



16  
APPROVED  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

DEC 15 1984

November 10, 1981

Housing Authority of the  
City of Sacramento  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 9 1981

Honorable Members in Session:

SUBJECT: Amendment #26 to Conventional New Construction  
Annual Contributions Contract (ACC) No. SF-391  
(CA30-P005-022 and CA30-P005-024)

### SUMMARY

Attached is a resolution authorizing the execution of Amendment #26 of the Annual Contributions Contract (ACC) No. SF-391 pertaining to new conventional housing projects CA30-P005-022 (16 scattered sites, family dwellings throughout Alkali Flat) and CA30-P005-024 (20 townhouse units on the west side of 35th Street in Oak Park).

### 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 DHUD funded units was approved by the Housing Authority of the City of Sacramento on March 13, 1979 by Resolution No. 1684. Authorization to submit an application for preliminary loans was approved by the Housing Authority of the City of Sacramento on March 11, 1980 (Resolution No. HA-1782 for CA30-P005-022 and Resolution No. HA-1779 for CA30-P005-024). The City Council of the City of Sacramento also issued approval on June 17, 1980 (Resolution No. 80-377 for CA30-P005-022 and Resolution No. 80-379 for CA30-P005-024).

On October 21, 1980 an amended program reservation was received from DHUD for the development of the units and approval of the preliminary loans in the amount of \$8,000 for CA30-P005-022 and \$10,000 for CA30-P005-024. 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.

12-15-81  
All Districts

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
November 10, 1981  
Page two

Upon receipt of DHUD's initial program reservation for the two projects, staff received authorization from the Housing Authority on August 12, 1980 by Resolutions No. 1831 and 1832 to approve the selection of Architects, Dean F. Unger, A.I.A., Inc. - Alkali Flat and Bell and Chew, Architects, A Joint Venture - Oak Park.

The breakdown of units as tentatively designed and approved for CA30-P005-022 is 8 two-bedroom units and 8 three-bedroom units, whcih consist of 15 townhouses and one single story handicapped unit.

The breakdown of units as tentatively designed and approved for CA30-P005-024 is 10 two-bedroom units and 10 three-bedroom units, which consist of 2 two-bedroom, one-story handicapped, 2 two-bedroom, one-story, 6 two-bedroom townhouses and 10 three-bedroom townhouse units.

Subsequently, on November 6, 1980 (CA30-P005-022) and December 12, 1980 (CA30-P005-024) Housing Authority staff received preliminary site approval from DHUD.

The Housing Authority of the City of Sacramento on August 25, 1981 adopted Resolution Numbers HA 81-080 (CA-30-P005-022) and HA 81-081 (CA30-P005-024) adopting the Development Programs and authorized the submission of the programs to the Department of Housing and Urban Development.

## FINANCIAL DATA

The execution of the Annual Contributions Contract will allow the Housing Authority to carry out a fully federally funded new construction program wherein the entire funding for CA30-P005-022 in the amount of \$839,944, and CA30-P005-024 in the amount of \$1,049,930 will be furnished by DHUD. The execution of Amendment No. 26 of the A.C.C., SF-391 provides the deposit of \$1,889,874 under the General Depository Agreement and the issuance of project notes and permanent notes.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of December 7, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
November 10, 1981  
Page three

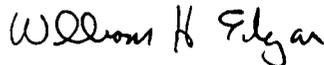
The votes were as follows:

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

### RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing exectuion of Amendment #26 of the Annual Contributions Contract (ACC) No. SF-391.

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:




---

WALTER J. SLIPE  
City Manager

Contact Person: Ken Stroth

# RESOLUTION NO. 81-105

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

APPROVED  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

December 15, 1981

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT  
NO. 26 TO ANNUAL CONTRIBUTIONS CONTRACT NO. 51-105  
PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL  
DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT  
LOAN NOTES AND PERMANENT NOTES

DEC 15 1984

WHEREAS, the Housing Authority of the City of Sacramento (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide for the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairman or Vice Chairman is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

Section 2. The River City Bank, Sacramento, California, and the Local Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated April 13, 1981, 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 Amendment.

Section 3. The Secretary 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 Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government 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 Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

Section 4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the Local Authority in anticipation of the delivery of Project Loan or Permanent Notes, there are hereby authorized to be issued, from time to time, Project Loan and Permanent 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 Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of such Bonds issued to finance such Development Cost, and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the Local Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairman or Acting Chairman; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary. Each Project Loan Note shall be in substantially the form of Form No. HUD-9204 and each Permanent Note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

(C) Each Note issued with respect to any Project 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, and, together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to the Contract, and (2) by a pledge of and lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the Local Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument or any amendment thereto as executed and recorded by the Local Authority pursuant to the Contract; Provided, That in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. 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 the 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 Contract shall have the respective meanings ascribed thereto in the Contract.

Section 6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant

to the Contract are hereby repealed; Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective; Provided, further, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

Section 7. This Resolution shall take effect immediately.

---

CHAIRMAN

ATTEST:

---

SECRETARY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 WORK ASSIGNMENT/PROGRAM REPORT

Division Housing Production  
 Project Alkali Flat Family Housing  
CAL 5-22  
 Responsible staff \_\_\_\_\_  
 Supervisor Kenneth Stroth

Legislative Approvals and Dates:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Type  
 City       Redevelopment  
 County     Housing  
 Grant  
 Technical

Updated 4 8 1981  
 Day                      Month                      Year

Legend  
 Critical milestone (identify)  
 Date project updated      Project Budget      Construction Bid Amount      Expenditures to date      Funding Source  
 Current progress of project      \$ 831,944      \$ \_\_\_\_\_      \$ 6,882      \$ DHUD

Major Steps	MONTH	AUG.			SEPT.				OCT.				NOV.				DEC.				JAN.				FEB.				MARCH.				APRIL.			
	Week	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	4	11	18	25		
Resolution Approving Development Program heard by Commission																																				
Development Program passed by City Council																																				
Development Program approved by DHUD Begin Working Drawings																																				
Execution of Annual Contributions Contract																																				
Submit plans to DHUD for approval																																				
Submit plans to City for Plan Check																																				
Project goes to Bid....Bid Opening																																				
Construction Begins																																				

