



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY GOVERNING BOARD

- Phillip L. Isenberg, Mayor
- Lloyd Connolly
- Lynn Roble
- Blaine H. Fisher
- Thomas R. Hoerber
- Douglas N. Pope
- John Roberts
- Anne Rudin
- Daniel E. Thompson

Redevelopment Agency of the
 City of Sacramento
 City Hall, 915 I Street
 Sacramento, California 95814

Honorable Members in Session:

SUBJECT: SHRA Commission Recommendations for the Rehabilitation Program

COUNTY GOVERNING BOARD

- Illa Collin
- C. Tobias (Toby) Johnson
- Joseph E. (Ted) Sheedy
- Sandra R. Smoley
- Fred G. Wade

SUMMARY

The SHRA Commission, after considerable deliberation, is recommending a 13-point plan establishing policies and priorities to modify and strengthen the rehabilitation program. Major recommendations include the setting of priorities for 312 loans for qualified low and moderate income persons, establishment of a Loan Committee to screen and approve loan and grant applications and an arbitration procedure to settle disputes.

EXECUTIVE DIRECTOR

William G. Seline

P.O. Box 1834
 Sacramento, CA 95809
 630 I Street
 Sacramento, CA 95814
 (916) 444-9210

BACKGROUND INFORMATION

In response to the charge of Chairman Miller, the Rehabilitation Loan Policy Committee has undertaken a thorough review of the Rehabilitation Loan and Grant Programs administered by the Agency in the City and County areas. This review included eight public meetings (February 28, March 6, March 13, March 27, April 3, April 10, April 22 and May 1), extensive inquisition of the Agency staff as well as substantial opportunity for public comment, including those who have had work performed under the programs in question. The attached recommendations are based upon all of the testimony and evidence received at the hearings and later input from the Project Area Committees and Sacramento County CDBG/Revenue Sharing Advisory Commission.

FINANCIAL DATA

No impact.

Office of the City Clerk
 Referred to
 Bud/Fin Comm
 JUL 8 1980

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento

Page Two

VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of July 7, 1980, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above-mentioned action. In the event they fail to do so, you will be advised prior to your July 8, 1980, meeting.

EXECUTIVE DIRECTOR'S RECOMMENDATION

I respectfully dissent from the recommendations of your Advisory Commission regarding loans to employees of the Agency. I believe that the possibility of favoritism is so great that no loans should be made by the Agency to any employee of the Agency.

Respectfully submitted,


WILLIAM G. SELINE
Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SLIFE
City Manager

Contact Persons: Sam Walton
Leo Goto

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

July 8, 1980


APPROVING REHABILITATION POLICIES FOR THE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF
SACRAMENTO:

1. The attached Rehabilitation Policies, attached hereto and marked Exhibit "A", are hereby approved.

CHAIRMAN

ATTEST:



SECRETARY

RECOMMENDED REHABILITATION POLICIES

I. Priorities for Section 312 Loan Program

- A. First priority be given to qualified low and moderate income applicants to the extent that available applications are in proper form.
- B. Second priority should be given to neighborhood revitalization applicants where those applicants' applications are in proper form.
- C. No funds be set aside for commercial loans from single family one to four unit 312 funding or from multi-family five plus units 312 funding.
- D. As to 1980 City funds, the Agency should follow the recommendations of the United States Department of Housing and Urban Development and designate all of the above funding for the Alkali Flat neighborhood.

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III. Employees Excluded from Loan and Grant Program Participation

In order to eliminate any conflicts of interest no employees of the Agency shall receive any grant or loan from the program.

IV. Formal Dispute Resolution Process be Established to Include Binding Arbitration

A. Work write-ups should specify sequence of work to be performed and a timetable of completion dates should be established.

B. The homeowner, the contractor and Agency staff should sign an agreement stating the work to be performed and whether that work was completed in a satisfactory manner. This statement should be signed by all parties at the beginning of the work, the middle of the work and the end of the work. If a dispute should arise between the homeowner and the contractor, the Agency should make a determination. If the parties are unwilling to abide by the Agency's decision, the matter should be submitted to binding arbitration. These provisions must be incorporated into the contracts to be signed by the parties.

V. Bonding of Contractors Not Be Required

VI. Preparation of Brochure or Handbook

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VII. Agency's Personnel Rules and Regulations

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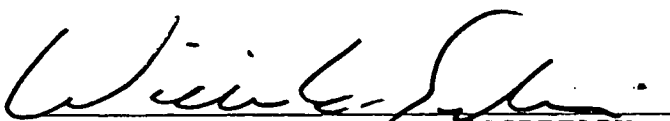
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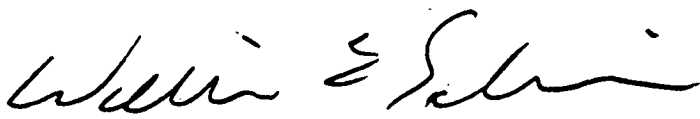
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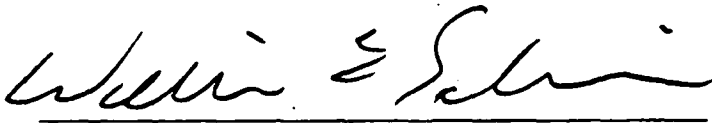
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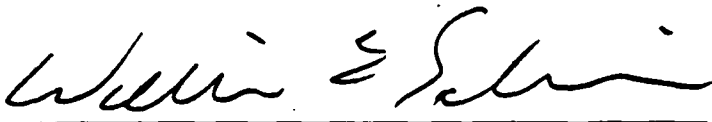
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