisition, rehabilitation and reconfiguration of units at Franklin Villa. This phase of the Franklin Villa Revitalization plan involved acquiring HUD foreclosed Real Estate Owned (REO) units, rehabilitating the units and renting them to qualified Section 8 applicants. Following are points summarizing the progress of the project since Council action last April:

- Escrow closed on 102 HUD REO units on June 29, 1999.
- Housing Authority maintenance staff is currently coordinating the rehabilitation on selected units.
- Initial phase of rehabilitation is focused on thirty (30); three-bedroom and four-bedroom townhouse units which are being completed in groups of ten (10).



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- Sixteen (16) units were completed through August 1999.
- Eight (8) additional units are scheduled for completion the first two weeks of September.
- Average rehabilitation costs were just over \$10,000 per unit for the first sixteen (16) completed units.
- Average rehabilitation costs will decrease as more units are completed.
- Eight (8) residents have moved in to newly rehabilitated units through August 1999.
- Applicants are screened using current Housing Authority procedures. This service is provided all Homeowner Associations at Franklin Villa for all prospective residents.
- Next phase of rehabilitation will focus on two (2) bedroom units located in four-plexes.
- Substantially less unit average rehabilitation costs are anticipated.
- A Neighborhood Police Officer team began patrolling the area in August 1999. The team will be supplemented with more support funded through the Sacramento Police Department's Universal Hiring Grant.
- Congressional support has been obtained in efforts to secure up to \$2.5 million in supplemental federal funding.

FINANCIAL CONSIDERATIONS

Through August 1999, approximately \$250,000 was expended for acquisition and rehabilitation.

POLICY CONSIDERATIONS

The actions stated in this report are consistent with the priorities associated with the Franklin Villa Revitalization Plan.


ENVIRONMENTAL REVIEW

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

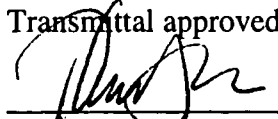
M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact, therefore M/WBE considerations do not apply.

Respectfully submitted,


ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

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**MATERIAL NOT FURNISHED AT TIME OF
AGENDA PREPARATION**