



SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY



September 10, 1985

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of Final Application for the 1985 CIAP Funds

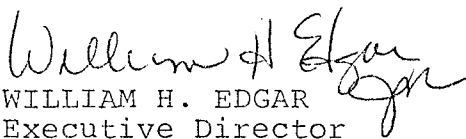
SUMMARY

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

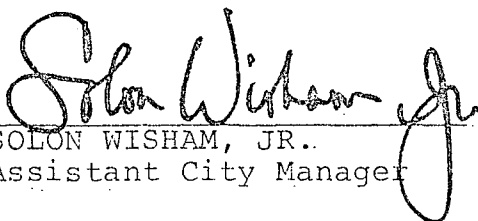
RECOMMENDATION

The staff recommends approval of the attached resolution approving the final application.

Respectfully submitted,


WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:



SOLON WISHAM, JR.
Assistant City Manager



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



September 16, 1985

Housing Authority of the
City of Sacramento

Honorable Members in Session:

SUBJECT: Approval of Final Application for 1985 CIAP funds

SUMMARY

Attached is a resolution approving the final application for the Comprehensive Improvement Assistance Program (CIAP) for modernization work at Cal 5-5, 2526 "L" Street; Cal 5-6, 1107 23rd Street; and Cal 5-9, 1318 "E" Street for a total funding decision of \$536,108.00. The attached resolution also certifies the eleven conditions stipulated in the manual 7458.1 Section 3-16e.

BACKGROUND

On January 10, 1985, the Housing Authority of the City and County of Sacramento received a letter from the Department of Housing and Urban Development (DHUD), requesting a project needs assessment and submission of a preliminary CIAP funding application for our fourth year funding program. This application was submitted to DHUD on March 1, 1985. In addition to physical improvement in the amount of \$11,898,559.00, the Housing Authority had requested funding for Management Improvements in the amount of \$882,969.00. The total amount requested was \$12,781,526.00, for the City and the County.

In preparation for this application, 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.

(1)

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On July 17, 1985, the Housing Authority received preliminary approval that funds in the amount of \$536,108.00 were set aside for city projects Cal 5-5, Cal 5-6, and Cal 5-9.

The work approved for Cal 5-5 include:

- (1) Administrative fees;
- (2) flow-control shower heads;
- (3) Seal and stripe parking areas;
- (4) Automatic sprinkler system;
- (5) provide slumpstone enclosure at garbage bin;
- (6) weatherseal all exterior surfaces;
- (7) replace incandescent light fixtures in kitchen;
- (8) install light sensors at balconies;
- (9) replace carpet with vinyl floor covering;
- (10) convert incandescent lighting to fluorescent in commons areas;
- (11) replace air conditioning units with heat pumps;
- (12) replace two 70-gallon water heaters;
- (13) re-roof project; and
- (14) replace fire hoses.

The work approved for Cal 5-6 include:

- (1) Administrative fees;
- (2) seal and stripe parking areas;
- (3) replace sprinkler controller;
- (4) install shower enclosures and flow control shower heads;
- (5) weatherseal exterior surfaces;
- (6) replace 78 incandescent lighting fixtures in kitchen;
- (7) replace four heat and air conditioning units;
- (8) replace fire hoses and install panic hardware on exit doors;
- (9) replace carpet in Community Room with VA tile;
- (10) replace corroded galvanized water supply laterals in 78 units;
- (11) replace two 70 gallon water heaters; and
- (12) re-roof project.

