



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



10

September 13, 1988

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Transfer of Two Agency-Owned Properties to Rural
California Housing Corporation for Use in the Del
Paso Heights Self-Help Housing Program

SUMMARY

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

RECOMMENDATION

The staff recommends approval of the attached resolutions
approving the property transfer.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Jack R. Crist

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



September 20, 1988

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Transfer of Two Agency Owned Properties to Rural
California Housing Corporation for Use in the
Del Paso Heights Self Help Housing Program

SUMMARY

The attached report recommends transfer of two Agency-owned properties located at 3701 and 3705 Haywood Street to Rural California Housing Corporation (RCHC) for use in the Del Paso Heights Self Help Housing Program. Parcel and location maps are attached as Exhibits A and B.

BACKGROUND

The Agency has entered into an Owner Participation Agreement with RCHC (as approved by Resolution No. 87-103) to develop eight self help housing units on scattered lots in Del Paso Heights for ownership by low and moderate income families. The Del Paso Heights Redevelopment Advisory Committee requested that the housing be built in the Northeast quadrant of Del Paso Heights (See Exhibit B for location map), since there are numerous vacant lots and a 50% owner-occupancy rate in that area.

RCHC staff has conducted a thorough search of vacant lots in this area. On approximately half of the vacant lots located RCHC staff discovered serious title problems which would have caused lengthy delays in acquisition. Six privately owned lots have been selected and acquired by RCHC. These lots will accommodate six homes. The lots, which were approved by RCHC's Project Review Committee, are located in a two block area.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
September 20, 1988
Page 2

The Agency owns two vacant lots at 3701 and 3705 Haywood Street which are excellent sites for the project due to their close proximity to the sites acquired by RCHC. Staff recommends transfer of these two lots at no cost to RCHC for use in the Self-Help Housing Program. This action will enable RCHC to work with Del Paso Heights families to build a total of eight homes.

FINANCIAL DATA

The Agency purchased 3701 Haywood Street in March, 1972 for \$5,500 and 3705 Haywood Street in February, 1972 for \$3,500.

Staff recommends that the subject properties be transferred to RCHC at no cost in order to reduce the cost of the housing units to be developed.

ENVIRONMENTAL REVIEW

NEPA: Exempt from 24 CFR Part 58, Environmental Review Procedures, as the activity involves no federal funding and generates no negative impact on the physical environment.

CEQA: General rule exemption under Section 15061(b)(3).

POLICY IMPLICATIONS

The proposed transfer is consistent with the Agency's existing policies to encourage development of affordable housing for Del Paso Heights residents.

VOTE AND RECOMMENDATION OF REDEVELOPMENT ADVISORY COMMITTEE (RAC)

At its regular meeting of October 22, 1987 the RAC adopted a motion to proceed with the Self Help Housing Program. The RAC also reviewed and approved the sites proposed for acquisition at their June 23, 1988 meeting. The RAC Chairperson, participated in the site selection review process. The house plans will be reviewed by the RAC at their September 8, 1988 meeting.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
September 20, 1988
Page 3

VOTE AND RECOMMENDATION OF COMMISSION

At their meeting of September 12, 1988, the Sacramento Housing and Redevelopment Commission adopted the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

Staff recommends adoption of the attached resolution authorizing the Executive Director to transfer the subject properties to Rural California Housing Corporation at no cost.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

Contact Person: Anne Moore 440-1315

0320Q

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

TRANSFER OF TWO AGENCY-OWNED PROPERTIES
TO RURAL CALIFORNIA HOUSING CORPORATION FOR USE IN
THE DEL PASO HEIGHTS SELF HELP HOUSING PROGRAM

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The Executive Director is hereby authorized
to transfer ownership of 3701 and 3705 Haywood Street to Rural
California Housing Corporation for use in the Del Paso Heights
Self Help Housing Program, and to execute all documents necessary
to carry out said transfer.

