



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT
725 "J" STREET SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 22, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Application to the State of California for SB-966
Deferred-Payment Rehabilitation Loan Funds.

SUMMARY

This report regards an application to the State of California, Department of Housing and Community Development for \$100,000 of funding commitments from the SB-966 Deferred-Payment Rehabilitation Loan funds for the Rehabilitation of Residential Properties. The SB-966 program would be administered by the SHRA Rehabilitation Division.

The staff recommends the City Council adopt the attached resolution authorizing the City Manager to submit the attached SB-966 Deferred Payment Rehabilitation Loan Program application to the State Department of Housing and Community prior to May 5, 1981.

BACKGROUND INFORMATION

On April 10, 1981 the City received a notice from the State Department of Housing and Community Development (HCD) to apply for loan funds to rehabilitate residential properties from the SB-966 Deferred-Payment Rehabilitation Loan Program. The Department of Housing and Community Development will provide approximately \$1.25 million in loan commitments for the rehabilitation of residential properties.

The SB-966 program funds are for rehabilitation of residential properties, including owner-occupied, single-family and rental properties. The program objective is to provide affordable financing for the correction of basic health and safety code violations in structures occupied by low/moderate income households.

APPROVED
BY THE CITY COUNCIL

APR 28 1981

OFFICE OF THE
CITY CLERK

The program will be available to low/moderate income households in California Housing Finance Agency - Concentrated Rehabilitation Areas. The concentrated rehabilitation areas are: 1) Alkali Flat, 2) Del Paso Heights, 3) Oak Park, 4) Central City, 5) Glen Elder, 6) Northgate/Gardenland, 7) Strawberry Manor, and 8) Meadowview.

Loan amount and terms are limited to \$10,000 per structure at an annual interest rate of 3%. The principal and interest may be deferred up to five years or until sale or transfer, whichever occurs first. The loans may be deferred for an additional five-year period.

If the City is selected by Housing and Community Development for loan commitment through the SB-966 Deferred-Payment Rehabilitation Loan Program, the staff would return to Council for authorization to enter into an agreement with the Department of Housing and Community Development.

FINANCIAL DATA

No additional funds are being requested to administer the SB-966 program. The staff proposes the Home Ownership/Home Improvement (HO/HI) Administrative Fund (\$100,000) set aside in the 1980-81 CDBG application as adopted by the City Council, be utilized. At the present time, the HO/HI program is suspended until the State of California can issue bonds to finance the program.

RECOMMENDATION:

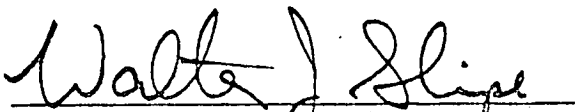
The Staff recommends the City Council adopt the attached resolution authorizing the City Manager to file the attached application to the State Department of Housing and Community Development for SB-966 Deferred-Payment Rehabilitation from funds for the Rehabilitation of Residential Properties.

Respectfully submitted,



Thomas V. Lee
Associate Planner

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

April 28, 1981
All Districts

TL:mm
Attachment

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION FOR THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, SB-966 DEFERRED-PAYMENT REHABILITATION LOAN PROGRAM

BE IT RESOLVED by the City Council of the City of Sacramento:

That the City Manager is hereby authorized to file an application, as presented to the City Council on April 28, 1981 for the State of California, Department of Housing and Community Development, SB-966 Deferred-Payment Rehabilitation Loan Program Funds for the rehabilitation of residential properties.

MAYOR

ATTEST:

CITY CLERK

TL:mm

HCD USE ONLY

Application No. _____

Date Received _____

Application Complete _____

APPLICATION

DEFERRED PAYMENT REHABILITATION LOAN PROGRAM

SECTION I: APPLICANT INFORMATION

1. Name of Local Entity City of Sacramento
Address 915 "I" Street
Sacramento, CA 95814
Phone (916) 449-5381
Contact Person Thomas V. Lee

2. Local Entity is a:

- City County
 Nonprofit Corporation Indian Reservation or Rancheria
 Housing Authority Redevelopment Agency
 Other (specify) _____

3. Data on jurisdictions (i.e., incorporated cities or counties) in which Local Entity operates a Rehabilitation Program:

Jurisdiction Name	Population	Median Household Income	% of Population With Income Below 80% of Areawide Median	% Minority Population	# Dwelling Units	% Sub-Standard Dwelling Units
City of Sacto	275,741(1)	\$9,088(2)	57.4%(2)	35.4%(2)	123,284(1)	8.5%(3)

NOTE: Please use footnotes and this space to provide the sources of data.

