



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



14

August 21, 1990

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Authority Resolution Approving Rent Increases for
Riverview Plaza Housing Development

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 rent increase.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



August 28, 1990

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Riverview Plaza - Residential Rental Increase

SUMMARY

Riverview Plaza, a 124 unit senior adult complex was available for occupancy beginning October, 1988. Since then residential rental charges have remained unchanged. This staff report requests approval to increase residential rental charges based on the current income limits of the Sacramento metropolitan statistical area.

BACKGROUND

The statement of policies governing admission and continued occupancy subject all rents to periodic re-evaluation and change by the Agency governing board and/or due to Housing and Urban Development (HUD), Housing and Community Development (HCD) and California Housing and Finance Agency (CHFA) regulatory mandated changes. Staff is recommending residential rental increases as follows:

Tier I	=	\$128/mo. to \$140/mo. or 25% of income, whichever is greater
Tier II	=	\$298/mo. to \$335/mo.
Tier III	=	\$326/mo. to \$365/mo.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
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The calculation of rents in each of the three tiers is accomplished according to slightly different criteria as outlined below:

TIER I - Very Low Income Rental Housing Construction Program (RHCP)

- o Rent: Tenants pay the greater of:
 - (a) 25% of adjusted gross income minus utility allowance
 - or
 - (b) Base rent minus utility allowance

In no case will rents be less than base rent minus utility allowance.

- o Income Limits:
 - Minimum Limit - \$7,800 (Current 1990 Social Security/Social Security Insurance (SSI) Standard Payment)
 - Maximum Limit - \$10,520 (40% of Median)
- o Base Rent: \$140.00 - Obtained from State of California Department of Housing and Community Development pursuant to Section 7806 of the Housing and Community Development Regulations.
- o Utility Allowance: \$30.00 - As outlined in Exhibit D of Housing Development Action Grant Owner/Grantee Agreement - the utility allowance shall be derived from the HUD approved utility schedule for low-rent public housing for this type of structure and utility combination - all electric - hot water provided by the owner.

TIER II - Other Low Income Housing Development Action Grant (HODAG)

- o Rent: Pursuant to Exhibit D of the Housing Development Action Grant Owner/Grantee Agreement - Tenants pay a flat rent of \$335 which is equal to 30% of the adjusted HUD Very

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Housing Authority of the
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Low Income limit for a two person household,
minus \$400 deduction for elderly household***,
divided by 12, minus the utility allowance.

*** Per 7/1/88 Statement of Policies

- o Income Limits:
 - (1) Minimum - \$10,521
 - (2) Maximum - \$13,500 (45% of median)
- o Utility Allowance: \$30.00 - same as Tier I

TIER III - Tax Credit (Syndication) Rents

- o Rent: \$365 - Per tax credit regulations, rents required must be 30% of 60% of median income minus the utility allowance.

(\$15,780 x 30% divided by 12 - \$30)
- o Income Limits:
 - (1) Minimum - \$13,501
 - (2) Maximum - One Person Household - \$15,780
Two Person Household - \$18,000
(60% of Median)
- o Utility Allowance: \$30.00 - Same as Tiers I and II

Rent increases will take effect after the residents have been given a 30 day notice of the change.

FINANCIAL DATA

This action increases operating revenue in the amount of approximately \$34,000 annually.

ENVIRONMENTAL REVIEW

Not applicable.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
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MBE/WBE EFFORTS

Not applicable.

POLICY IMPLICATIONS

None

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of August 20, 1990 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 attached resolution to increase residential rents based on the current income limits for Sacramento County.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE, City Manager

Contact Person: Betty Turner
F:\JSB\TURNER\RIVERVIEW.STF

RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF _____

RESOLUTION TO APPROVE RESIDENTIAL RENT INCREASE

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

Section 1: Riverview Plaza Residential Rent increases
are approved as follows:

Tier I	=	\$128/mo. to \$140/mo. or 25% of income, whichever is greater
Tier II	=	\$298/mo. to \$335/mo.
Tier III	=	\$326/mo. to \$365/mo.

CHAIR

ATTEST:

SECRETARY

share\reso\Riverview

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

RESOLUTION TO APPROVE RESIDENTIAL RENT INCREASE

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: Riverview Plaza Residential Rent increases are approved as follows:

Tier I	=	\$128/mo. to \$140/mo. or 25% of income, whichever is greater
Tier II	=	\$298/mo. to \$335/mo.
Tier III	=	\$326/mo. to \$365/mo.

