

*Agency Rpt 41*

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

August 5, 1981

CITY MANAGER'S OFFICE

**RECEIVED**  
**APPROVED** 1981  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

Housing Authority of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Oak Park Townhouses - Cal 5-24

**AUG 25 1981**

### SUMMARY

The attached resolution approves the Development Program for Cal 5-24, a 20-unit family townhouse project located on the west side of 35th Street between 4th and 5th Avenues in Oak Park, and authorizes the Interim Executive Director to submit the Development Program to the Department of Housing and Urban Development (DHUD).

### BACKGROUND

In March 1980 Housing Authority staff responded to the Department of Housing and Urban Development's (DHUD) "Notice of Funding Availability" (NOFA) for new family units in the City of Sacramento. Authorization to submit an application for DHUD funded units was approved by the Housing Authority of the City of Sacramento on March 13, 1979 by Resolution No. 1684. Authorization to submit an application for a Preliminary Loan for 20 units was approved by the Housing Authority of the City of Sacramento on March 11, 1980 by Resolution No. HA-1779 and by the City Council of the City of Sacramento on June 17, 1980 by Resolution No. 80-379.

On October 21, 1980 an amended program reservation was received from DHUD for the development of the units and approval of the preliminary loan in the amount of \$10,000. With DHUD conventional funding, DHUD authorizes a preliminary loan to cover the costs of plans, specifications and administration prior to execution of the Annual Contributions Contract.

Upon receipt of DHUD's initial program reservation for these units, staff received authorization from the Housing Authority on August 12, 1980 by Resolution No. 1832 to approve the selection of the firm of Bell and Chew, Architects, a joint venture, to perform the architectural services required for this project.

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
August 5, 1981  
Page two

The breakdown of units as tentatively designed and approved is 10-two-bedroom units and 10 three-bedroom units, which consist of 2 two-bedroom one-story handicapped, 2 two-bedroom one-story, 6 two-bedroom townhouses and 10 three-bedroom townhouse units.

Subsequently, on December 12, 1980 Housing Authority staff received preliminary site approval from DHUD for the units, located on 35th Street between 4th and 5th Avenues.

On June 23, 1981 the Agency was informed by DHUD that the square footage of the units was excessive. DHUD requested that the size be cut to reflect the unit sizes typically built by HUD's "Minimum Property Standards". In addition, due to the nonexistence of DHUD Amenditory Funds, a reduction would provide a cushion within the program budget that HUD felt was necessary. Subsequently, the project architect has effectively, with minor revisions, reduced the units' size to satisfy HUD's request. On July 29, 1981 the executive committee of the Oak Park P.A.C. reviewed and recommended approval of the reduction.

## FINANCIAL DATA

The preliminary loan for Cal 5-24 is \$10,000. The total project cost for the development of the units is estimated to be \$1,049,930. Funds for the administration of the program will be financed from the program budget. This project will not generate the need for new staff.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 17, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Fisher, Knepprath, Luevano, A. Miller, Teramoto,  
Walton, B. Miller

NOES: None

ABSENT: Coleman, Serna

## RECOMMENDATION

The staff recommends adoption of the attached resolution approving the Development Program for Cal 5-24 and authorizing the Interim Executive Director to submit the Program to DHUD.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

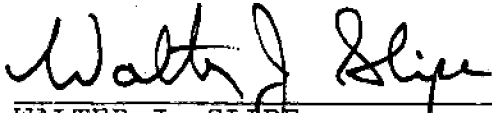
Housing Authority of the  
City of Sacramento  
August 5, 1981  
Page three

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIVE  
City Manager

Contact Person: Kenneth L. Stroth

RESOLUTION NO. 81-081

Adopted by the Housing Authority of the City of Sacramento

August 25, 1981

RECOMMENDING ADOPTION OF THE DEVELOPMENT  
PROGRAM FOR CAL 5-24 AND AUTHORIZING THE  
INTERIM EXECUTIVE DIRECTOR TO EXECUTE  
AND SUBMIT THE DEVELOPMENT PROGRAM TO THE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

Section 1. The Development Program for Cal 5-24, a  
20-unit family housing project located on the west side of 35th  
Street between 4th and 5th Avenues in Oak Park, is hereby adopted.

Section 2. The Interim Executive Director is hereby  
authorized to execute and submit the above-mentioned Development  
Program to the Department of Housing and Urban Development.

ATTEST:

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

**APPROVED**  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

AUG 25 1981



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NORTH

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Item #19  
(5)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
COMMUNITY DEVELOPMENT DEPARTMENT

WORK ASSIGNMENT/PROGRAM REPORT

Legislative Approvals and Dates:

1. Approval to submit Preliminary loan Application 1779 - 8/11/79
2. 90-179 - 8/17/80
3. Approval to execute Preliminary Loan

Project Type

- City       Redevelopment  
 County       Housing  
 Grant  
 Technical

Division Housing Production  
 Project CAI, 5-24 (Oak Park Townhouses)  
 Responsible Staff \_\_\_\_\_  
 Supervisor Ken Stroth  
 Updated 1 August 1981  
 Day Month Year

Legend

Critical Milestones (Identify)

Date project updated

Project Budget

Construction Bid Amount

Expenditures to date

Funding Source

Current progress of project

\$ 1,049,930.

\$ \_\_\_\_\_

\$ 10,348.

\$ DIUD

Month	August			September			October			November			December			January			February			March			April			May		
Week	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	2	9	16	23	30	6	13	20	27	
Resolution approving Development Program approved by Commission																														
Development Program approved by City Council																														
Development Program approved by DIUD																														
Begin Working Drawings/Notice to Proceed																														
Annual Contributions Contract executed with HUD																														
Submit Final Plans to DIUD for approval																														
Submit Final Plans to City for Plan Check																														
Project Bid Advertisements.....Bid Opening																														
Construction Begins																														