



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



5

August 21, 1990

Budget & Finance Committee
Transportation/Community
Development Committee
Sacramento, CA

Honorable Members in Session:

SUBJECT: Application for 50 Units of Public Housing

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 approving the application.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

SOLON WISHAM, JR.
Assistant City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



August 28, 1990

Housing Authority
and
Sacramento City Council
of the City
Sacramento, California

Honorable Members in Session:

SUBJECT: Application to the Department of Housing and Urban
Development (DHUD) for Public Housing Project

SUMMARY

This report recommends approval of an application to the Department of Housing and Urban Development (DHUD) for funds for fifty (50) public housing units for large families. The developments are to be accomplished through new construction.

BACKGROUND

DHUD has presented us with the opportunity to compete for a new allocation of Public Housing development funds. A total of 50 units is contemplated. It is proposed that developments be dispersed in accord with the previously adopted fair share allocation goals and to meet HUD's project selection criteria (minimize impactation, provide opportunities for minorities outside of areas of minority impactation and to provide improved locational opportunities for lower income families). Accordingly we are proposing developments of 12 to 24 units each. Currently the Housing Authority of the City of Sacramento owns two sites that can accommodate up to 48 units. These sites include Cotton Lane and Rio Lane (See Attached Map). If our application is approved, we will report back with a recommendation on which sites will be used and the number of units per site. (We are still looking for additional sites in East Sacramento and the Pocket area which could also be considered.) As requested by HUD, we propose that should new construction not be available, the Authority would accept an allocation for acquisition and rehabilitation.

FINANCIAL DATA

Total development costs allowed by HUD for 50 units - three bedrooms detached, is \$4,502,500 or \$91,250 per unit. Costs will be paid by HUD through a grant.

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Based on previous experience, it is unlikely that units can be built for this amount to the quality and amenity standards previously demanded by the City and the communities in which they would be located. Under the revised HUD cost limits, recent experience has shown that \$10,000 to \$15,000 per unit of local funds may be necessary to construct the units. A specific financial program for this local contribution will be developed for consideration if and when one or more awards is received.

A "front-end" Annual Contributions Contract (ACC) will also be requested for anticipated planning and coordination expenses. The amount of the "front-end" ACC will be based on a formula established by HUD.

ENVIRONMENTAL REVIEW

CEQA: Does not apply per Guidelines Section 15378(b)(3).

NEPA: The application for funds is exempt per 24 CFR Part 58.34 (a)(3).

Any subsequent actions to acquire sites and construct housing will be subject to further environmental review when specific sites are identified.

MBE/WBE REVIEW

The action proposed in this report has no MBE/WBE impact. Any future construction contracts resulting from the discussed funding will be subject the Agency MBE/WBE policies.

POLICY IMPLICATIONS

This proposal is consistent with existing Agency policy and no policy changes are proposed.

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting on August 20, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends adoption of the attached resolutions: (1) expressing support of the Proposed Public Housing Projects and authorizing signature by the Executive Director; (2) approving a request for a preliminary loan for surveys and planning and; (3) authorizing submittal of the applications by the Executive Director of SHRA for fifty (50) units of public housing to be accomplished through new construction.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

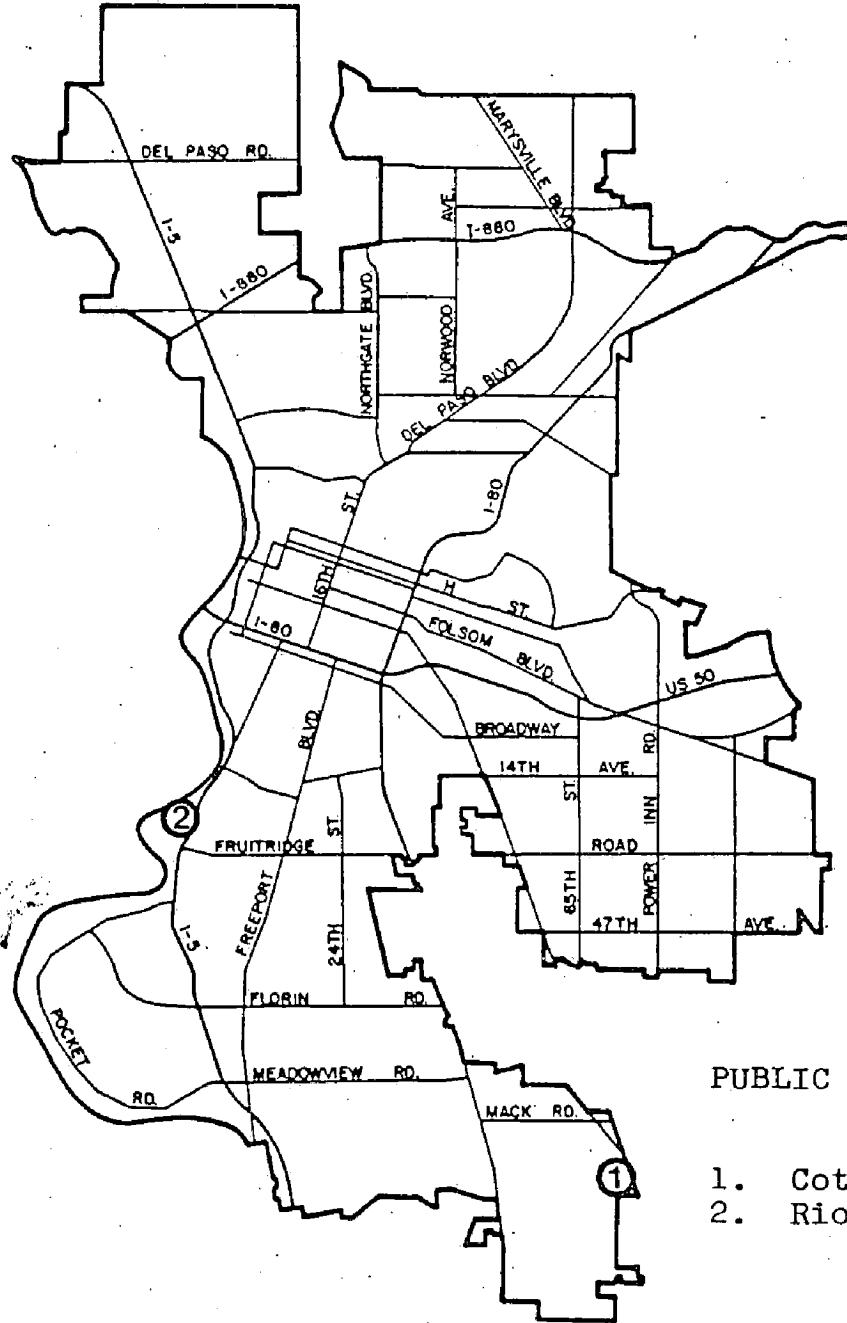
Transmittal to Council:

