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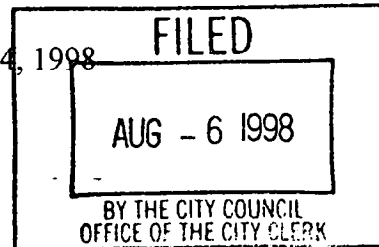
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO  
CALIFORNIA**

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SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
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JULY 24, 1998



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Report Back on Housing Issues Pertaining to the Newton Booth Office Annex Project**

**LOCATION: 2205, 2215 & 2217 27th Street; 2700 & 2706 V Street  
(APN: 010-0187-001 - 005, 007)**

**DISTRICT: Council District 4**

**CONTACT PERSONS:**

Steve Peterson, Senior Planner, 264-5981  
Jeanne Corcoran, Associate Planner, 264-5318

**FOR COUNCIL MEETING OF: August 6, 1998**

**SUMMARY:**

At the June 30, 1998, City Council hearing the Mayor and City Council requested a report back on the status of the security of the housing units located at the southeast corner of 27th & V Streets and the negotiations for the transfer of these units to a non-profit group for the intended purpose of restoring these units for occupancy.

**BACKGROUND INFORMATION:** On January 15, 1997, an application was received by the Planning Division for the development of a 20,000 square foot office building to supplement the existing office use established in the former Newton Booth School located across the street at the southwest corner of 27th & V Streets. The applicant had purchased these housing units prior to submitting the application. The occupants of these units were given notice to vacate the units. These units have remained vacant since the submittal of application. The applicant also had an option to purchase a sixth housing unit at 2705 V Street.

On August 28, 1997, the Planning Commission recommended denial of the Community Plan Amendment and Rezone and denied the remaining entitlements for the project. The applicant appealed this decision. On October 28, 1997, the City Council approved an intent motion to approve the appeal and approve the project. On June 30, 1998, the applicant submitted a letter withdrawing this project effective July 13, 1998 at 5:00 P.M.

### **TRANSFER OF OWNERSHIP TO NON-PROFIT AGENCY**

Sacramento Neighborhood Housing Services (SNHS), a non-profit corporation, is working with the owner's representative for the five houses to be donated to SNHS by the second week of August. During the week of July 20<sup>th</sup>, SNHS inspected the houses and at the time this report was written SNHS was preparing a scope of work, cost estimate, and schedule to submit to the Sacramento Housing and Redevelopment Agency (Agency). Based on an approved scope of work, the Agency will determine the appropriate rehabilitation financing assistance needed and bring its recommendation to the City Council at its August 25<sup>th</sup> meeting. A schedule for the rehabilitation of the buildings will be presented by the Agency at the August 6<sup>th</sup> City Council meeting.

### **SECURITY OF THE HOUSING UNITS:**

The five housing units have been secured by boarding the units and fencing the perimeter of the site. Martin Mackin of the Housing and Dangerous Buildings Division has inspected the sites and reports the following:

- Week of July 6<sup>th</sup>: Fence open, houses appeared to be secured. Contacted Bell to secure fence. House on the alley had recently been secured since it had previously been opened.
- Week of July 13<sup>th</sup>: Site secured
- Week of July 20<sup>th</sup>: Fence opened on 27<sup>th</sup> Street, houses appeared to be secured.

On July 14, 1998, two letters were sent to the owners of the property (Gottlieb Trust) notifying them of City Code regulations for vacant buildings and substandard or unsafe buildings for the 2215 27<sup>th</sup> Street property.

### **Administrative Remedies**

The City Code provides for Administrative Remedies for Vacant Buildings which are as follows:

1. Enforce Vacant Building Ordinance Title 49.16.1601 - secure, clean and board-up
2. Failure to comply seek penalties afforded by Title 49 and Title 1
3. Continues to be a nuisance turn over to City Attorney's Office for legal action.

### Vacant and Boarded Buildings - Title 49

Title 49.16 Addresses long term boarded and vacant buildings.

Title 49.16.1603 - owner of property must rehabilitate for occupancy within 90 days after the building is boarded.

Title 49.16.1604 Administrative Penalties - if owner does not comply with 49.16.1603(a) an administrative penalty of \$1,000 per building for first violation. A second penalty may be imposed if the building remains in violation of Title 49.16.03, 90 days following the imposition of the first administrative penalty. Additional penalties may be imposed in each 90-day period following the imposition of an administrative penalty. A second and subsequent penalty shall not exceed \$5,000.

Title 49.16.1605 Administrative penalty shall be imposed by a hearing examiner upon recommendation of the building official or the manager of code enforcement after the owner has been afforded a hearing. This City Council may order that the penalty be a personal obligation of the property owner or assessed against the property involved.

