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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 1, 1980

CITY MANAGER'S OFFICE
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DEC 10 1980

Housing Authority of the
City of Sacramento
City Council of the
City of Sacramento
City Hall, 915 I Street
Sacramento, California 95814

CITY GOVERNING BOARD

- Phillip L. Isenberg, Mayor
- Lloyd Connelly
- Lynn Robie
- Blaine H. Fisher
- Thomas R. Hoerber
- Douglas N. Pope
- John Roberts
- Anne Rudin
- Daniel E. Thompson

Honorable Members in Session:

SUBJECT: Alkali Flat Scattered Site Housing Program
Cal 5-22 (16 Units)

COUNTY GOVERNING BOARD

- Illa Collin
- C. Tobias (Toby) Johnson
- Joseph E. (Ted) Sheedy
- Sandra R. Smoley
- Fred G. Wade

SUMMARY

The attached Resolutions authorize the Interim Executive Director to:

EXECUTIVE DIRECTOR

William G. Seline

P.O. Box 1834
Sacramento, CA 95809
630 I Street
Sacramento, CA 95814
(916) 444-9210

- 1) execute a Preliminary Loan Contract in the amount of \$8,000, and
- 2) acquire two sites identified as Assessor's Parcel Nos. 002-121-07 (1226 D Street) and 002-121-11 (414 13th Street)

for Cal 5-22, a 16-unit family housing program located on scattered sites within the Alkali Flat area.

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 a Preliminary Loan for 16 units was approved by the Housing Authority of the City of Sacramento on March 11, 1980 by Resolution No. HA-1782 and by the City Council of the City of Sacramento On June 17, 1980 by Resolution No. 80-377.

Upon receipt of DHUD's initial program reservation for these units, staff received authorization from the Housing Authority (August 12, 1980 by Resolution No. 1831) to

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SACRAMENTO HOUSING AUTHORITY

Date 12/16/80

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BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE
CITY CLERK

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approve the selection of the firm of Dean F. Unger, AIA, Inc. to perform the architectural services required for this project. In order to execute the architectural contract, staff requires execution of the preliminary loan and DHUD preliminary site approval of the 16 units. 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.

On October 21, 1980 an amended program reservation was received from DHUD for the development of 16 family housing units under the conventional new construction housing program, which allows for a preliminary loan of \$500 per unit or \$8,000. The breakdown of units as approved is: 8 two-bedroom units and 8 three-bedroom units, which conceptually will be either two-story garden apartments or townhouses.

Subsequently, on November 6, 1980 Housing Authority staff received preliminary site approval from DHUD for the following unit locations: F Street between 9th and 10th Streets (9 units), 1512 D Street (3 units), 1226 D Street (2 units) and 414 13th Street (2 units). The F Street site and the 1512 D Street site are owned by the Redevelopment Agency. Agreements for Sale of Real Property were executed by the property owners for the latter two parcels. In anticipation that DHUD final site approval would be received prior to November 14th, a stipulation was included in the agreements which allowed either party (the Housing Authority or the property owner) to terminate them after this date. Consequently, it is imperative that staff expedite the purchase of these parcels. Therefore, authorization is requested to purchase these two parcels, identified as Assessor's Parcel Nos. 002-121-04 (1226 D Street) and 002-121-11 (414 13th Street) for the appraised fair market value of \$27,000 and \$16,000 respectively. These acquisitions are voluntary sales from property owners and will not require the use of eminent domain. In the event of the remote possibility final site approval is not received, these sites will be added to the existing scattered sites program and authorization will be requested to purchase other parcels.

Upon authorization of the Interim Executive Director to execute the preliminary loan, staff will complete negotiations for the architect's scope of work, and the firm will begin preparation of the preliminary plans and specifications for these units.

Although it is not possible at this time to provide a definite time schedule for the completion of this project, it is anticipated it will require approximately 17 months. The attached chart shows the major steps toward its accomplishment. This time schedule is tentative and subject to change and further refinement.

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FINANCIAL DATA

The preliminary loan for Cal 5-22 is for \$8,000. The total project cost for the development of these units is estimated to be \$839,944. Funds for the administration of the program will be paid out of the program budget.

