

RESOLUTION NO. 92-037

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF MAY 19 1992


**EXTERIOR REHABILITATION INCENTIVE GRANT (ERIG)
PROGRAM IN THE YOUNG STREET AND DETROIT BOULEVARD
NEIGHBORHOOD CONSERVATION PROGRAM AREAS**

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

Section 1: The Executive Director is hereby authorized to implement the Exterior Rehabilitation Incentive Grant Program and to revise the Homeowner Housing Rehabilitation Loan Program in the Young Street and Detroit Boulevard Neighborhood Conservation Program Areas as shown in the maps in Attachments I and II hereto. Terms, conditions and guidelines for the programs shall be as set forth in Attachments III and IV hereto.


CHAIR

ATTEST:


SECRETARY

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FOR CITY CLERK USE ONLY

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MEADOW VIEW ROAD

ROLDO CT.

CARROTWOOD

JOLA

CIRCLE

ANDROS

WAY

BROOKFIELD

LEROS CT.

LESBOS

SKYROS WAY

NIXOS WAY

SAMOS

WAY

BILLINGS WAY

DETROIT BLVD.

LAURIE WAY

GOVERNMENT PROPERTY

REEL CIRCLE

SHRADER CIRCLE

GAIES WAY

DETROIT BLVD.

FALLIS

CIRCLE

UNION PACIFIC RAILROAD

MORRISON CREEK

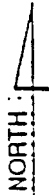
SUSAN B. ANTHONY SCHOOL

ANN ARBOR

ALBION WAY

NEIGHBORHOOD CONSERVATION AREA

PUBLIC UTILITY
CEDARBERINGS WAY
DEERHAVEN WAY

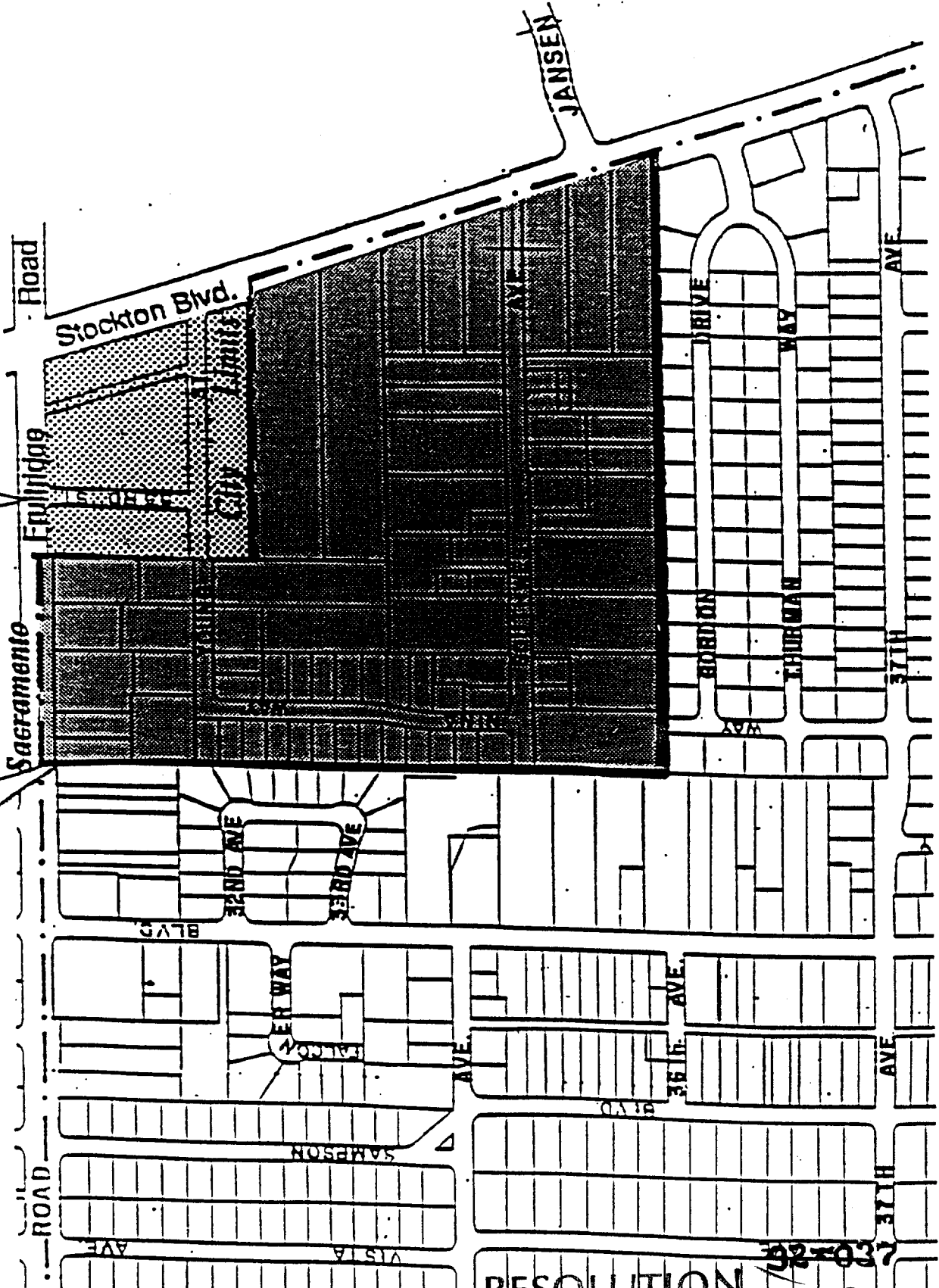


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County Neighborhood Conservation Area

CITY NEIGHBORHOOD CONSERVATION AREA



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PUBLIC NOTICE
PROPOSED AMENDMENTS TO THE CITY AND COUNTY CDBG PROGRAMS

The Sacramento Housing and Redevelopment Agency will be holding public meetings before the Sacramento Housing and Redevelopment Commission, the City Council, and the County Board of Supervisors to amend the 1991 City and County Community Development Block Grant (CDBG) Programs.

The Sacramento Housing and Redevelopment Agency is requesting authority to amend the Community Development Block Grant City and County Neighborhood Conservation Programs. The following summarizes the proposed changes :

- A grant of \$5000 will be available to eligible participants who own property located in the City or County Neighborhood Conservation Areas located in the Detroit Boulevard Area and Young Street Area. The grant is for exterior rehabilitation activities such as fencing, landscaping, and driveways.
- Deferred loans for more extensive rehabilitation work will be granted to eligible households whose housing expense is more than 28% of their monthly income. Reduced interest rates with amortized loans will apply to all other eligible households.

The meetings will be held on the following dates and times at the following locations:

- Sacramento Housing & Redevelopment Commission
Wednesday, May 6, 1992, at 6:00 p.m.
Commission Hearing Room
600 I Street
Sacramento, California
- Sacramento City Council
Tuesday, May 19, 1992, at 2:00 p.m.
City Council Chambers, City Hall
915 I Street
Sacramento, California
- Sacramento County Board of Supervisors
Tuesday, May 19, 1992, at 10:30 a.m.
700 H Street, Board Chambers
Sacramento, California

Citizens have an opportunity to comment on the proposed amendments at the above meetings. Written comments may be addressed to: Linda DeLong, Senior Community Development Planner, CDBG Program, P.O. Box 1834, Sacramento, CA 95812-1834. All comments received will be considered prior to review by the City Council and Board of Supervisors.

Proposed program amendments are available at the CDBG Office, 600 I Street, Suite 250, Sacramento, CA (phone: 440-1322).

If for any reason these items are postponed, new hearing dates may be obtained from the CDBG Office.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT III

AGENCY REHAB PROGRAMS

I. HOMEOWNER HOUSING REHABILITATION LOANS AND GRANTS MAXIMUM LOAN --\$33,500

For households with income UNDER 80% of median income

Deferred loans (housing expense/income ratio exceeds 28%)

- o Rehabilitation loans at 0% for the first five (5) years
- o No payments for the first five (5) years
- o Three percent (3%) interest after five years for the term of the loan

Amortized Loans

- o Homeowner must qualify for payments
- o Three percent (3%) fully amortized over fifteen (15) years

For households with income from 80% - 120% of median income

- o Four to seven (4-7) percent based on family size and income
- o Fully amortized over fifteen (15) years or deferred payment on an individual case basis
- o Housing assessment to determine blight on each unit

II. RENTAL REHABILITATION

MAXIMUM LOAN AMOUNT

The maximum loan shall be determined as the lesser of the following:

- 1) A maximum of \$32,000 per unit, or
- 2) An amount which, when added to the outstanding indebtedness, does not exceed 90% of the after rehabilitation appraised value.

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MAXIMUM TERM

The loan term may not exceed a maximum term of fifteen (15) years. However, the loan agreement shall be binding on the borrowers and successors for the full term of the loan or a minimum of ten (10) years regardless of sale, transfer or repayment.

INTEREST RATE

The interest rates shall range from a maximum of two (2) points below market to a minimum of three percent (3%).

The interest rate shall be determined on an individual case basis and would be estimated at a rate that would make a project financially feasible.

PAYBACK

All loans shall be repaid in basically one of three payment plans: fully amortized, fully deferred or combinations of deferral and amortization.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT IV

PROPOSED GUIDELINES FOR EXTERIOR REHABILITATION INCENTIVE GRANT

The following guidelines will be used to implement and administer the Exterior Rehabilitation Incentive Grant Program:

1. General provisions
 - a. Income limits
 - maximum 80% of median income
 - b. Performance schedule
 - all work must be completed within 120 days of the signing of the Exterior Rehabilitation Incentive Grant Agreement
 - c. Eligible participants
 - owner occupied and rental properties are eligible if the housing structures on the property meet Agency health and safety standards or will meet such standards after owner completes loan process.
2. Disbursement procedures
 - a. Reimbursement of actual material costs will occur after the submittal of invoices and verification of installation
 - b. Contracted labor will be reimbursed upon submittal of appropriate billing and verification of installation
3. Eligible activities
 - a. Fencing
 - only fencing facing the street is eligible
 - existing fences may be repaired and painted

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- all fencing must meet city/county standards (ie., height requirement)
 - new fencing material will be limited to wrought iron or tubular steel
 - fencing must separate the driveway and lawn area
- b. Landscaping (front yard only)
- a working sprinkler system is required
 - drought tolerant plants and shrubs are encouraged
 - only deep rooted trees will be allowed
- c. Driveways
- installed driveways must meet city or county standards.
4. Payments and Labor
- a. Contracted labor
- owner will contract directly with the contractor
 - contractor must be licensed
 - contractor will be reimbursed by the Agency upon appropriate submittal of invoices and inspection of work completed
 - work must be completed within 120 days
- b. Owner self-help
- owner will be reimbursed upon submittal of appropriate receipts and inspection of installed material
 - Agency will only reimburse licensed labor
 - owner will not be reimbursed for own labor
 - work must be completed within 120 days
5. Maintenance Agreement
- owner must sign an agreement with the Agency and the neighborhood association to maintain the exterior improvements.

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