Additional penalties may be afforded by Title 49.02.211 which specifies civil penalties of not less than \$250 or more than \$25,000. Title 1.01 of the City Code further provides additional administrative to correct violations and penalize violators for failure to comply with City codes and ordinances. The penalties provide for not less than \$100 nor more than \$25,000 per violation. Each day a violation continues or occurs constitutes a separate violation.

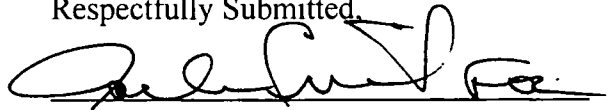
#### **Administrative Penalties**

As mentioned above, on July 14, 1998, letters were sent to the property owner informing him of his vacant and substandard building. This date is becomes the trigger date for assessing penalties.

- August 10, 1998- Notice and Order (Per Title 50 of the City Code) will be sent to property owner, a penalty of \$510 will be assessed on each unit at this time. This Notice and Order will also trigger the 90 day requirement to repair for occupation the remaining four housing units.
- Mid October, if owner has not proceeded to rehabilitate the 2215 housing unit an additional \$1,000 may be assessed.
- Mid November, if owner has not proceeded to rehabilitate the remaining four units penalty of \$1,000 per unit may be assessed.

Since the City Council has directed SHRA to facilitate the transfer of these properties from the current property owner to a non-profit housing group for rehabilitation, staff has not initiated the vacant building codes on all properties at this time. In initiating the vacant building codes, clouds are placed on the title which may hinder the transfer of these properties. Staff would like direction from City Council before proceeding with the remaining four units.

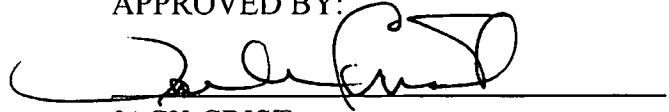
Respectfully Submitted,



GARY L. STONEHOUSE

Planning Director, Neighborhoods, Planning  
& Development Services Department

APPROVED BY:



JACK CRIST

Deputy City Manager

FOR CITY COUNCIL INFORMATION:



WILLIAM H. EDGAR  
CITY MANAGER

#43

# SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

## MEMORANDUM

**DATE:** August 5, 1998  
**TO:** Mayor and Members of City Council  
**FROM:** Anne M. Moore, Acting Executive Director  
**SUBJECT:** 27th and V Street Housing Units  
(Newton Booth Office Annex Project)

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Attached please find correspondence from Sacramento Neighborhood Housing Services regarding their inspection of the boarded and vacant homes at 27th and V Streets. The disposition of those homes to a nonprofit housing corporation will be discussed at City Council tomorrow afternoon in a report back by city planners.



## Memorandum

3453 - 5<sup>TH</sup> Avenue  
Sacramento, CA 95817

(916) 452-5356

**To:** Beverly Fretz-Brown/Lisa Bates  
Sacramento Housing & Redevelopment Agency

**From:** Linda Carroll *Linda*  
Associate Director of Business & Finance

**Date:** August 3, 1998

**Subject:** 27th & V Project

Since the City Council meeting on June 30th Sacramento Neighborhood Housing Services, Inc. has taken preliminary steps to determine the timeline and scope of work for the above referenced project. A progress report by category is noted below:

Transfer of Title. Pam Canada has been in contact with Bruce Bell the attorney for the property owner as recently as last week. Mr. Bell has been researching IRS requirements for the donation of the property to a non-profit organization and ordering an appraisal to support such a donation. There were delays in receiving the appraisals on an as-is and rehabbed value. The buildings are now secure and the projected date for transmittal of the gift would be the 2nd week in August.

Scope of Work. Sacramento NHS has hired a contractor to complete a "walk-through assessment" of the property to determine on a preliminary basis the scope of work, costs and project timeline. A second inspection is scheduled next week with an SHRA inspector and our contractor. We expect those numbers to be more detailed. Costs to date do not include termite repair, permit fees, security maintenance, insurance, etc. We expect the costs to be over \$350,000 and the rehabilitation period to take six months. Our contractor has agreed to start the job within two weeks of notification after permits have been pulled and funds have been reserved. We are requesting SHRA's assistance in processing permits and any other design review requirements to expedite the project.

Pam Canada our Executive Director is out of town this week. We expect to have a more detailed plan the week of August 17th once the transmittal process has progressed further. If you have further questions, please call me at 452-5356, ext.12. Otherwise, Pam Canada will contact you when she returns.