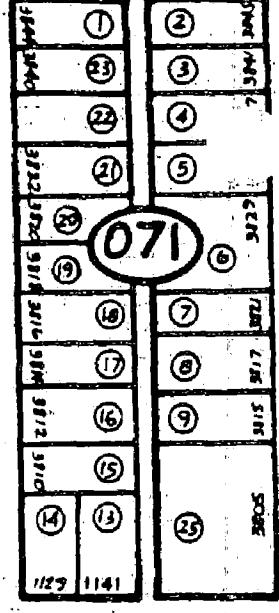
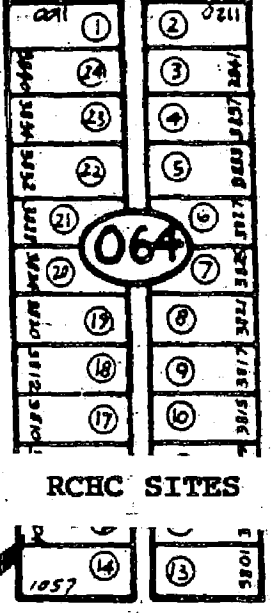
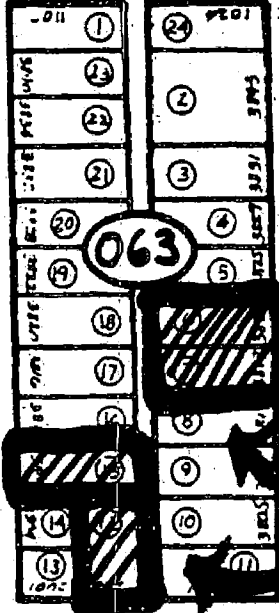
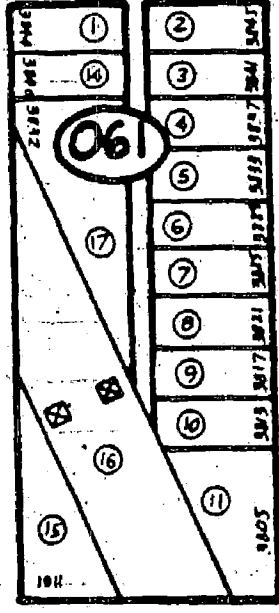
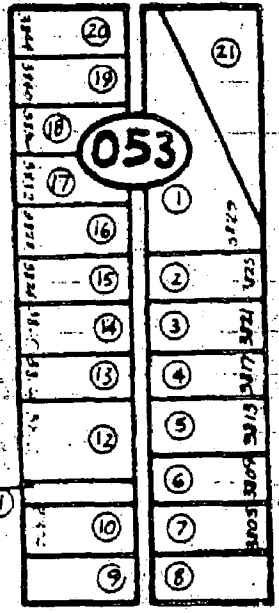
CHAIR

ATTEST:

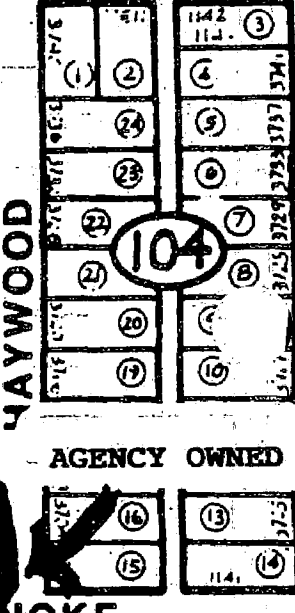
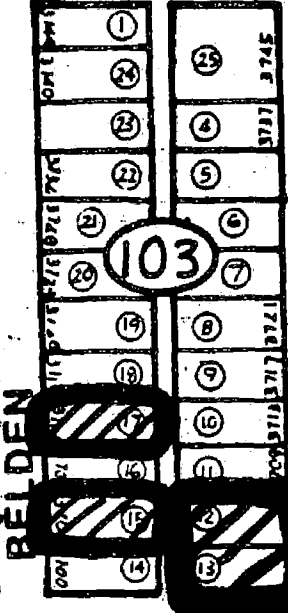
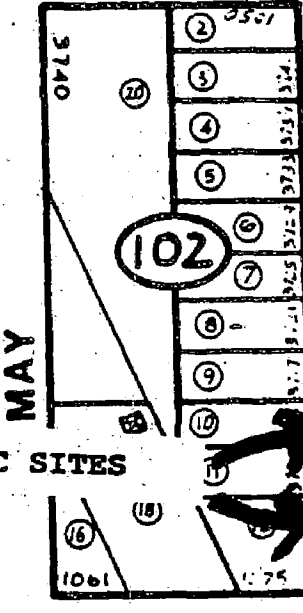
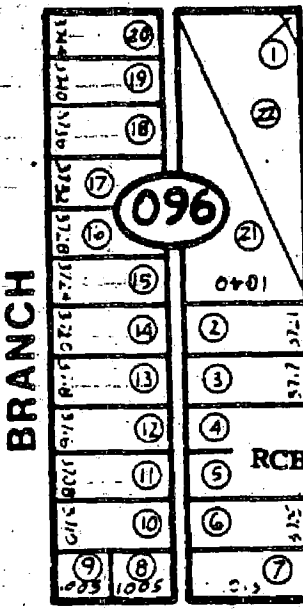
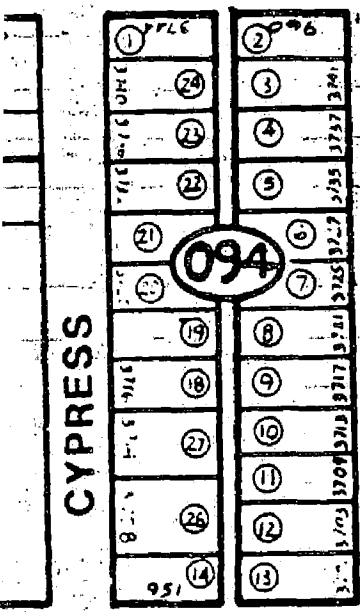
SECRETARY