1. 1980 Official Census
2. 1975 Special Census of Population
3. 1980 Housing Element for the City of Sacramento

SECTION II: FUND REQUEST

1. Amount of State Deferred Payment Rehabilitation Loan Funds requested:

\$ 100,000

SECTION III: REHABILITATION PROGRAM ELIGIBILITY

1. Which of the following program(s) does the local entity operate in the areas where Deferred Payment Loan Program funds would be used:

- (X) A rehabilitation loan or code enforcement program conducted with the use of Community Development Block Grant funds, Section 312 Loan funds or other Federal funds. (Year program began 1975)
- (X) A rehabilitation loan program conducted with California Housing Finance Agency funds in Concentrated Rehabilitation Area(s). (Year program began 1979)
- () A Marks-Foran residential rehabilitation financing program. (Year program began _____)
- () A city-wide or county-wide systematic code enforcement program pursuant to which the California Housing Finance Agency has allocated funds from improvement loans for rehabilitation of housing. (Year program began _____)
- () A local code enforcement program in which a code enforcement agency repairs substandard structures when an owner fails to comply with a final notice from the agency to correct code violations. (Year program began _____)
- () A program conducted by the California Housing Finance Agency in a rural Mortgage Assistance Area. (Year program began _____)

2. Is the local entity currently receiving funding from the Deferred Payment Rehabilitation Loan Program and will the same target area be used if the local entity receives a commitment of funds as a result of this application? X Yes
____ No.

3. If no, on separate sheets labeled ATTACHMENT III - (3), please provide the following information for each of the programs checked above in which Deferred Payment Rehabilitation Loan Funds may be used: 1/

- a. Maps showing target areas
- b. Total number of dwelling units in target areas
- c. Total number of residents in target areas
- d. Total number and percent of dwelling units in deteriorating condition 2/
- e. Total number and percent of dwelling units in dilapidated condition 3/
- f. Total proportion of residents which are very low income (below 50% of the area-wide median), low income (between 50% and 80% of the area-wide median) and moderate income (between 81% and 120% of the area-wide median)
- g. Total proportion of the target area population which is minority

1/Use the latest reliable data available. Please provide dates and sources of data.

2/Substandard, capable of rehabilitation.

3/Substandard, incapable of rehabilitation.

SECTION IV: SUMMARY OF CURRENT REHABILITATION PROGRAMS

1. Description of current programs:

	BHMR Loans With Monthly Payments	Local Deferred Loans	Grants	Other ()
A. Available in all areas where State deferred funds are to be used? (Yes or No)	Yes	Yes	Yes	
B. Operational? (Yes or No)	Yes	Yes	Yes	
1. If yes, give year started	1977	1977	1976	
2. If no, give date of planned implementation				
C. Maximum loan/grant amount?	\$27,000	\$25,000	\$5,000	\$
D. Are renter-occupied units eligible? (Yes or No)	Yes	No	No	
1. If yes, are rent increases limited after rehabilitation? (Yes or No)	Yes			
E. Funding Source(s) (e.g., CDBG, CHFA, FmHA, Section 312, Marks-Foran, etc.)	CDBG CHFA Sec 312	CDBG	CDBG	
F. Total loan/grant funds disbursed during life of program.	\$4,294,057	\$525,207	\$393,845	\$
1. CDBG	755,788	525,207	393,845	
2. CHFA	58,350			
3. FmHA				
4. 312	3,479,919			
5. Other ()				
G. Total loan/grant funds disbursed during FY 1979-80	\$910,669	\$155,118	\$0	\$
1. CDBG	263,219	155,118		
2. CHFA	43,350			
3. FmHA				
4. 312	647,450			
5. Other ()				
H. Total loan/grant funds disbursed during FY 1980-81 (actual to date)	\$368,411	\$191,282	\$35,526	\$
1. CDBG	275,261	191,282	35,526	
2. CHFA	15,000			
3. FmHA				
4. 312	78,150			
5. Other ()				
I. Total proposed loan/grant funds to be available in FY 1981-82	\$354,000	\$246,000	\$262,500	\$
1. CDBG	354,000	246,000	262,500	
2. CHFA				
3. FmHA				
4. 312				
5. Other ()				

