

RESOLUTION NO. 2019-0028

Adopted by the Housing Authority of the City of Sacramento

June 11, 2019

Authorization to Submit a Section 18 Application to the United States Department of Housing and Urban Development to Convert City Public Housing Properties under the Section 18 Demolition and Disposition Program (Section 18)

BACKGROUND

- A. The Housing Authority of the City of Sacramento (Housing Authority) faces many issues with its public housing stock, including the inability to perform maintenance due to insufficient funding from the U.S. Department of Housing and Urban Development (HUD) coupled with high demand for affordable housing.
- B. In 2018, the Housing Authority worked with CSG Advisors to update an Asset Repositioning Study to develop strategies to reposition and sustain many of the Housing Authority's assets.
- C. Although the Housing Authority completed some of the strategies suggested in the initial Asset Repositioning Study, the elements of time, available funding and changing HUD programs made it necessary for the Housing Authority to update its plan and use more recent HUD initiatives to complete the repositioning efforts to address its aging housing stock.
- D. The Housing Authority must continue to pursue innovative approaches to preserve its housing and address the growing demand for housing for low- and very low income individuals.
- E. Congress modified regulations under the Section 18 program to provide greater efficiencies and a mechanism for Public Housing Agencies to address the growing backlog of deferred maintenance in nationwide public housing properties.
- F. The Housing Authority is proposing to submit applications to HUD to convert all City Scattered Site Public Housing properties under Section 18 and apply for Tenant Protection Vouchers (TPVs).

- G. Consultations with affected residents, the Sacramento Resident Advisory Board (SRAB), the Sacramento Housing and Redevelopment Commission, and the Housing Authority's governing board have occurred related to the Section 18 program. These consultations will continue on an on-going basis.
- H. The proposed application for Section 18 is administrative and does not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) section 15378 (b) and is exempt under the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) section 58.34(a)(3). Environmental Review for specific activities, such as disposition and/or rehabilitation, under Section 18 will be completed prior to any discretionary action(s) being carried out with regard to such projects.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. The above recitals, including the environmental determinations, are determined to be true and correct.
- Section 2. The Executive Director or her designee is authorized to submit a Section 18 Demolition and Disposition Application to the U.S. Department of Housing and Urban Development (HUD) for the properties listed in Exhibit A.
- Section 3. The Executive Director or her designee is authorized to apply to HUD for Tenant Protection Vouchers (TPV).
- Section 4. The Executive Director or her designee is authorized to execute any and all documents as may be required for submission and approval by HUD for the Section 18 program and TPV applications for the properties listed in Exhibit A and, if necessary, certifying an agreement to comply with all requirements of the program.
- Section 5. The Executive Director or her designee is authorized to execute applicable award agreements if the Section 18 applications are accepted and approved by HUD.

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Exhibit A – List of Properties – 4 units or less

Adopted by the Housing Authority of the City of Sacramento on June 11, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest by Secretary:

Mindy Cuppy Digitally signed by Mindy Cuppy
Date: 2019.06.12 17:16:50
-07'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Housing Authority.

