



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



5

October 29, 1986

Budget & Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of Application for 1986 Comprehensive Improvement
Assistance Program Funds

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 submittal of the CIAP application.

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**



November 3, 1986

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approval of Final Application for 1986 CIAP Funds

SUMMARY:

Attached is a resolution approving for submission of the final application for the Comprehensive Improvement Assistance Program (CIAP) for modernization work at Cal 7-4, (County Scattered Sites), Cal 5-19 (City Scattered Sites) along with Emergency Flood Damage Repair fund for Cal 5-19 (City Scattered) and Cal 5-20 (Substantial Rehab units River Oaks). The attached resolution also certifies the conditions stipulated in the HUD Manual (7458.1 Rev 2) Section 3-16.

BACKGROUND:

On May 9, 1986, the Housing Authorities of the City and County of Sacramento received a letter from the Department of Housing and Urban Development (HUD), requesting a project needs assessment and submission of a preliminary CIAP funding application for our four-year funding program. This application was required to be submitted to HUD by June 27, 1986. Staff has originally submitted an preliminary application for funding in the amount of \$11,970,861 for physical improvements in various Agency housing complexes. In addition, the Housing Authority requested funding for: Emergency Items in the amount of \$3,015,433, Flood Damage Repair in the amount of \$53,089, and Management Improvements in the amount of \$843,510. The total amount request was \$15,882,893 for the City and the County.

Technical staff inspected and surveyed each project for a needs assessment. Tenant meetings were held at each project and questionnaires sent to all scattered site tenants for their input relative to improvement needs and this input incorporated into our budget proposals.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of
the City of Sacramento
11/3/86

On September 24, 1986, the Housing Authority received preliminary approval from HUD that funds in the amount of \$1,562,716 for City projects (Cal 5-19 and Cal 5-20) and \$1,214,676 for County projects (Cal 7-4) had been set aside. An additional amount of \$288,264 was approved for the County Scattered Sites to be funded in subsequent funding years.

The work approved for Cal 7-4 include:

Cal 7-4 (103 County Scattered Sites) Total \$1,214,676

Modify and replace cabinets; replace sink tops, exhaust hoods, bath tubs, marlite, tub enclosures, bath vanities, water closets, shower pans, floor coverings, interior doors; upgrade electrical; replace water heaters and wall heaters; re-roof 32 units; replace 79 ranges and 46 refrigerators; replace window shades and provide R-19 attic insulation.

Cal 5-19 (102 City Scattered Sites) Total 1,526,453

Replace broken driveways, fencing; regrade and landscape; modify and replace cabinets, countertops, sinks, exhaust hoods, bathtubs, marlite, tub enclosures, bath vanities, water closets, repair shower pans, floor coverings, wood sash windows, aluminum windows, exterior siding, weatherseal doors and windows, upgrade electrical service and install fluorescent fixtures, replace water heaters, wall heaters, reroof 31 units; replace interior doors; replace 60 ranges and 40 refrigerators, window shades.

Flood damage repairs to: 100 Fairbanks Avenue - 120 Danville Way - 139 Danville Way - 250 Fairbanks Avenue - 146 Danville Way - 150 Barton and 80 Fairbanks Avenue of Cal 5-19 are also included.

Flood Damage repairs to Cal 5-20 units - Total \$13,493:

60 Fairbanks - 466 Carroll Avenue - 468 Carroll Avenue - 156 Olmstead and 180 Olmstead.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of
the City of Sacramento
11/3/86

FINANCIAL DATA

HUD has given preliminary approval to fund the above work for physical improvements for City and County conventional projects totaling \$2,741,129. An additional \$36,263 for Emergency Flood Repair brings the total to \$2,777,392. Of this amount \$255,615 has been set aside for administrative services to pay for modernization coordinator and technical staff during the year and one half of implementation. Of the Emergency Flood funding, \$4,137 was allocated for administrative services. No funds were approved for Management Improvement needs.

Funding for emergency and comprehensive needs were set aside as follows:

<u>City:</u>	Cal 5-19 Comprehensive	<u>\$1,526,453</u>
	Cal 5-19 Emergency Flood Repair	<u>\$ 22,770</u>
	Cal 5-20 Emergency Flood Repair	<u>\$ 13,493</u>
<u>County:</u>	Cal 7-4 Comprehensive	<u>\$1,214,676</u>
	TOTAL:	<u>\$2,777,392</u>

Previously approved CIAP funding for 1982 was \$718,971.00 of which all has been expended for work completed. The 1983 program with approved funds of \$6,306,887, is in implementation and all work shall be completed by September 30, 1986. No funds were approved for 1984. The 1985 application was awarded \$536,108 and the work will be completed by mid-1987.

ENVIRONMENTAL REVIEW

The proposed action is exempt under both the National Environmental Protection Act (EPA) and the California Environmental Quality Act (CEQA).

POLICY IMPLICATIONS

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

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of
the City of Sacramento
11/3/86

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 3, 1986, 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, approving submission of the final application for the 1986 CIAP Budget to the Department of Housing and Urban Development.

Respectfully submitted,

WILLIAM H. EDGAR
EXECUTIVE DIRECTOR

Contact Person: Pete Dejea
John Bridges

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RESOLUTION NO.

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

AUTHORIZATION FOR FINAL APPLICATION FOR 1986 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP) FUNDING

WHEREAS, on June 27, 1986, the Sacramento Housing and Redevelopment Agency submitted a preliminary application for 1986 fiscal year Comprehensive Improvement Assistance Program ("CIAP") funds; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") has granted preliminary approval of such funding in the amount of \$1,562,716 for comprehensive and emergency flood repair funding for projects CA 5-19 and CA 5-20 ("Projects"), now, therefore,

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

Section 1. The Executive Director is authorized to submit to HUD a final application for CIAP funds for the Projects and to prepare and include with said application all required items and information, in accordance with applicable HUD rules and regulations.

Section 2. The Executive Director is authorized to execute such documents as are required to obtain the said CIAP funding.

Section 3: The budget of the Housing Authority for fiscal year 1986 shall be amended to include the funding actually approved by HUD to be provided to the Housing Authority under the 1986 CIAP.

CHAIR

ATTEST:

SECRETARY

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