Comments:

SECTION IV: SUMMARY OF CURRENT REHABILITATION PROGRAMS (continued)

2. Total accomplishments (all programs). For units where rehabilitation work exceeded \$2,500, please provide the following information:

	LIFE OF PROGRAM		FY 78-79		FY 79-80		FY 80-81		FY 81-82
	Proposed	Completed	Proposed	Completed	Proposed	Completed	Proposed	Completed	Proposed
A. Total number of units rehabilitated		202		91		76		35	82
1. Owner-occupied units		142		61		46		35	58
2. Renter-occupied units		60		30		30		0	24
a. No. of rental units using Section 8 after rehabilitation?									
b. No. of units having rents limited after rehabilitation?									
B. Number of very low-income households receiving benefit?		122		55		46		22	
C. Number of low-income households receiving benefit?		60		27		23		10	
D. Number of moderate-income households receiving benefit?		20		9		7		3	

Comments: _____

SECTION V: PROPOSED PROGRAM INFORMATION

1. Need. Briefly discuss how State funds used to rehabilitate residential properties address an identified housing need in your community. Also, provide information and data showing the degree of need for rehabilitation of residential properties in your community:

The City's current rehabilitation demand for single-family properties is estimated to be 2,588. Taking the average cost of rehabilitation, these units indicate a total rehabilitation cost far beyond the resources of the currently operating rehabilitation programs.

Sacramento currently has the flexibility within its CDBG rehabilitation program (SNAP) to provide a number of fully or partially-deferred loans - these SNAP fully-deferred loans have a maximum indebtedness of \$25,000 and are available only to low-income households who are unable to make an additional monthly payment. SB966, if used in conjunction with SNAP fully-deferred loans, would reduce the SNAP fully-deferred loan obligation by up to \$10,000; this \$10,000 would then become available for fully-amortized loans. By using these funds for fully-amortized loans, they are revolved at a faster rate and will, therefore, in the long run, rehabilitate an even larger number of units. Attached for information is the City's 1980-81 Annual Housing Action Plan showing the degree of need for residential rehabilitation.

2. Anticipated Benefit. Indicate the estimated number of residential properties (single-family, owner-occupant and rental properties) and number of units which will be assisted with Deferred Payment Rehabilitation Loan funds used in combination with local housing rehabilitation resources:

It is anticipated that 10 single-family, owner-occupied residential properties will be assisted with Deferred Payment loan funds used in conjunction with CDBG funded, local program resources.

3. Use of Other Funds and Maintenance of Effort. Indicate the types and estimated amounts of other rehabilitation resources which the local entity intends to combine with State funds. Also, provide information which assures that the local entity will not reduce the level of local funding available for housing rehabilitation, if it receives a commitment of State funds:

An estimated \$140,000 in CDBG funds will be used in conjunction with the \$100,000 in Deferred Payment loan funds. This estimate is based upon an average rehabilitation cost of \$24,000 and assumes \$10,000 in State funds and \$14,000 in CDBG funds will be used toward this cost.

The City's 1980-81 CDBG program committed \$1,750,000 of its entitlement to rehabilitation programs and will commit this level of funding during the 1981-82 f.y.