WALTER J. SLIPE, City Manager

Contact Person: Thomas V. Lee - 440-1357

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CITY OF SACRAMENTO



PUBLIC HOUSING SITES

1. Cotton Lane
2. Rio Lane

RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF _____

RESOLUTION IN SUPPORT OF PUBLIC HOUSING PROJECT

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for public housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Department of Housing and Urban Development ("DHUD") is authorized to provide financial assistance to public housing agencies for such housing.

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

Section 1: Determination of Need. The Housing Authority of the City of Sacramento ("PHA") hereby determines that within its area of operation there is a need for low-income housing to meet needs not being adequately met by private enterprise.

Section 2: Application and /or Proposal for Housing Assistance. The Executive Director of the PHA is authorized to have prepared one or more applications and/or proposals for public housing assistance for development of up to fifty (50) dwelling units each; to sign said applications and/or proposals on behalf of the PHA; and to submit them to DHUD, which actions are hereby ratified. Such applications shall be for new construction only.

Section 3: Annual Contributions Contract ("ACC"). When an ACC is forwarded by DHUD to the PHA for execution by PHA, the Executive Director is hereby authorized to execute such ACC on behalf of the PHA; and the Secretary is hereby authorized to impress and attest the official PHA seal on each ACC counterpart and submit to DHUD executed counterparts and related documents as required by DHUD.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4: General Depository Agreement. The Executive Director is hereby authorized to execute on behalf of the PHA a General Depository Agreement(s) and/or Savings Depository Agreement(s) each in the form approved by DHUD; and the Secretary is hereby authorized to impress and attest the official PHA seal on each counterpart and submit to DHUD executed counterparts and related documents as required by DHUD.

Section 5: Funding for Project Development Cost.

(a) In Order to fund the development cost of housing projects pursuant to this Resolution or any other Resolution as may be required by HUD, the PHA hereby authorizes the issuance of obligations in its name at such times, in such amounts, and on such terms and conditions as DHUD may direct or approve in accordance with the ACC.

(b) The Executive Director is hereby authorized to prepare and execute such PHA obligations; and the Secretary is hereby authorized to impress and attest the official PHA seal, deliver the obligations to HUD or such other lenders as HUD may direct, and accept payment therefore or cause payment to be made as directed or approved by HUD in accordance with the ACC.

(c) Each such PHA obligation shall be secured in such manner as may be provided and/or required by DHUD in accordance with the ACC. All proceeds from such PHA obligations shall be deposited and used only as approved by HUD in accordance with the ACC.

Section 6: HUD Regulations. In connection with the development and operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the PHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 24 CFR 841 or 24 CFR 805, as appropriate, and all DHUD regulations relating to the operation of public housing.

Section 7: Meaning of Terms. All terms used in this resolution which are defined in the ACC shall have the meanings given to them in the ACC.

Section 8: Location for Lower-Income Families. The project will be located in a section that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial and health facilities and services, and other municipal services that are equivalent to or better than those typically found in housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment

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DATE ADOPTED: _____

providing a range of jobs for low(er)-income workers is considered excellent for such families in the metropolitan area or town.

Section 9: Orderly Growth and Development. The proposed project will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans.

Section 10: Physical Environment. The proposed project will embody outstanding land use planning and excellent architectural treatment, be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank back-ups, sewage hazards, or mud slide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestations; or dangerous fire hazards, and will not, considering both long-term and short term effects, impact or impair ecologically valuable or significant water areas, and parklands, or significant historical or archeological areas.

Section 11: The PHA shall pursuant to 24 CFR 24.630, implement the Drug-Free Work Place Act of 1988. Such implementation shall include all the requirements of Appendix five HUD Notice PIH 89-6 issued February 10, 1989.

Section 12: Effective Date. This resolution shall take effect immediately.

CHAIR

ATTEST:

SECRETARY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUCIÓN NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING APPLICATION FOR PRELIMINARY LOAN FOR LOW-RENT PUBLIC HOUSING

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing to meet needs not being adequately met by private enterprise and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing project unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such preliminary loan; and

WHEREAS, the Housing Authority of the City of Sacramento (herein called the "Local Authority") is a public housing agency and is applying to the Government for a preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: There exists in the City of Sacramento a

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need for such low-rent housing which is not being met by private enterprise.

Section 2: The application of the Local Authority to the Department of Housing and Urban Development for a preliminary loan, in an amount not to exceed one percent (1%) of the cost of development for surveys and planning in connection with low-rent housing projects of approximately fifty (50) dwelling units, is hereby approved.

MAYOR

ATTEST:

CITY CLERK

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RESOLUTION NO.: _____

DATE ADOPTED: _____