The appraised fair market value of these parcels is \$27,000 for the 1226 D Street site (002-121-07) and \$16,000 for the 414 - 13th Street site (002-121-11). These sites will be acquired for Project 2A Tax Increment Scattered Site Acquisition Funds.

This project by itself will not generate the need for new staff. However, the Technical Department's total new construction workload (420 units - City/County) will require the services of one additional staff person. However, a management review of this staffing request has not been completed and no recommendation is made at this time. The matter will be resolved in the context of the 1981 budget.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of December 1, 1980, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolutions by the following vote:

AYES: Coleman, Fisher, Knepprath, Luevano, Serna, Teramoto,
Walton, B. Miller
NOES: None
ABSENT: A. Miller

RECOMMENDATION

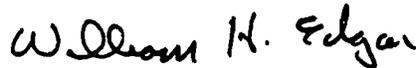
The staff recommends adoption of the attached resolutions authorizing

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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the Interim Executive Director to execute a Preliminary Loan Contract in the amount of \$8,000 and acquire two scattered sites identified as parcels No. 002-121-07 and No. 002-121-11 for the Alkali Flat Scattered Site Housing Program, No. Cal 5-22.

Respectfully submitted,



WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLUPE, City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. 1862

Adopted by the Housing Authority of the City of Sacramento

December 16, 1980

RESOLUTION AUTHORIZING EXECUTION OF
PRELIMINARY LOAN CONTRACT,
GENERAL DEPOSITARY AGREEMENT AND ISSUANCE
OF PRELIMINARY NOTES
CAL 5-22

WHEREAS, the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract") with the United States of America (herein called the "Government"); and (2) to enter into an agreement (herein called the "General Depositary Agreement") with BANK OF CALIFORNIA (a member of the Federal Deposit Insurance Corporation, herein called the "Bank"); and (3) to authorize the issuance of its notes as evidence of advances to be made by the Government to the Local Authority pursuant to the Preliminary Loan Contract.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1. The Preliminary Loan Contract is hereby approved and the Chairman or Vice Chairman is hereby authorized and directed to execute two counterparts of the Contract on behalf of the Local Authority, and the Secretary of the Local Authority is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward said executed counterparts, or any of them, to the Government together with such related supporting documentation as may be required by the Government.

Section 2. The Bank of California and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated June 10, 1970, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforementioned Bank shall be the Depositary for the project established under this Agreement.

Section 3. The Chairman or Vice Chairman or the Secretary of the Local Authority is hereby authorized to file with the Government from time to time as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Preliminary Loan Contract, and the proper officers of the Local Authority shall prepare, execute, and deliver to the Government Preliminary Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other notes of the Local Authority, and such persons are authorized to do and perform all other things

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date 12/16/80

and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Preliminary Notes shall be deposited and disbursed only in accordance with the provisions of the Preliminary Loan Contract.

Section 4.

(A) In order to evidence advances made by the Government pursuant to Preliminary Loan Contract and to refund, renew, extend, or substitute for any Preliminary Notes by this Resolution authorized to be issued (or any Preliminary Notes by any other resolution authorized to be issued which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Temporary Notes issued by the Local Authority, there are hereby authorized to be issued from time to time, Preliminary Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Preliminary Notes) equal to the aggregate Estimated Cost of Preliminary Surveys and Planning specified in said Preliminary Loan Contract.

(B) Each Preliminary Note shall bear interest, and shall be payable, in form and manner as prescribed by the Preliminary Loan Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairman or Vice Chairman; and shall have the official seal of the Local Authority impressed thereon attested by the Secretary of the Local Authority.

(C) Each Preliminary Note shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes.

(D) As additional security for the equal and ratable payment of the principal of and interest on all Preliminary Notes issued pursuant to this Resolution the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys, and grants, unto the Government, all the real and tangible personal property wheresoever situated which it has acquired or may hereafter acquire in connection with or relating to the low-rent housing undertaken pursuant to the Preliminary Loan Contract. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgment shall not impair or invalidate the obligation of the Local Authority to pay the principal of and interest on each Note from other funds of the Local Authority as herein provided.