Site Address	Street	AMP	City	Zip	Unit	City Council District
3836	HAYWOOD ST	MILL	Sacramento	95838	1	2
3249	WESTERN AV	MILL	Sacramento	95838	1	2
3255	WESTERN AV	MILL	Sacramento	95838	1	2
3319	WESTERN AV	MILL	Sacramento	95838	1	2
3840	CLAY ST	MILL	Sacramento	95838	1	2
100	FAIRBANKS AV	MILL	Sacramento	95838	1	2
44	FORD RD	MILL	Sacramento	95838	1	2
48	FORD RD	MILL	Sacramento	95838	1	2
637	GRAND AV	MILL	Sacramento	95838	1	2
3183	WESTERN AV	MILL	Sacramento	95838	1	2
3203	WESTERN AV	MILL	Sacramento	95838	1	2
3287	WESTERN AV	MILL	Sacramento	95838	1	2
3301	WESTERN AV	MILL	Sacramento	95838	1	2
74	ARCADE BLVD	MILL	Sacramento	95815	1	2
3937	BELDEN ST	MILL	Sacramento	95838	1	2
1731	Bowling Green DR	MILL	Sacramento	95815	1	2
375	LINDLEY DR	MILL	Sacramento	95815	1	2
200	REDONDO AV	MILL	Sacramento	95815	1	2
1142-1144	GRAND AV	MILL	Sacramento	95838	2	2
309-311	GRAVES AV	MILL	Sacramento	95838	2	2
530	LAMPASAS AV	MILL	Sacramento	95815	2	2
237	HAGGIN AV	MILL	Sacramento	95833	1	3
734	RIO TIERRA AV	MILL	Sacramento	95833	1	3
412-414	13th St	MILL	Sacramento	95814	2	4
1226-1228	D ST	MILL	Sacramento	95814	2	4
1512	D ST	MILL	Sacramento	95814	3	4
272	ARCADE BLVD	MILL	Sacramento	95815	1	2
150	BARTON WAY	MILL	Sacramento	95815	1	2
44	CATHCART AV	MILL	Sacramento	95838	1	2
125	CATHCART AV	MILL	Sacramento	95838	1	2
3634	CLARKSON CRT	MILL	Sacramento	95838	1	2
530	LAMPASAS AV	MILL	Sacramento	95815	2	2
1013	NORTH AV	MILL	Sacramento	95838	1	2
180	OLMSTEAD DR	MILL	Sacramento	95838	1	2
233	OLMSTEAD DR	MILL	Sacramento	95838	1	2
1340	STEPHANIE AV	MILL	Sacramento	95838	1	2
4114	3rd AV	OAK	Sacramento	95817	1	5
3605	22nd AV	OAK	Sacramento	95820	1	5
5409	56th STREET	OAK	Sacramento	95820	1	6
5110	BRADFORD DR	OAK	Sacramento	95820	1	6
7604	VALLECITOS WAY	OAK	Sacramento	95828	1	6
7736	VALLECITOS WAY	OAK	Sacramento	95828	1	6
6021	WILKINSON ST	OAK	Sacramento	95824	1	6
6071	WILKINSON ST	OAK	Sacramento	95824	1	6
3922	39th STREET	OAK	Sacramento	95820	1	5
7748	40th STREET	OAK	Sacramento	95824	1	6
2943	42nd STREET	OAK	Sacramento	95817	1	5