TABLE V - ANNUAL HOUSING

ACTION PROGRAM: 1980-81

CITY OF SACRAMENTO

FEBRUARY, 1980
(REVISED JUNE 1980)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM HOUSING ASSISTANCE PLAN TABLE V - ANNUAL HOUSING ACTION PROGRAM ANNUAL GOAL		1. NAME OF APPLICANT CITY OF SACRAMENTO				
		2. APPLICATION/GRANT NUMBER B - 8 0 - M C - 0 6 - 1 0 0 0 3				
3. PERIOD OF APPLICABILITY FROM 7-1-80 TO 6-30-81	KEY PUNCH CODE E	4. <input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> REVISION, DATE <u>June 1980</u> <input type="checkbox"/> AMENDMENT, DATE _____				
TYPES AND SOURCES OF HOUSING ASSISTANCE		NUMBER OF LOWER-INCOME HOUSEHOLDS TO BE ASSISTED				
		TOTAL	ELDERLY (1-2 persons) AND HANDI- CAPPED ^{1/}	SMALL FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	
(a)		(b)	E	H	(d)	(e)
1	A. Total Goals for Housing Assistance for Homeowners (sum of lines 2 and 5)	120	38	9	59	14
2	1. New Construction Assistance for Homeowners (sum of lines 3 and 4)	7			5	2
3	HUD Assisted Programs					
4	Other* (See Footnote #1)	7			5	2
5	2. Rehabilitation Assistance for Homeowners (sum of lines 6, 7 and 8)	113	38	9	54	12
6	Community Development Block Grants	30	10	2	14	4
7	HUD Assisted Programs	45	20	4	17	4
8	Other* (See Footnote #2)	38	8	3	23	4
9	B: Total Goals for Housing Assistance for Renters (sum of lines 10, 13, 16 and 22)	792	130	11	573	72
10	1. Assistance for Prospective Homeowners (sum of lines 11 + 12)	9			6	3
11	HUD Assisted Programs					
12	Other* (See Footnote #1)	9			6	3
13	2. New Rental Units (sum of lines 14 and 15)	244	62	8	140	34
14	HUD Assisted Programs	214	62	8	120	24
15	Other* (See Footnote #3)	30			20	10
16	3. Rehabilitation of Rental Units (sum of lines 17, 18 and 21)	254	36	3	190	25
17	Community Development Block Grants					
18	HUD Assisted Programs (sum of lines 19 + 20)	200	24	2	156	18
19	Substantial Rehabilitation	115			108	7
20	Section 8 Existing with Moderate Rehabilitation	85	24	2	48	11
21	Other* (See Footnote #4)	54	12	1	34	7
22	4. Existing Rental Units (sum of lines 23 + 26)	285	32	-	237	16
23	HUD Assisted Programs (sum of lines 24 + 25)	285	32	-	237	16
24	With Repair	-	-	-	-	-
25	Without Repair	285	32	-	237	16
26	Other*					
NARRATIVE (Attach additional sheets if necessary and identify with items above) ^{1/} 1. Footnote units to be provided specifically for the handicapped. * 2. Describe the programs listed under this category. 3. Describe those actions necessary to facilitate the accomplishment of the goals.						
Incremental Year of Submission <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3		Tables I, II and IV of the Three Year HAP approved <u>June 14, 1979</u> are incorporated by reference and are not contained in this <u>second</u> year submission.				

TABLE V - FOOTNOTES

#1 - California Housing Finance Agency - Home Ownership/Home Improvement Program

#2 - California Housing Finance Agency - Home Ownership/Home Improvement Program and SB 966 Deferred-Payment Rehabilitation Loan Program

HO/HI:	28	-	5	2	18	3
SB 966:	<u>10</u>	-	<u>8</u>	<u>1</u>	<u>5</u>	<u>1</u>
	38		13	3	23	4

#3 - Local Tax Increment Replacement Housing Program

#4 - Federal Section 312 Rehabilitation Loan Program and California Housing Finance Agency - Home Ownership/Home Improvement Program

Section 312:	24	-	3	1	17	3
HO/HI:	<u>30</u>	-	<u>9</u>	<u>0</u>	<u>17</u>	<u>4</u>
	54		12	1	34	7

TABLE V - ANNUAL HOUSING ACTION PLAN (NARRATIVE)

The following is a brief narrative describing the actions set forth in the three-year housing goal that the City will undertake during the 1980-81 year.