1100WPP2(124)

HARRIS



GRAND



CYPRESS

BRANCH

MAY

RELDEN

MAYWOOD

ROANOKE

DEL PASO HEIGHTS PARK

053

061

063

064

071

094

096

102

103

104

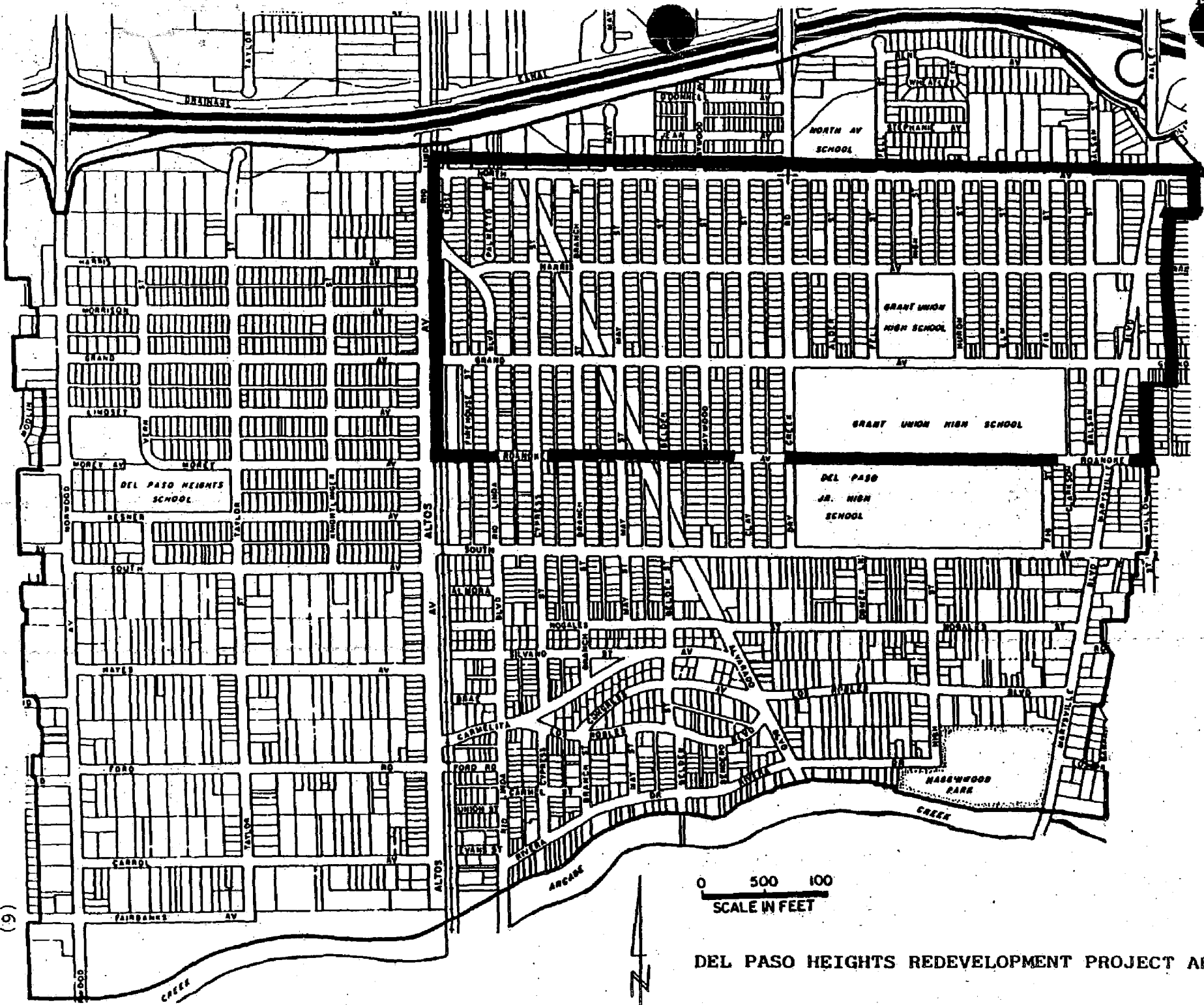
133

134

141

143

146



0 500 100
SCALE IN FEET

DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA