



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



9

February 12, 1990

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

Honorable Members in Session:

SUBJECT: Matters Related to the Acquisition with
Rehabilitation Program - Scattered Sites

SUMMARY

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

RECOMMENDATION

The staff recommends approval of the attached resolution approving the actions to rehabilitation the properties.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



February 19, 1991

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Matters related to the Acquisition with Rehabilitation Program (CA30-P005-035).

SUMMARY

This report requests authorization for the Executive Director to perform the following items related to the Acquisition with Rehabilitation Program (CA30-P005-035): (1) Upon the approval by the Department of Housing and Urban Development (HUD) advertise all units for bid; (2) Enter into construction contracts with the lowest responsible bidder for the rehabilitation of the units; and (3) Execute change orders to an accumulative value not to exceed 15% of the original bid amount.

BACKGROUND

On May 20, 1988 the Housing Authority was invited by HUD to submit an application for Low Income Housing under the Acquisition with Rehabilitation Program. The program is designed to allow us to purchase one to 12 unit structures on scattered sites anywhere within the incorporated area, and complete the required rehabilitation prior to entering the units to the existing housing inventory. Tenants pay no more than 30 percent of their income for rent.

On December 18, 1989, HUD notified the Authority of its approval to acquire and rehabilitate 50 units.

As of December 20, 1990, with your permission, the Authority has purchased 23 units, and optioned an additional 7 units. We are actively seeking the other 20 which will provide us a cushion if any unit is not approved by HUD.

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In order to proceed with the program and begin the rehabilitation process, staff is requesting the Executive Director be given the authority to, (1) advertise all units for bid (2) enter into construction contracts with the lowest responsible bidder for rehabilitation of the units; (3) execute change orders to an accumulative value not to exceed 15% of the original bid amount.

FINANCIAL DATA

The total Development Cost Budget for the project is \$4,562,500 or \$91,250 per unit.

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy.

ENVIRONMENTAL REVIEW

CEQA: The proposed action is exempt from environmental review per CEQA Guidelines, Section 15301 Class 1. HUD performs all necessary federal environmental reviews.

MBE/WBE EFFORTS

Minority and women contractors will be encouraged to bid on the rehabilitation projects funded under this program. All HUD and Agency MBE/WBE requirements will be adhered to in the advertising and awarding of bids.

VOTES AND RECOMMENDATION OF COMMISSION

At its meeting of February 6, 1991 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Diepenbrock, Moose, Simon, Simpson, Wiggins,
Williams, Yew, Strong

NOES: None

ABSENT: None

NOT PRESENT TO VOTE: Pernell

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RECOMMENDATIONS

The staff recommends the Executive Director be authorized to perform the following items related to the Acquisition with Rehabilitation Program (CA30-P005-035): (1) Upon the approval by the Department of Housing and Urban Development (HUD), advertise all units for bid; (2) Enter into construction contracts with the lowest responsible bidder for the rehabilitation of the units; and (3) Execute change orders to an accumulative value not to exceed 15% of the original bid amount.

Respectfully, submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE, City Manager

Contact Person: Thomas V. Lee, 440-1357

RESOLUTION NO. SHRC-

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

AUTHORIZATION TO SOLICIT BIDS AND CONTRACT FOR REHABILITATION OF ACQUIRED HOUSING UNITS

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The Executive Director is hereby authorized to perform the following actions relating to housing units now or hereinafter acquired under the Department of Housing and Urban Development (HUD) Acquisition and Rehabilitation Program CA30-P005-035:

- (a) Upon HUD approval, solicit bids for performance of rehabilitation work;
- (b) Enter into contracts with the lowest responsible bidders for performance of rehabilitation work; and
- (c) Execute change orders under such contracts as may be necessary, provided that the aggregate dollar amount of all change orders under any single contract shall not exceed fifteen percent of the original contract amount.

CHAIR

ATTEST:

CLERK

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