CHAIR

ATTEST:

CLERK

COUNCIL COMMITTEE MINUTES

Concurrent Special Committee Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

COMMITTEE NAME: BUDGET & FINANCE COMMITTEE

MEETING DATE: AUGUST 21, 1990

MEETING TIME: 3:00 P.M.

LOCATION: 1231 I STREET, 1ST FLOOR, HEARING ROOM

VOTING RECORD LEGEND

MOV:	MOVED	ABST:	ABSTAIN
SEC:	SECOND	ABS:	ABSENT
M --	MAYOR RUDIN	D5 --	SERNA
D1 --	FARGO	D6 --	MUELLER
D2 --	FERRIS	D7 --	KASTANIS
D3 --	PANE	D8 --	ROBIE
D4 --	CHINN		

I HEREBY CALL Special Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento, and Parking Authority of the City of Sacramento to be conducted concurrently with the Council committee meetings listed below, which are incorporated herein by reference. The Special Meetings are called to permit Members who are not on the listed committees to attend the meetings and participate in the discussions. In the event five (5) or more members of the City Council are present at a Committee meeting, only those items listed on the agenda can be acted on or discussed.

The meeting was called to order at the hour of 3:35 P.M. by Committee Chairperson Kim Mueller and the roll was answered as follows:

PRESENT: Committee Chairperson, Kim Mueller; Committee Members Tom Chinn, Lyla Ferris and Lynn Robie.

-
1. Report back on Department of Data Management "Text Management Information System" and "24 Hour City Hall" or constituent Information Projects. (D-All)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION

MINUTES

This item was continued one week at the request of staff.

-
2. Request for adoption of City-Wide Geographic Information System (GIS) base map project, and the addition of one FTE for GIS support in Data Management.

A. Res. amending the 1990-91 budget by transferring \$279,177 from Storm Drainage Contingency to the Geographic Information System capital project and adding 1.0 FTE to the Data management Department.

CONTINUED ON NEXT PAGE

BUDGET AND FINANCE COMMITTEE
AUGUST 21, 1990

COMMITTEE ACTION SHEET

ITEM NO. 2 CONTINUED

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

MINUTES

This item was continued one week at the request of staff.

3. Sacramento County Comprehensive Alcohol and Drug Prevention Education Program - Contract. (D-All)
Res. authorizing the City Manager to execute a contract with the Sacramento County Office of Education to provide an Alcohol and Drug Prevention Education Program within grammar schools in the City of Sacramento.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

VOTING RECORD: MOV: D8 SEC: D4
AYES: UNANIMOUS
ABSENT: D2

MINUTES

Moved by Committee Member Robie to adopt staff recommendation. Seconded by Committee Member Chinn and motion carried as noted above.

4. Augmentation of the Animal Control Division 1990-91 Operating Budget and Appropriation of Necessary Funds. (D-All)
A. Res. amending the Department of Public Works 1990-91 Operating Budget by adding one Administrative Trainee to the Animal Control Division and appropriating necessary funds.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

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BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990

COMMITTEE ACTION SHEET

ITEM NO. 4 CONTINUED

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED
TO COUNCIL

VOTING RECORD: MOV: D8 SEC: D4
AYES: D4, D6, D8
ABSTAIN: D2

MINUTES

Moved by Committee Member Robie to adopt staff recommendation.
Seconded by Committee Member Chinn and motion carried as noted
above.

- 5. Measure A Transportation Sales Tax Program - receipt of
additional revenues; amendment of 1990-91 CIP Program. (D-
All)
A. Res. amending the 1990-91 CIP Program for Measure A
Transportation Sales Tax projects.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO
COUNCIL

REPORTS BACK: MEASURE A TRANSPORTATION SALES TAX
PERCENTAGE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED
TO COUNCIL

VOTING RECORD: MOV: D8 SEC: D4
AYES: UNANIMOUS

MINUTES

Committee Member Robie stated that we were over our predicted
percentage and asked what that percentage was. She also
stated that Regional Transit and Para Transit would be in the
same category and asked for a report on the percentage of
their Measure A Transportation Sales Tax.

Moved by Committee Member Robie to adopt staff recommendation.
Seconded by Committee Member Chinn and motion carried as noted
above.

BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990

COMMITTEE ACTION SHEET

6. Report back on termination of agreement by Regional Transit for patrol officers on Light Rail trains. (D-All)
A. Res. amending the 1990-91 budget by reducing General Fund revenue and expenditures by 258,334 and deleting 5.0 FTE due to the termination of an agreement by Regional Transit for patrol services on Light Rail trains.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

VOTING RECORD: MOV: D8 SEC: D2
AYES: UNANIMOUS
ABSENT: D4

MINUTES

Moved by Committee Member Chinn to adopt staff recommendation. Seconded by Committee Member Ferris and motion carried as noted above.