A. Goals for Housing Assistance for Homeowners

1. New Construction Assistance for Homeowners

The three year goal is 39 units and the 1980-81 goal is 7 units. The program the City will use in 1980-81 is the California Housing Finance Agency - Home Ownership/Home Improvement (HO/HI) Program. One element of the program is Below Market Rate (BMR) mortgage loans to low and moderate income persons for home purchase on a City-wide basis. The City estimates approximately 6 units will be provided to low and moderate (below 80% of SMSA median) persons who are currently homeowners. This figure is merely an estimate because the program has been in effect for only six months and there is no substantial record of accomplishments.

Another potential source of units is a Local Mortgage Revenue Bond (LMRB) program for home ownership. The City recently took action expressing an intent to establish a LMRB to provide financial assistance (BMR) loans to low and moderate income persons for home ownership. The approximate level of the initial sale would be \$25-\$75 million. The 1980-81 AHAP does not include any specific goals because it is premature to estimate the number of potential units because the total bond sale, maximum sales, price, income limits, etc. have not been established. In addition the issue of tax exempt bonding is under consideration at the Federal level with the Ullman Bill HR 3712. Contingent upon the outcome of this legislation, and the time necessary to establish a LMRB program it is more realistic to assume such assistance would be provided in the 1981-82 fiscal year.

2. Rehabilitation Assistance for Homeowners

The three year goal is 325 units and the 1980-81 goal is 113 units. The City will use the following programs to provide the 113 units: (1) CDBG - Sacramento Neighborhood Assistance Program (SNAP); (2) Federal Section 312 Rehabilitation Loan Program; (3) CHFA - Home Ownership/Home Improvement Program, and (4) SB 966 Deferred Payment Rehabilitation Loan Program.

The SNAP Program provides low interest loans (1-7%) to low and moderate income persons within designated CDBG target areas for housing rehabilitation. The projected CDBG funding for this activity for 1980-81 is \$700,000 which equals approximately 30 units for rehabilitation.

The tentative 1980-81 Section 312 Single Family allocation to the City is estimated to be approximately \$464,000 (the same as 1979-80). The allocation ceiling would be approximately \$603,000. This is sufficient funding for approximately 45 units.

The CHFA Home Ownership/Home Improvement Program includes a set-aside to be used by the participating locality for any of the four elements of the program (purchase, purchase/rehabilitation, rehabilitation, rehabilitation/refinance). The City anticipates a set-aside of \$425,000 (same level as 1979-80) for 1980-81. The funds would be used to provide maximum \$15,000 FHA Title I Home Improvement Loans to low and moderate income persons within eight CDBG target areas. The loan interest rate is approximately 4% below the conventional market interest rate.

The SB 966 Deferred-Payment Rehabilitation Loan Program provides deferred payment loan funds for rehabilitation of housing for low and moderate income households. The maximum loans are \$10,000 per unit with interest at 3% per annum on original loan amount. Loans are repaid at the end of five years or upon sale or transfer of property whichever occurs first. Loans to elderly owners are repaid only upon sale or transfer of property. The City received \$75,000 under this program for 1979-80 and anticipates to receive \$100,000 for 1980-81. The \$100,000 would be sufficient funding for 10 units. The program is administered in the same eight CDBG target areas as the CHFA Home Ownership/Home Improvement Program.

B. Total Goals for Housing Assistance for Renters

1. Assistance for Prospective Homeowners

The three-year goal is 20 units and the 1980-81 goal is 9 units. The program which will provide this assistance is the CHFA - Home Ownership/Home Improvement Program. This is the same element of the program which is noted in A. 1 New Construction Assistance for Homeowners. The difference is that this home ownership assistance will be provided to low and moderate income persons who are presently renters. Again this figure is merely an estimate because the program has been in effect for only six months and there is no substantial record of accomplishments.

Another potential source of units is a Local Mortgage Revenue Board (LMRB) program for home ownership. A discussion of this program is included under A. 1 New Construction Assistance for Homeowners.

2. New Rental Units

The three-year goal is 545 units and the 1980-81 goal is 234 units. The two programs used to provide the 234 units will be: (1) Section 8 New Construction; and (2) Local Tax Increments Replacement Housing Program.

The Section 8 New Construction Program is anticipated to provide 204 units of the total 1980-81 goal. This estimate is based on Section 8 units provided in 1979-80 and the estimates of Federal funding for the Section 8 program, and the number of units necessary per year to achieve the identified three-year goal.

