



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



8

December 6, 1988

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Authorization to Submit Budget Revision to HUD for
the 1987 Comprehensive Improvement Assistance Program
Funding Year 1987

SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Housing Authority
of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution
authorizing submission of the revised CIAP budget

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

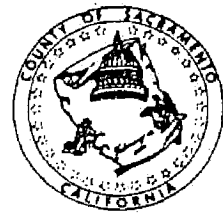
Jack R. Crist

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Authorization to Submit Budget Revision to HUD for the 1987 CIAP Funding Year.

SUMMARY

This report regards authorizing the submission to the Department of Housing and Urban Development (HUD) of a budget revision for the 1987 Fiscal Year Comprehensive Improvement Assistance Program (CIAP) to provide for lead base paint abatement on the New Helvetia (Cal 5-1 and 5-3) Housing Project.

BACKGROUND

The Housing Authority of the City and County of Sacramento has been approved for funding assistance through the Comprehensive Improvement Assistance Program (CIAP) for the modernization of existing Agency owned low income family and elderly public housing inventory of Cal 5-16 (\$201,010) Riverview, Cal 5-1 (\$1,487,010) and Cal 5-3 (\$230,900) New Helvetia, for the 1987 Funding Year.

Part of HUD's requirements for funding is to test for lead base paint contamination on the units treated with funded activities. If lead base paint is detected to be present as a result of testing, the lead base paint must be abated before any comprehensive modernization improvements can be performed. This can be accomplished by either: (1) removal and replacement; (2) encapsulation of the contaminated item (such as base board being covered with a new base leaving the existing in place); or (3) the chemical stripping of the paint. Staff feels the first two mentioned procedures are the best to utilize. The third process (stripping) is the least desirable of the methods as it burdens you with the problem of having to dispose of the residue, which is costly and very complex.

As a result of the testing, lead base paint has been detected at New Helvetia (Cal 5-1 and 5-3) in varying amounts and locations. A request was made from HUD in the form of a letter revision that the approved 1987 Funding Year modernization funds be allowed for use to abate the lead base paint at these projects. HUD agreed to the letter revision but directed that a formal budget revision be submitted with a revised implementation schedule, the proposed revisions and a resolution from the governing board approving the formal budget revision.

(1)

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The submitted budget revision requests that all comprehensive modernization funds approved for Cal 5-1 and a portion of the funds approved for Cal 5-3 be utilized for the lead base paint abatement. The revised budget for lead base paint abatement and modernization needs is as follows:

<u>Category</u>	<u>Items</u>	<u>Project</u>	<u>Abatement Amount</u>
Utility Distribution	Exterior Lighting & Timer Clocks Poles & Fixtures Building Fixtures (High Pressure Sodium Lights)	Cal 5-3	\$ 9,260
Exterior of Building	Remove lead paint, contaminated windows, window sills and the interior window trim in the entire project (310 units and admin. building). This project will entail much demolition, modification and reframing to accomodate the new installation along with painting.	Cal 5-1	1,249,501
		Cal 5-3	55,200
	Cal 5-1 = \$1,003,907		
	The entry doors (front and rear) including frame, trim, moldings, etc. are all lead paint contaminated. This abatement process will require a complete replacement.		
	Cal 5-1 = \$ 218,240		
	Cal 5-3 = \$ 35,200		
	The metal porch posts are also lead paint contaminated and will be removed and replaced. Replace a portion of the 368 posts at this time.		
	Cal 5-1 = \$ 27,291		
	<u>Re-Roof</u>		
	Remove old shingles and install 433 squares of new composition shingle on 13 buildings of Cal 5-3 only, at \$221 per square.	Cal 5-3	93,000
Interior Base	Cover old contaminated base with new 4" base	Cal 5-3	20,000
	Cal 5-3 = \$ 20,000		
	Cal 5-1 = (Included in \$1,249,501)		

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Plumbing	Replace faulty wall furnaces, water heaters (units are old and continually failing in large numbers).	Cal 5-3	34,750
	<p>A just completed inspection survey indicated the need to replace and plumb for pressure relief valves to outside along with new flues. 17 Water Heaters at Cal 5-3 \$12,320</p> <p>The same survey indicated the need to replace furnaces and flues. 23 in Cal 5-3 \$22,430</p>		
Non-Dwelling Equipment Maintenance	Upgrade existing older analyzer (convert to a Revision 4 Analyzer) Cable to interface with printer One year Maintenance Agreement which includes one source change	Cal 5-1 Cal 5-3	5,157 983
	\$ 3,495 \$ 150 \$ 2,495		
	<u>\$ 6,140</u>		
	Shipping and Handling Costs	Cal 5-1 Cal 5-3	30 5
	Required factory training of technicians on use, maintenance and care of new equipment	Cal 5-1 Cal 5-3	210 40

No lead base paint was detected at Cal 5-16 (Riverview), and all approved comprehensive improvements at that complex will be performed as originally approved.

All other originally approved 1987 Funding Year Modernization need foresaken to implement the Lead Paint Abatement process will be reinstated in the 1988 Funding Year. Another budget revision will be necessary at that time.

FINANCIAL DATA

The funds required for this Budget Revision request were approved by HUD for the 1987 Funding Year Comprehensive Modernization for Cal 5-1 in the amount of \$1,487,010, and Cal 5-3 in the amount of \$230,900. These funds will be utilized for the lead base paint abatement at the two complexes. The administrative services and architectural needs are included in the above amounts.

The funds approved for Cal 5-16 will not be affected by the proposed action.

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ENVIRONMENTAL REVIEW

All proposed activities to be funded under this action are exempt from CEQA per Section 15301 Class 1, and categorically excluded from NEPA under 24 CFR Part 58, Section 58.35 (a)(1)(ii), then exempt per Section 58.34 (10)(a).

POLICY IMPLICATION

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

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of December 5, 1988, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing the submission to HUD of a revised Comprehensive Improvement Assistance Program Budget for the 1987 Funding Year.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

Contact Persons: John E. Bridges 440-1337
 Peter Dejea 440-1305

1514U

RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

1987 CIAP FUNDING YEAR BUDGET REVISION

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

Section 1: The Executive Director is hereby authorized to prepare and submit to the Department of Housing and Urban Development a Revised 1987 Comprehensive Improvement Assistance Program (CIAP) Funding Year Budget, to provide for lead base paint abatement on projects Cal 5-1 and Cal 5-3, New Helvetia, in accordance with the staff report attached to this resolution, and to take all other actions necessary to effectuate said revised budget.

CHAIR

ATTEST:

SECRETARY

1100WPP2(182)

FOR SEC. 15, T. 25E., M.D.B. & M.

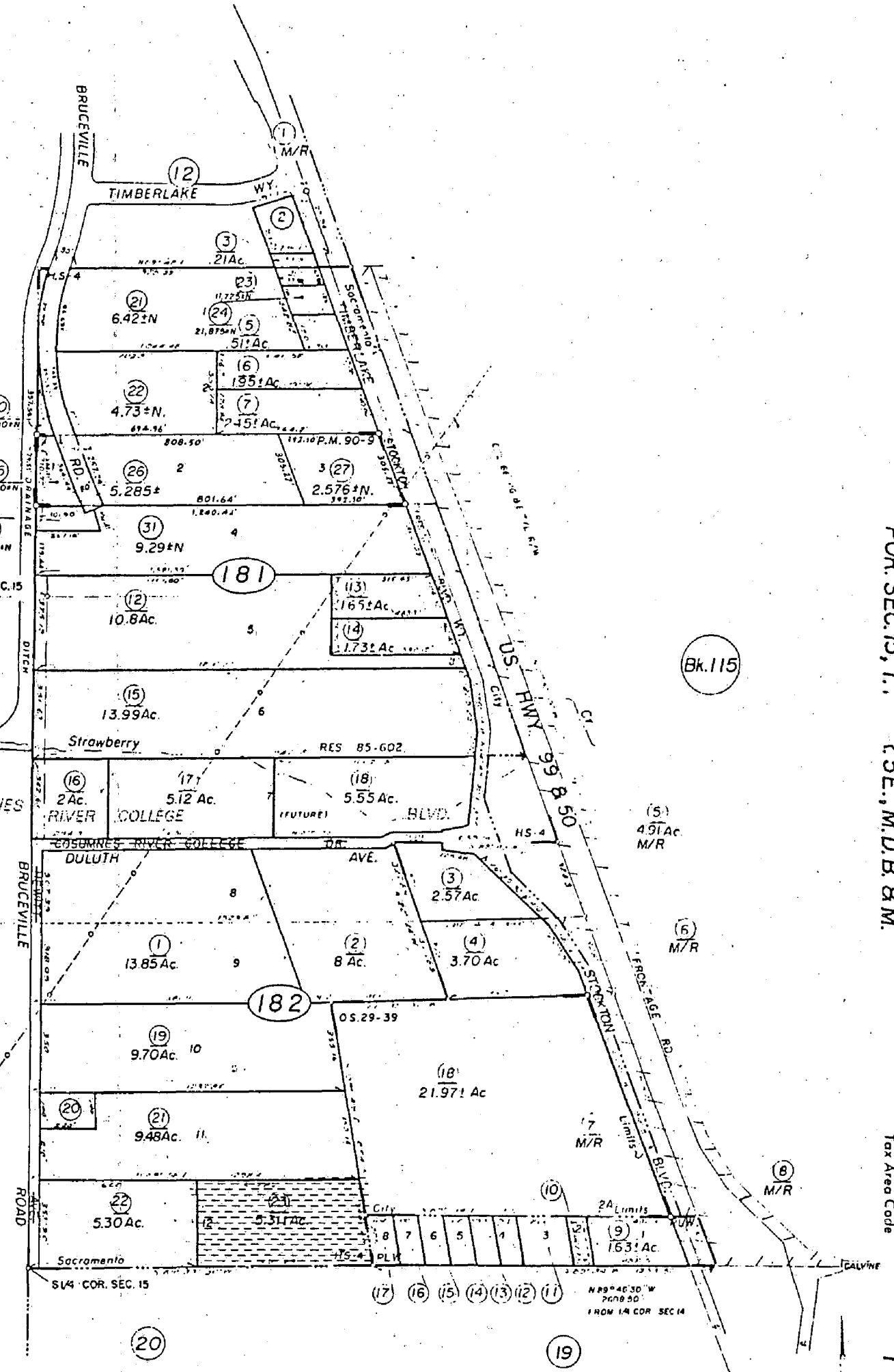
Tax Area Code

117-1

(9)
Hewitt Sub. No. 4, R.M. Bk. 14, Pg. 55
P.L. Wunkes, R.S. Bk. 7, Pg. 43
Record of Survey, Bk. 29 Pg. 39 (6-9-72)

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

CITY & COUNTY OF SACRAMENTO
Assessor's Map Bk. 117-Pg. 18
County of Sacramento, Calif.



1" = 400'