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7. Employee Assistance Program contract with Occupational Health Services, Inc. (D-All)
A. Res. approving a twenty-seven month extension with Occupational health Services, Inc. for Employee Assistance Program Services and amending the 1990-91 operating budget in order to provide funds.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

VOTING RECORD: MOV: D2 SEC: D8
AYES: UNANIMOUS
ABSENT: D4

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BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990

COMMITTEE ACTION SHEET

ITEM NO. 7 CONTINUED

MINUTES

Moved by Committee Member Ferris to adopt staff recommendation. Seconded by Committee Member Robie and motion carried as noted above.

- 8. Res. approving a lease financing for five recycling trucks and 26,250 containers. (D-All)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

VOTING RECORD: MOV: D8 SEC: D4
AYES: UNANIMOUS

MINUTES

Moved by Committee Member Robie to adopt staff recommendation. Seconded by Committee Member Chinn and motion carried as noted above.

- 9. Acceptance of a supplementary grant from the State Department of Education for a special summer school age program and amending the 1990-91 FY budget of the Department of Parks and Community Services. (D-All)
A. Res. acknowledging receipt of a supplementary grant from the State Department of Education for a special summer program and amending the 1990-91 budget of the Department of Parks and Community Services.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: REPORT BACK ON GUIDELINES.

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

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BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990

COMMITTEE ACTION SHEET

ITEM NO. 9 CONTINUED

VOTING RECORD: MOV: D8 SEC: D2
 AYES: D2, D8
 ABSTAIN: D6
 ABSENT: D4

MINUTES

Committee Chairperson Kim Mueller requested a report back on the priority criteria for getting this type of program. She is interested in the guidelines that allowed this particular school to be chosen.

Moved by Committee Member Robie to adopt staff recommendation. Seconded by Committee Member Ferris and motion carried as noted above.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

10. Agency Res. to implement Del Paso Heights Neighborhood Improvement Project and improvements to New Good Neighbors Child Care Facility. (D2)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

VOTING RECORD: MOV: D2 SEC: D8
 AYES: UNANIMOUS
 ABSENT: D4

MINUTES

Moved by Committee Member Ferris to adopt staff recommendation. Seconded by Committee Member Robie and motion carried as noted above.

11. Authority Res. approving contract with Area 4 Agency on Aging and sub-contract with Paratransit, Inc., for nutrition site and shopping trip transportation for Seniors. (D-All)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

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BUDGET AND FINANCE COMMITTEE
AUGUST 21, 1990

COMMITTEE ACTION SHEET

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12. Various matters regarding financial assistance for Crosby Cottages Housing Development. (D2)
A. City Res. determining benefit of Crosby Cottages Project.
B. Agency Res. approving development loan.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

MINUTES

This item was continued one week and the developer was asked to get together with Committee Member Ferris so that she could clear up a few concerns. This item will be heard by both Committee and Council next week.

-
13. Agency Res. establishing a position to assist the Implementation of the Meadowview Action Plan. (D7,8)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

**VOTING RECORD: MOV: D8 SEC: D4
AYES: UNANIMOUS**

MINUTES

Moved by Committee Member Robie to adopt staff recommendation. Seconded by Committee Member Chinn and motion carried as noted above.

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14. Authority Res. approving rent increases for Riverview Plaza Housing Development. (D1)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

REPORTS BACK: NONE

COMMITTEE ACTION: RECOMMENDED APPROVAL AND FORWARDED TO COUNCIL

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BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990

COMMITTEE ACTION SHEET

ITEM NO. 14 CONTINUED


VOTING RECORD:

MOV: D8 SEC: D4
AYES: UNANIMOUS

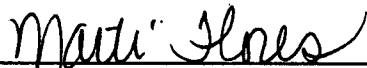
MINUTES

Moved by Committee Member Robie to adopt staff recommendation.
Seconded by Committee Member Chinn and motion carried as noted
above.

The meeting adjourned at 4:30 P.M.



KIM MUELLER
Committee Chairperson



Secretary

APPROVED:



KEN NISHIMOTO
Budget Manager

COMMITTEE MEMBERS: Mueller (Chair), Chinn, Ferris, Robie

BUDGET AND FINANCE COMMITTEE

AUGUST 21, 1990