The Local Tax Increment Replacement Housing Program was established by the City in 1977-78. The program uses \$1 million in tax increment funds per year for four years from the Downtown Redevelopment Project 2A to provide replacement housing. The replacement housing is generally provided in those areas of the City where substantial numbers of displaces have been relocated from the redevelopment project area. The \$1 million for 1980-81 has not been identified for a specific project but should provide 30 units of housing.

3. Rehabilitation of Rental Units

The three-year goal is 705 units and the 1980-81 goal is 254 units. The four programs used to provide the 254 units will be: (1) CDBG - Alkali Flat Acquisition/Rehabilitation Program; (2) Section 8 Rehabilitation (Substantial and Moderate); (3) Federal Section 312 Rehabilitation Loan Program; and (4) CHFA Home Ownership/Home Improvement Program.

The Section 8 Rehabilitation (Substantial and Moderate) Program is anticipated to provide 200 units of the total 1980-81 goal. This estimate is based on Section 8 units provided in 1979-80, the estimates of Federal funding for the Section 8 program and the number of units necessary per year to achieve the identified three-year goal.

The tentative 1980-81 Section 312 multiple family allocation for the City is estimated to be approximately \$500,000 (the same as 1979-80). The allocation ceiling would be approximately \$500,000. This is sufficient funding for approximately 24 units.

An element of the CHFA Home Ownership/Home Improvement Program is rehabilitation of rental units. The City estimates 30 units of rental housing would be provided based upon the total allocation for 1980-81 and percent for rehabilitation of rental units. All units rehabilitated under this program have rents within the Section 8 Fair Market Rent Limitations for a period of five years. A rental limitation certificate is required of the borrower/developer prior to loan commitment.

4. Existing Rental Units

The three-year goal is 1,225 units and the 1980-81 goal is 285 units. The Section 8 Existing and Set-Aside Programs are anticipated to provide all the units of the total 1980-81 goal. This estimate is based on Section 8 units provided in 1979-80, the estimates of Federal funding for the Section 8 program, and the number of units necessary per year to achieve the identified three-year goal.

SECTION V: PROPOSED PROGRAM INFORMATION (continued)

4. Capacity to Implement Program. Discuss the local entity's ability to lend all State funds received within a one-year period. Provide a schedule indicating when the local entity intends to loan the funds for which it has applied.^{1/} Include a brief summary of the rehabilitation experience of the person or persons on your staff who will be responsible for program implementation:

During the first seven months of the 1980-81 fiscal year, a total of \$717,262 in rehabilitation financing has been provided for residential structures. \$263,582 or 37% of the total \$717,262 approved has been for deferred loans, a combination of State and Local funds. The \$100,000 in State funds being requested can be lent within a one year period drawing from a pool of in excess of 100 applications on file for rehabilitation assistance.

A proposed lending schedule is attached as Exhibit "A". A brief summary of the rehabilitation experience of persons responsible for program implementation is attached as Exhibit "B".

5. Displacement. If the local entity is proposing to use State Deferred Payment funds to rehabilitate rental properties, indicate the extent to which rent increases and displacement of current tenants will be avoided or prevented. Also, indicate the means by which the local entity intends to limit rent increases after rehabilitation and assure continuing benefit by low-income households.

^{1/}Since the starting date for the one-year period is not known at this time, applicants should show estimated expenditures (loans) during four quarters without using actual dates.

EXHIBIT "A"

SCHEDULE OF ACTIVITIES

<u>Quarter 1</u>	Loan Committee approval Contract executed between HCD & City
<u>Quarter 2</u>	30,000 committed
<u>Quarter 3</u>	30,000 committed
<u>Quarter 4</u>	Final 40,000 committed

EXHIBIT "B"

PERSONNEL AND QUALIFICATIONS
OF KEY STAFF

Michael Hanamura - Project Manager, Rehabilitation, Sacramento Housing and Redevelopment Agency, 1980 to present. Supervises the staff members of the Rehabilitation Division which has a City rehabilitation program budget of 2.3 million for 1980.

