



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



10

August 28, 1990

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Authority Resolution Approving 1990 Comprehensive
Improvements Assistance Program Funding and
Authorizing Execution and Expenditures

SUMMARY

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

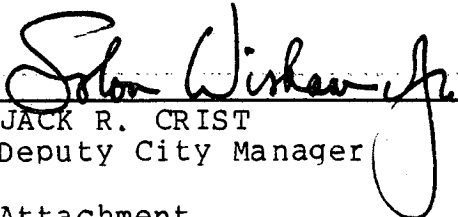
RECOMMENDATION

The staff recommends approval of the attached resolutions
approving the documents, bids and contracts.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

Per: 
JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



September 4, 1990

Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Authorization to Execute Required Documents, Solicit Bids, and Execute Necessary Contracts Related to the 1990 Comprehensive Improvement Assistance Program (CIAP) Funded City Developments

SUMMARY

This report recommends that the Executive Director be authorized to:

1. Following the conclusion of the application process, submit to the U.S. Department of Housing and Urban Development (HUD) an amendment to the Annual Contributions Contract for the 1990 Comprehensive Improvement Assistance Program (CIAP) funding for modernization work on existing public housing for the following City Developments:

Cal 5-1	New Helvetia - 310 Units
Cal 5-3	New Helvetia - 50 Units
2. Obtain and approve architectural plans and specifications prepared by a competitively selected firm or prepared in-house with outside consulting services as required.
3. Solicit and award bids for developments funded under the program.
4. Execute all required documents, including all contracts necessary and take all necessary action to secure completion of the work.
5. Amend the Agency budget accordingly.

(1)

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BACKGROUND

The Housing Authority of the City of Sacramento, when invited by HUD, submits an application for funding assistance through the Comprehensive Improvement Assistance Program (CIAP) for the modernization of existing Agency owned low-income family and elderly public housing units. The application for the 1990 Funding Year has been submitted and we are anticipating funding prior to the end of the Federal Fiscal Year. During the Joint Review portion of the application process, the Agency was invited to submit a proposed budget for specific City developments and specified approximate dollar amounts. A copy of the budget submission is on file in the Agency Clerk's office for your review.

In previous years, the Agency has submitted applications for funding assistance and received awards for the City totaling \$ 718,971.00 in 1982, \$ 6,386,887.00 in 1983, \$ 536,880.00 in 1985, \$ 2,777,392.00 in 1986, \$ 2,207,184.00 in 1987, \$ 3,580,040.00 in 1988 and \$ 543,889.00 in 1989. No award was received in 1984. This year's application was for \$ 8,385,627.00. We do not, as yet, know how much will be approved.

When HUD returns our approved Comprehensive Assessment/Program Budget staff will prepare an amendment to the annual contribution contract to cover the approved projects for the 1990 CIAP funding year and proceed as follows:

1. Architectural services will be secured through outside architectural firms or prepared in-house with outside consulting services as required.
2. When plans and specifications have been developed and approved, the Executive Director will solicit bids through required procedures and award contracts to the lowest responsive responsible bidder for the specific work item within the approved budget limits.

The funding being requested in our 1990 Comprehensive Assessment/Program Budget by development are as follows:

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PHYSICAL IMPROVEMENTS BEING REQUESTED:

CITY DEVELOPMENTS

Cal 5-1 (New Helvetia/310 Units - 1941)

For this development staff requested approximately \$ 7,863,929.00 to provide the following:

Comprehensive Modernization to provide for site work and erosion control. Erosion control skirting. Miscellaneous concrete repairs. Exterior brick work, re-point and reseal. Plumbing replacement. Electrical replacement. Retrofit HVAC system. Handicap conversion - type C building. Interior patch preparation and paint. Eight inch curbing for sidewalk. Six foot ornamental iron fence. Design and build split block wall eight foot at property line. Build twenty-two centrally located eight foot and twelve foot split block garbage enclosures with gates. Replace old refrigerators - Broadway. Replace old twenty inch gas stoves - Warner Street. Replace old hot water heaters - Kemble Street. Install vented range hoods. Replace kitchen countertops. Speed bumps (12' x 4" x 10" w). Repair dry-rot bathroom floor. Install clock thermostats. Install R-11 wall insulation. Patch and reseal asphalt in ten parking areas.