The work approved for Cal 5-9 include:

- (1) Administrative fees;
- (2) patch, reseal and restrripe parking lot;
- (3) relocate garbage bin area;
- (4) provide barrier post and concrete slab;

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- (5) replace wood fencing;
- (6) install tub/shower enclosures and flow control shower heads;
- (7) replace carpet;
- (8) replace fittings, valves and piping in pump room;
- (9) install lateral piping from new main to apartment fixtures;
- (10) replace two 70 gallon water heaters;
- (11) replace caulking and weatherseal complete building;
- (12) replace incandescent fixtures in kitchen and bath;
- (13) replace heating and A/C units;
- (14) upgrade intercom/door release system;
- (15) relocate emergency fire alarm system;
- (16) install Jel-Pak batteries;
- (17) replace all existing fire hoses;
- (18) relocate existing fire dry stand pipe connector to front of building;
- (19) replace existing plastic doors;
- (20) replace carpeting in all common areas;
- (21) replace flooring in complex laundry room; and
- (22) replace counter-tops, sink and faucet deck sets.

FINANCIAL DATA

DHUD has given preliminary approval for the above work in the amount of \$536,108.00, of this amount a sum of \$150,989.00 has been set aside for administrative services to pay for the cost of a modernization coordinator and a technical staff during the year and a half of implementation.

ENVIRONMENTAL REVIEW

This project has been found exempt under both the National Environmental Protection Act (NEPA) 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.

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of September 16, 1985, 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 approval of the final application for 1985 CIAP funds for modernization work at Cal 5-5, Cal 5-6, and Cal 5-9 in the amount of \$536,108.00.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: ROY TJEN-A-LOOI

RESOLUTION NO.

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

APPROVAL OF THE FINAL APPLICATION FOR 1985 CIAP FUNDS

WHEREAS the Sacramento Housing and Redevelopment Agency has submitted a preliminary application for 1985 CIAP funds on March 1, 1985; and

WHEREAS the Department of Housing and Urban Development has preliminary approved 1985 CIAP funding for \$536,108 and requested a final application; now, therefore,

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

Section 1: The final application for Comprehensive Improvement Assistance Program (CIAP) for modernization work at Cal 5-5, 2526 L Street; Cal 5-6, 1107 - 23rd Street; and Cal 5-9, 1318 E Street for a total funding of \$536,108 is hereby approved.

Section 2: This further certifies the following:

- (1) The Authority will comply with all HUD policies, procedures and requirements for the modernization, including implementation of the modernization in a timely, efficient and economical manner;
- (2) The estimated costs of the modernization program cannot be funded from current operating funds or reserves;
- (3) The proposed physical work meets the mandatory standards;
- (4) The Authority has complied with tenant/homebuyer consultation requirements under Chapter 15;
- (5) The Authority shall comply with applicable civil rights' requirements under paragraph 6-1 and 24 CFR 968.9a;
- (6) The Authority has adopted the goal of awarding at least 20 percent of the dollar value of the total of the modernization contracts to minority business enterprises under paragraph 6-2 and 24 CFR 968.9b;

(7) The Authority has complied with applicable environmental requirements under paragraph 6-3;

(8) The Authority has furnished a copy of the flood insurance policy to HUD or determined that flood insurance is not required under paragraph 6-4;

(9) The Authority has complied with applicable requirements for lead-based poisoning prevention under paragraph 6-5;

(10) The Authority has complied with applicable requirements for the physically handicapped under paragraph 6-6; and

(11) The Authority will ensure nondiscrimination in the selection of tenants to be rehoused, determination of which tenants require temporary and permanent rehousing, assignments of tenants within the Authority and provision of assistance to tenants being rehoused.

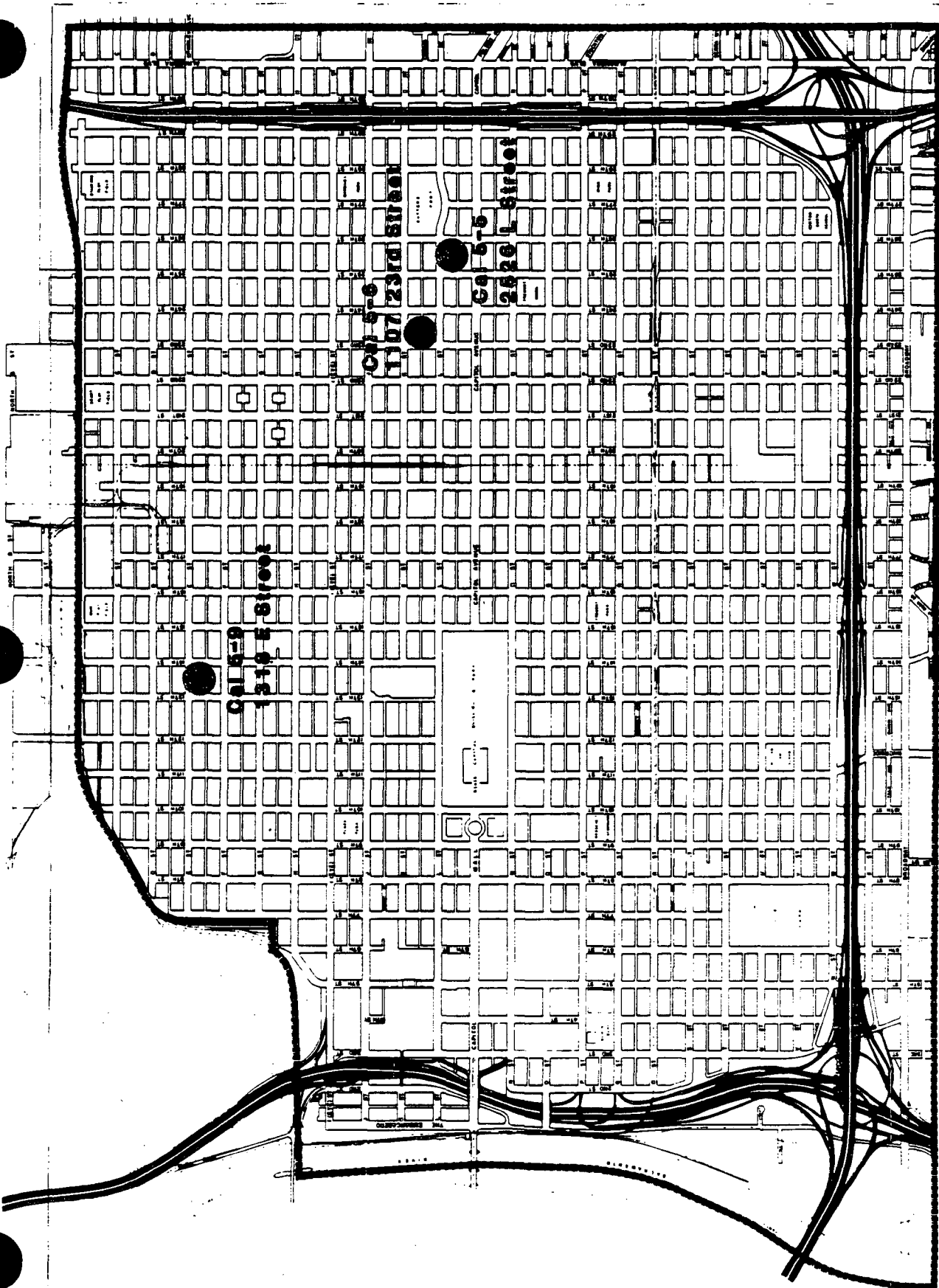
Section 3: The Sacramento Housing and Redevelopment Agency budget is hereby amended to include \$536,108 of HUD-approved funding under the 1985 Comprehensive Improvement Assistance Program.

CHAIR

ATTEST:

SECRETARY

z:shrcCIAP85



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North

4-10

Budget and Finance Committee
4:00 P.M.
September 17, 1985

1. Authorization for the Sale of Tax Allocation Bonds/SHRA
2. Recommended Reserve for Issuance of Tax Allocation (TA) Bonds by SHRA
- ~~3. Parks Division Budget Amendment~~
3. 1985 Application for CIAP Funds/SHRA

RECEIVED
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CITY OF SACRAMENTO

SEP 12 8 51 AM '85