Section 5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

- (1) The term "Resolution" shall mean this Resolution.
- (2) All other terms used in this Resolution and which are defined in the Preliminary Loan Contract shall have the respective meanings ascribed thereto in the Preliminary Loan Contract.

Section 6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Preliminary Notes (sometimes called "Preliminary Loan Notes") pursuant to the Preliminary Loan Contract are hereby repealed: Provided, however, That such repeal shall in no way affect the validity of Preliminary Notes or Preliminary Loan Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective.

Section 7. This Resolution shall take effect immediately.

CHAIRPERSON

ATTEST:

SECRETARY

RESOLUTION NO. 80-829

Adopted by The Sacramento City Council on date of

December 16, 1980

RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE OF PRELIMINARY NOTES CAL 5-22

WHEREAS, the HOUSING AUTHORITY OF THE CITY OF SACRAMENTO (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract") with the United States of America (herein called the "Government"); and (2) to enter into an agreement (herein called the "General Depositary Agreement") with BANK OF CALIFORNIA (a member of the Federal Deposit Insurance Corporation, herein called the "Bank"); and (3) to authorize the issuance of its notes as evidence of advances to be made by the Government to the Local Authority pursuant to the Preliminary Loan Contract.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1. The Preliminary Loan Contract is hereby approved and the Chairman or Vice Chairman is hereby authorized and directed to execute two counterparts of the Contract on behalf of the Local Authority, and the Secretary of the Local Authority is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward said executed counterparts, or any of them, to the Government together with such related supporting documentation as may be required by the Government.

Section 2. The Bank of California and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated June 10, 1970, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforementioned Bank shall be the Depositary for the project established under this Agreement.

Section 3. The Chairman or Vice Chairman or the Secretary of the Local Authority is hereby authorized to file with the Government from time to time as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Preliminary Loan Contract, and the proper officers of the Local Authority shall prepare, execute, and deliver to the Government Preliminary Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Preliminary Notes shall be deposited and disbursed only in accordance with the provisions of the Preliminary Loan Contract.

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BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE
CITY CLERK

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(B) Each Preliminary Note shall bear interest, and shall be payable, in form and manner as prescribed by the Preliminary Loan Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairman or Vice Chairman; and shall have the official seal of the Local Authority impressed thereon attested by the Secretary of the Local Authority.

(C) Each Preliminary Note shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes.

(D) As additional security for the equal and ratable payment of the principal of and interest on all Preliminary Notes issued pursuant to this Resolution the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys, and grants, unto the Government, all the real and tangible personal property wheresoever situated which it has acquired or may hereafter acquire in connection with or relating to the low-rent housing undertaken pursuant to the Preliminary Loan Contract. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgment shall not impair or invalidate the obligation of the Local Authority to pay the principal of and interest on each Note from other funds of the Local Authority as herein provided.

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repealed: Provided, however, That such repeal shall in no way affect the validity of Preliminary Notes or Preliminary Loan Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective.

Section 7. This Resolution shall take effect immediately.

MAYOR

ATTEST:

CLERK

RESOLUTION NO. 1863

Adopted by the Housing Authority of the City of Sacramento

December 16, 1980

APPROVING OFFERS TO PURCHASE PROPERTIES
FOR ALKALI FLAT SCATTERED
SITE HOUSING PROJECT, CAL 5-22

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

Section 1. The Executive Director is authorized to purchase the following properties for the amounts listed, exclusive of costs of transfer of title:

<u>Assessor Parcel No.</u>	<u>Property Address</u>	<u>Purchase Price</u>
002-121-07	1226 "D" Street	\$27,000
002-121-11	414 - 13th Street	16,000
		<u>\$43,000</u>

Section 2. The Executive Director is authorized to acquire the above mentioned sites with Project 2A Tax Increment Scattered Site Acquisition Funds.

