



Agency Rpts
43

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY MANAGER'S OFFICE

April 7, 1981

RECEIVED
APR 8 1981

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Scattered Site Acquisition for Sixteen (16) Single Family Dwelling Units in the Oak Park Neighborhood Under DHUD's New Construction Public Housing Program (Cal 5-23)

SUMMARY

The attached resolution authorizes the Interim Executive Director to: 1) acquire sixteen scattered single family housing sites in Oak Park neighborhood for the construction of low-income rental units under DHUD's new construction public housing program (Cal 5-23); 2) acquire an alternative site should one of the aforementioned sites become unfeasible to acquire; 3) use up to \$32,000 in C.D.B.G. Scattered site acquisition funds, if necessary, to fill the "gap" between the DHUD appraisal and actual site acquisition costs.

BACKGROUND

In March 1980 the Housing Authority responded to DHUD's "Notice of Funding Availability" for new family units in the City of Sacramento. Authorization to submit a preliminary loan application for these units was approved by the Housing Authority of the City of Sacramento on March 11, 1980 by Resolution No. 1780. On June 17, 1980 the application was approved by the City Council of the City of Sacramento by Resolution No. 80 378.

Subsequent to the 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 Bell & Chew, Architects, a Joint Venture, as architects for this Oak Park housing project. On October 21, 1980 DHUD amended the program reservation, reducing the number of units from 20 to 16 due to inflation. The breakdown of units as approved is: 4 two-bedroom and 12 three-bedroom units. On December 16, 1980 the Interim Executive Director was authorized to execute the preliminary loan with DHUD in the amount of \$8,000 for these units, by Resolution No. 1860. The preliminary loan was approved by DHUD to finance all preliminary planning costs up to the completion of the schematic design documents.

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date 4/14/81

4-14-81

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
City of Sacramento
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During the fall of 1980 the Authority, with the assistance of the Oak Park PAC, identified 19 potential sites. On October 6, 1980 those sites were submitted to DHUD for preliminary site approval. The Authority received DHUD approval on February 24, 1981 for all 19 sites. Subsequent to DHUD final site approval, Authority staff and Bell & Chew, Architects, eliminated two of these sites from consideration for technical reasons. In the event one of the primary sites cannot be purchased, staff is requesting authority to purchase the alternate site.

Following is a list of proposed primary and alternative sites:

PRIMARY SITES

<u>Assessor's Parcel No.</u>	<u>Street Address</u>	<u>Appraisal</u>
1. 10-384-07	3642 - 2nd Avenue	\$ 6,000
2. 14-101-23, 24	3999 - 3rd Avenue	3,000
3. 10-385-09	3661 - 4th Avenue	9,000
4. 20-206-08	3419 - 21st Avenue	1,959
5. 20-043-25	Between 3949 & 4009 - 32nd Street	7,050
6. 14-184-18	4021 - 8th Avenue	7,800
7. 14-161-28	2943 - 42nd Avenue	9,000
8. 10-305-07	3148 - 1st Avenue	3,400
9. 20-071-04	3928 - 39th Street	4,318
10. 14-123-16	4311 - 4th Avenue	6,200
11. 20-275-02	3804 - 21st Avenue	6,175
12. 14-111-12	2723 Santa Clara Street	400
13. 14-161-27	2953 - 42nd Street	9,700
14. 14-122-09	2774 - 43rd Street	6,300
15. 14-122-10	2780 - 43rd Street	6,300
16. 14-212-13	3500 Block of Santa Cruz	4,903
	Total	<u>\$ 91,505</u>

Alternative Site

17. 14-123-11	4345 - 4th Avenue	6,800
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FINANCIAL DATA

As part of its final site approval, DHUD will appraise all sites to establish maximum DHUD funding for site acquisition. Any additional funds necessary to acquire these sites must come from local sources. It is anticipated that DHUD's appraisals will roughly equal the Agency's appraised values, however, should there be a difference, staff is proposing that \$32,000 in CDBG scattered site acquisition funds be authorized to augment DHUD's funding. The total estimated price, based on the Agency appraisals is \$91,505. Pending DHUD's appraisal and final site appraisal, together with the architect's schematic design documents and preliminary cost estimate, a development program budget

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will be developed to reflect the previously approved program reservation, not to exceed \$875,602.00.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Fisher, Kneprath, Luevano, A. Miller, Serna,
Teramoto, B. Miller

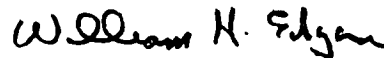
NOES: None

ABSENT: Coleman, Walton

RECOMMENDATION


The staff recommends adoption of the attached resolution authorizing the Interim Executive Director to 1) acquire sixteen scattered single family housing sites in Oak Park neighborhood for the construction of low-income rental units under DHUD's new construction public housing program (Cal 5-23); 2) acquire an alternative site should one of the aforementioned sites become unfeasible to acquire; 3) use up to \$32,000 in C.D.B.G. Scattered site acquisition funds, if necessary, to fill the "gap" between the DHUD appraisal and actual site acquisition costs.