4100	47th STREET	OAK	Sacramento	95820	1	
7612	51st AVE	OAK	Sacramento	95828	1	6
3254	SANTA CRUZ WY	OAK	Sacramento	95817	1	5
6129	HERMOSA ST	MEADOW	Sacramento	95822	1	5
2221-2223	16th AV	MEADOW	Sacramento	95822	2	5
3421-23	19th AV	OAK	Sacramento	95820	2	5
4058-4060	SUMAC LANE	OAK	Sacramento	95820	2	5
3250	W Street	OAK	Sacramento	95817	3	5
2970	2nd Avenue	OAK	Sacramento	95817	4	5
3509-3515	36th Street	OAK	Sacramento	95817	4	5
4556-4568	10th Avenue	OAK	Sacramento	95820	4	5
3685	5th Avenue	OAK	Sacramento	95817	4	5
3635	5th Avenue	OAK	Sacramento	95817	4	5
7221	FRUITRIDGE RD	OAK	Sacramento	95820	1	6
5550	EMERSON RD	OAK	Sacramento	95820	1	6
7826	SHRADER CIRCLE	MEADOW	Sacramento	95832	1	7
7832	SHRADER CIRCLE	MEADOW	Sacramento	95832	1	7
7838	SHRADER CIRCLE	MEADOW	Sacramento	95832	1	7
7844	SHRADER CIRCLE	MEADOW	Sacramento	95832	1	7
7557	18th ST	MEADOW	Sacramento	95822	1	8
7434	COSGROVE WY	MEADOW	Sacramento	95822	1	8
7458	COSGROVE WY	MEADOW	Sacramento	95822	1	8
2131	62nd AV	MEADOW	Sacramento	95822	1	8
6142	Belleau Wood LN	MEADOW	Sacramento	95822	1	8
7462	COSGROVE WY	MEADOW	Sacramento	95822	1	8
7466	COSGROVE WY	MEADOW	Sacramento	95822	1	8
7786	DETROIT BLVD	MEADOW	Sacramento	95832	1	8
2148	FLORIN RD	MEADOW	Sacramento	95822	1	8
1713	NEIHART AV	MEADOW	Sacramento	95832	1	8
3672	REEL CIRCLE	MEADOW	Sacramento	95832	1	8
7743	REENEL WY	MEADOW	Sacramento	95832	1	8
4231-4237	23rd ST	MEADOW	Sacramento	95822	2	8
1780-1786	71st AV	MEADOW	Sacramento	95832	2	8
1781- 1785	71st AV	MEADOW	Sacramento	95832	2	8
1501-1505	ANOKA AV	MEADOW	Sacramento	95832	2	8
1500-1522	ARMINGTON AV	MEADOW	Sacramento	95832	2	8
1600-1608	JANRICK AV	MEADOW	Sacramento	95832	2	8
2854-2864	PROVO WY	MEADOW	Sacramento	95822	2	8
2855-2865	PROVO WY	MEADOW	Sacramento	95822	2	8
2850-2860	UTAH AV	MEADOW	Sacramento	95822	2	8
2851-2861	UTAH AV	MEADOW	Sacramento	95822	2	8
7591	RED WILLOW ST	MEADOW	Sacramento	95822	1	8
3600	REEL CIRCLE	MEADOW	Sacramento	95822	1	8
4114	3rd AVE	OAK	Sacramento	95817	1	5
3661	4th AVE	OAK	Sacramento	95817	1	5
4439	6th AVE	OAK	Sacramento	95820	1	5
5064	10th Avenue	OAK	Sacramento	95820	1	6
3804	21st AVE	OAK	Sacramento	95820	1	5

3421	21st AVE	OAK	Sacramento	95820	1	5
2931	24th AVE	OAK	Sacramento	95820	1	5
3405	24th AVE	OAK	Sacramento	95820	1	5
4001	32nd ST	OAK	Sacramento	95817	1	5
4052	Weymouth Ln (Phoenix	MEADOW	Sacramento	95823	1	8
4225	Weymouth Ln (Phoenix	MEADOW	Sacramento	95823	1	8
7506	21st ST	MEADOW	Sacramento	95822	1	8
7695	22nd ST	MEADOW	Sacramento	95832	1	8
2070	48th AVE	MEADOW	Sacramento	95822	1	8
2184	50th AVE	MEADOW	Sacramento	95822	1	8
2124	63rd AVE	MEADOW	Sacramento	95822	1	8
1467	66th AVE	MEADOW	Sacramento	95822	1	8
2239	CRAIG AVE	MEADOW	Sacramento	95832	1	8
7722	DETROIT BLVD	MEADOW	Sacramento	95832	1	8
7857	DETROIT BLVD	MEADOW	Sacramento	95832	1	8
7312	Franklin BL (Phoenix Pa	MEADOW	Sacramento	95823	1	8
3449	GATES WAY	MEADOW	Sacramento	95832	1	7
1531	GLIDDEN AVE	MEADOW	Sacramento	95822	1	8
6508	GOLF VIEW DR	MEADOW	Sacramento	95822	1	5
7656	MANORCREST	MEADOW	Sacramento	95832	1	8
7651	MANORSIDE DR	MEADOW	Sacramento	95822	1	8
1575	34th STREET	OAK	Sacramento	95816	1	3
				Total	153	