CHAIRPERSON

ATTEST:

SECRETARY

APPROVED
BY THE CITY COUNCIL

DEC 16 1980

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(16 Units, Scattered, Alkali)
 PROPOSED TIME SCHEDULE
 CAL 5-22 START DATE 8-1-80

UG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
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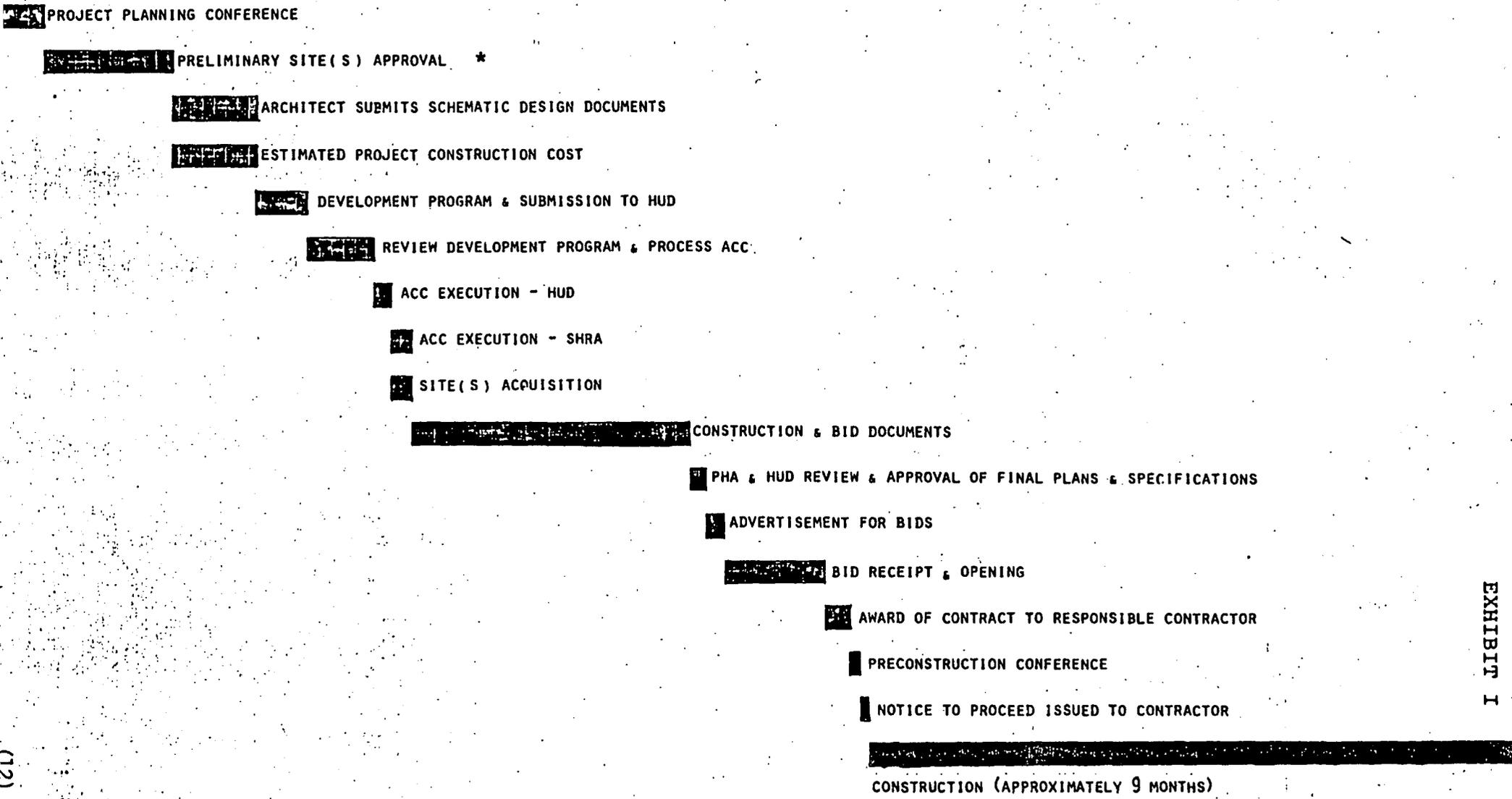


EXHIBIT I

(12)

* Lapse caused by DHUD delay in processing Preliminary Site Approval