



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Rpt
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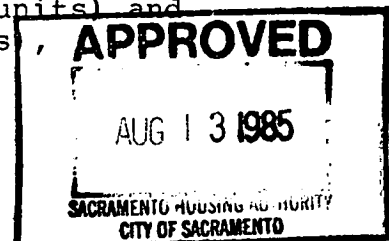
July 26, 1985

Housing Authority of the
City of Sacramento
City Council of the
City of Sacramento
915 "I" Street
Sacramento, CA 95814

CITY MANAGER'S OFFICE
RECEIVED
AUG 7 1985

Honorable Members in Session:

SUBJECT: Acquisition with Minor Repair (30 units) and
Substantial Rehabilitation (20 units)
CA30 P005-025



SUMMARY

Attached are resolutions which (1) delegate the authority to the Sacramento Housing and Redevelopment Commission to review, approve/disapprove and to make final selection for the purchase and rehabilitation of up to 50 dwelling units pursuant to HUD guidelines pertaining to the requirements of the above-referenced program; (2) delegate to the aforementioned Commission the authority to authorize the Executive Director to enter into contract with the lowest responsible bidder to complete the rehabilitation work; and (3) authorize the Executive Director to enter into contract with the HUD-approved architectural firm of Michael F. Malinowski, AIA, to provide the preliminary and final drawings.

BACKGROUND

On June 25, 1985, the Housing Authority received approval from DHUD to acquire and rehabilitate 50 family units (37 3-bedroom, 10 4-bedroom and 3 5-bedroom) within certain HUD-approved targeted areas in the City of Sacramento. Under this program, unlike the previous Substantial Rehabilitation programs, Cal 5-20

8-13-85
All Districts

(1)

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and 5-21, the Authority will purchase 30 units requiring minor repair and 20 units requiring substantial rehabilitation.

The minor repairs, which will be mostly cosmetic, will be performed through a force account by the Authority's Maintenance Department. The 20 units of substantial rehabilitation will be competitively bid in one, or possibly two, proposals, and will be awarded to the lowest responsible bidder/s. According to the HUD-mandated requirements, there will be no time extensions; all units must be selected, approved and purchased prior to November 25, 1985. It is also a HUD requirement that the rehabilitation work on the 20 units of Substantial Rehabilitation start at the same time and that the Date of Final Availability (DOFA) occur no later than one year from the date of purchase, or November 15, 1986.

This program also has a reserve account wherein items which are not completely deteriorated, but have the potential of failing within five years, can be repaired during that time frame with funds from the program.

The recommendations made in this report are designed to facilitate timely Agency response to insure meeting DHUD deadlines for completion of these units.

FINANCIAL DATA

The total development cost for this project is \$3,087,760. The total funding for administration, acquisition and rehabilitation will be furnished as part of the Annual Contributions Contract. No additional staff will be required.

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 5, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Glud, Luttrell, Pettit, Wooley, Angelides

NOES: None

ABSENT: Lopez, Moose, Sanchez, Teramoto, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolutions which (1) delegate the authority to the Sacramento Housing and Redevelopment Commission to review, approve/disapprove and to make final selection for the purchase and rehabilitation of up to 50 dwelling units pursuant to HUD guidelines pertaining to the requirements of the above-referenced program; (2) delegates to the aforementioned Commission the authority to authorize the Executive Director to enter into contract with the lowest responsible bidder to complete the rehabilitation work; and (3) authorizes the Executive Director to enter into contract with the

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HUD-approved architectural firm of Michael F. Malinowski, AIA, to provide the preliminary and final drawings.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:

Walter J. Slipe, Jr.

For: WALTER J. SLIPE
City Manager

Contact Person: Michael Hanamura

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RESOLUTION NO. 85-033

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

August 13, 1985.

DELEGATING AUTHORITY THE SACRAMENTO HOUSING AND REDEVELOPMENT
COMMISSION TO APPROVE THE SELECTION, ACQUISITION AND
REHABILITATION UNDER HUD-FINANCED CA30 P005-025

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF
SACRAMENTO:

Section 1: The Executive Director is hereby authorized to proceed to acquire and to enter into contract with the lowest responsible bidder for the rehabilitation of up to 50 dwelling units pursuant to the Acquisition with Minor Repair and Substantial Rehabilitation Program, CA30 P005-025, of the United States Department of Housing and Urban Development designated as Program Cal 5-25, provided that prior to acquisition, the Executive Director obtains the written approval of the acquisition of the structures by the Sacramento Housing and Redevelopment Commission.

Section 2: The Sacramento Housing and Redevelopment Commission is hereby delegated the authority to review, approve/disapprove, and make final selection and acquisition of the dwelling units referred to in Section 1 of this resolution. Dwelling units approved for acquisition and rehabilitation by the Commission shall be deemed to have been authorized by the Governing Board of this Authority.

CHAIR

ATTEST:

DEBORAH
SECRETARY

z:hacsrehab5-25



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RESOLUTION NO. 85-034

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

August 13, 1985

ARCHITECTURAL AGREEMENT FOR
MINOR REPAIR AND SUBSTANTIAL
REHABILITATION, CA30 P005-025

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF
SACRAMENTO:

Section 1: The Executive Director is hereby authorized
to execute an Architectural Agreement Contract for architectural
services with the firm of Michael F. Malinowski, AIA, to
implement the Acquisition and Repair program, CA30 P005-025.

CHAIR

ATTEST:

SECRETARY

z:hacsMalinowski