Respectfully submitted,



WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. HA-81-036

Adopted by the Housing Authority of the City of Sacramento

April 14, 1981

SCATTERED SITE ACQUISITION FOR SIXTEEN
SINGLE FAMILY DWELLING UNITS IN THE OAK PARK
NEIGHBORHOOD UNDER DHUD'S NEW CONSTRUCTION
PUBLIC HOUSING PROGRAM, CAL 5-23

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

Section 1. The Interim Executive Director is authorized to acquire the following sixteen (16) single family dwelling units in the Oak Park Neighborhood under DHUD's New Construction Public Housing Program, Cal 5-23, at the listed values:

<u>Assessor's Parcel No.</u>	<u>Street Address</u>	<u>Appraisal</u>
(1) 10-384-07	3642 - 2nd Avenue	\$ 6,000
(2) 14-101-23,24	3999 - 3rd Avenue	3,000
(3) 10-385-09	3661 - 4th Avenue	9,000
(4) 20-206-08	3419 - 21st Avenue	1,959
(5) 20-043-25	Between 3949 & 4009 - 32nd Street	7,050
(6) 14-184-18	4021 - 8th Avenue	7,800
(7) 14-161-28	2943 - 42nd Avenue	9,000
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(10) 14-123-16	4311 - 4th Avenue	6,200
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(12) 14-111-12	2723 Santa Clara Street	400
(13) 14-161-27	2953 - 42nd Street	9,700
(14) 14-122-09	2774 - 43rd Street	6,300
(15) 14-122-10	2780 - 43rd Street	6,300
(16) 14-212-13	3500 Block of Santa Cruz	4,903
		<u>\$91,505</u>

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date 4/14/81

Section 2. The Interim Executive Director is authorized to acquire the alternative site should any site listed above become unfeasible to acquire:

Alternative Site:

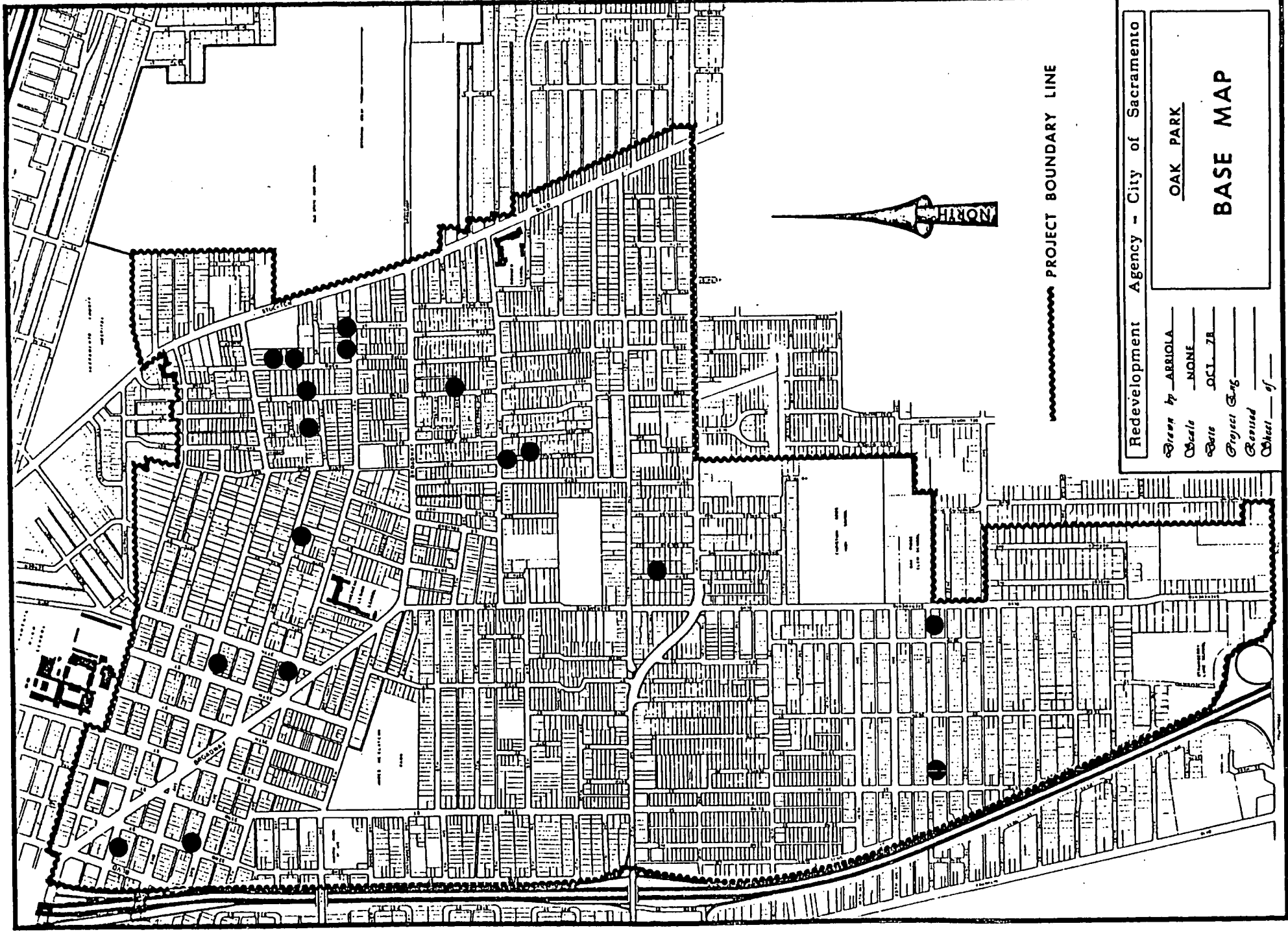
(17) 14-123-11 4345 - 4th Avenue \$ 6,800

Section 3. The Interim Executive Director is authorized to use up to \$32,000 in Community Development Block Grant scattered site acquisition funds, if necessary, to augment between DHUD site acquisition funding and actual site acquisition costs.

CHAIRMAN

ATTEST:

SECRETARY



PROJECT BOUNDARY LINE



Redevelopment Agency - City of Sacramento

Drawn by ARRIOLA
 Scale NONE
 Date OCT. 78
 Project ENG
 Revised Sheet of

OAK PARK

BASE MAP