Cal 5-3 (New Helvetia/50 Units - 1963)

For this development staff requested approximately \$ 521,698.00 to provide the following:

Replace old twenty inch gas stoves. Replace kitchen cabinets. Replace kitchen countertops. Replace cast kitchen sinks. Replace Price Pfister kitchen faucets. Install vented range hoods. Replace bathroom basins. Replace Price Pfister basin faucets. Replace crane basin faucets. Replace cast bathtubs. Replace Price Pfister tub fixtures. Remove accordion tub enclosures. Replace bedroom light fixtures. Replace old hot water heaters. Replace old wall furnaces. Retrofit two ton gas pack HVAC system. Install speed bumps. Reseal asphalt parking area.

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FINANCIAL DATA

Funds are being requested from the Department of Housing and Urban Development for the amounts and developments as follows:

CITY DEVELOPMENTS

New Helvetia - 310 Units (Cal 5-1)	= \$ 7,863,929.00
New Helvetia - 50 Units (Cal 5-3)	= \$ 521,698.00
<u>TOTAL CITY APPLICATION</u>	= \$ <u>8,385,627.00</u>

POLICY

The action(s) proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

ENVIRONMENTAL

NEPA: HUD is responsible for Environmental review of the CIAP program. The Agency has supplied HUD with all requested flood data for all listed project sites.

CEQA: Categorical Exemption 15301 Class 1(a)(c)(d)(f) Existing Facilities. Consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that previously existing.

MBE/WBE: All letting of contracts will be in accordance with Agency MBE/WBE policy.

RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF _____

RESOLUTION APPROVING 1990 COMPREHENSIVE IMPROVEMENTS ASSISTANCE PROGRAM FUNDING AND AUTHORIZING ITS EXECUTION AND EXPENDITURES

WHEREAS, the Housing Authority of the City of Sacramento ("Local Authority") submitted an application for 1990 Fiscal Year Comprehensive Improvement Assistance Program ("CIAP") funding to the Department of Housing and Urban Development ("HUD").

WHEREAS, the Local Authority was invited by HUD to submit a Proposed CIAP Budget for final approval.

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

Section 1: In accordance with the staff report filed with this resolution, following the conclusion of the application process, the Executive Director is authorized to execute the Annual Contribution Contract for the 1990 Comprehensive Improvement Assistance Program ("CIAP") Funding.

Section 2: The Executive Director is authorized to amend the Sacramento Housing and Redevelopment Agency Budget to reflect the receipt and allocation of such funding.

Section 3: The Executive Director is authorized, in accordance with Local Authority policy:

- a. To solicit, negotiate for and to execute contracts for architectural services and/or for outside consulting services as may be required and necessary to assist in performing the architectural services with Local Authority staff related to 1990 CIAP approved projects, for contract amounts not to exceed the budget amounts approved for such projects;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of August 27, 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 adoption of the attached resolution authorizing the Executive Director to execute required documents, solicit bids, execute necessary contracts related to the 1990 Comprehensive Improvement Assistance Program (CIAP) Comprehensive Assessment/Program Budget on behalf of the Housing Authority of the City of Sacramento, and amend the Agency budget to reflect the approved application amount.

Respectfully Submitted,



Robert E. Smith
Executive Director

Transmittal to Council:

Walter J. Slipe, City Manager

Contact Persons: John E. Bridges, Director of Housing (440-1337)
or William Enyeart, Jr., Technical Supervisor - CIAP (641-1697)

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- b. To approve the final plans and specifications for implementation of 1990 CIAP.

Section 4: The Executive Director is authorized to solicit bids, award or reject bids, and execute contracts for the work in any developments which may be funded for 1990 CIAP public housing modernization projects in amounts not to exceed the budget amounts approved for such projects.

Section 5: The total expenditure authorized for all contracts let in accordance with Section 3 shall not exceed the budgeted amounts for said projects as funded by HUD.

Section 6: The Executive Director is authorized to sign and execute documents and take all necessary action to secure completion of the work approved by HUD and in accordance with this resolution.

CHAIR

ATTEST:

SECRETARY

STFRPT90.002

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____