Charlotta Kirby - Employment: Loan Officer, Sacramento Housing and Redevelopment Agency, 1972 to present - Presently supervises 4 Loan Processors and general operations of the Loan Section. Previously Assistant Land Agency whose chief function was loan processing (supervised 3 Loan Processors).

SECTION V: PROPOSED PROGRAM INFORMATION (continued)

6. Specific Proposals. Applicants that plan to loan State Deferred funds for specific rental properties in their communities are requested to fill out and submit the enclosed "Rental Property Data Sheet" with as much of the requested information as is currently available. Label the Data Sheet as ATTACHMENT V-(6).

SECTION VI: ADDITIONAL REQUIRED INFORMATION

1. Resolution from Governing Body. For all applicants, submit as ATTACHMENT VI-(1), a resolution from the applicant's governing body approving the submission of an application for State Deferred Payment Rehabilitation Loan Funds.
2. Housing Element Compliance. If the applicant is a public agency, has your community adopted a Housing Element since 1977 which has been found to be adequate by the Department of Housing and Community Development? Yes No If no, discuss the current status of the Housing Element with respect to the provisions of Government Code 65302(c) and the 1977 Housing Element Guidelines on a separate sheet labeled as ATTACHMENT VI-(2).
3. Additional Requirements for Nonprofit Housing Corporations. If the applicant is a nonprofit housing corporation include as ATTACHMENT VI-(3) the following additional information: (If applicant has submitted this information in prior applications for funding under the Deferred Program, it is unnecessary to resubmit items "a"- "e" only. Item "f" must be resubmitted, unless the previous authorization is adequate to cover this application. Please indicate date of past application _____.)
 - a. Evidence of adequate fidelity bonds;
 - b. Copies of duly certified Articles of Incorporation, by-laws, and all amendments thereto;
 - c. A list of the names and addresses of all present members of the Board of Directors or other governing body;
 - d. A brief narrative history of past activities in the area of residential rehabilitation;
 - e. A letter of documentation indicating Income Tax Exempt status from both Federal and State governments;
 - f. If the nonprofit is proposing to make rehabilitation loans within the jurisdiction of a city or county which has made or is considering its own application for Program funds, the nonprofit shall submit written authorization for this application from the governing body of the city or county.
4. For local entities proposing to lend program funds in rural areas, submit as ATTACHMENT VI-(4), a letter from the County Supervisor of the Farmers Home Administration (FmHA) stating that the proposed target areas with rental properties are eligible rural lending areas under FmHA regulations. The areas must be cited by name or otherwise described individually in the letter.
5. For applicants which are rural nonprofits or non-entitlement communities operating in rural areas, the Department may provide grant funds for costs of administering the Deferred Payment Rehabilitation Loan Program in an amount up to 15% of the total commitment of State Deferred Payment Loan funds. If the applicant is a nonprofit or non-entitlement local public entity which will operate its rehabilitation program in a rural area and intends to request an Administrative Grant, submit the enclosed "Proposed Program Budget" form documenting the need for the grant. Label the Program Budget as ATTACHMENT VI-(5) to your Application.

Sacramento's City Council adopted an updated Housing Element on June 10, 1980. The Department of Housing and Community Development then reviewed it for conformance with State Housing Element law and concluded on August 18, 1980 that a few areas needed further refinement. The Planning Department transmitted H/CD's findings to the Planning Commission and City Council along with a proposed strategy for compliance. This strategy was approved by the Commission on October 30, 1980, and by the Council on November 18, 1980. Since then, the Department has been working diligently in the following areas to strengthen the observed major deficiencies:

1. Quantified goals for specific programs are being closely examined in light of an Affordable Housing Study which will be completed by a consultant before the end of April 1981.
2. Programs to improve the delivery of renter housing are also being examined in light of the same consultant's study (see 1 above), and alternative means of funding rental housing are currently being examined.
3. Manufactured housing pursuant to SB1960 legislation is being addressed by the Department staff presently and an appropriate ordinance is being prepared.

Recommendations for amending the 1980 Housing Element to incorporate the above and other changes are anticipated for Council adoption prior to the end of fiscal year 1980-81.