



Agency Rpt  
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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 10, 1981

Redevelopment Agency of the  
City of Sacramento  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Remedial Action Grants



### SUMMARY

SEP 29 1981

The attached resolution authorizes the use of CDBG funds to provide remedial action grants for the correction of deficiencies of previously rehabilitated properties by the Agency.

### BACKGROUND

Under the direction of the new Agency Interim Management Team and a new Rehabilitation Project Manager, the Agency has, this past year, reviewed its existing Rehabilitation Program at all levels of its operation. As the result of the evaluation many changes were proposed and implemented. Some of these changes included: (1) development of City/County rehabilitation policies; (2) development of procedure's manual; (3) recruitment of technical staff with strong construction backgrounds; (4) development of staff training programs; (5) improving communication with contractors and homeowners.

The results of these efforts are reflected in the increased level of performance, overall improvement of quality of the construction work, and an apparent improvement in the satisfaction level of the participating homeowners as the number of complaints is far less than in previous years.

While these improvements are obvious, staff is continuing its efforts in improving its rehabilitation program. The most recent effort being the completion of consistent Rehabilitation Policies for both the City and County programs. This was the culmination of some seven months of meetings with local citizens' groups, including the Project Area Committees and the many advisory bodies such as Sacramento Housing and Redevelopment Commission Loan Policy Committee, Sacramento Housing and Redevelopment Commission, Community Development Revenue Sharing Commission, City and County Community Development staffs, and ultimately the approvals by the City Council and Board of Supervisors.

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All Districts

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While the Rehabilitation staff has been working diligently to establish those consistent policies, they also have been working to resolve the many old outstanding cases, some of which are one and two years old. Whereas those specific cases involving a dispute are being addressed one by one, there still remains an additional list of those old cases that require special attention. Problems on these cases include:

1. Contract items that were either not completed or were unsatisfactorily completed.
2. Certain additional code violations that were not identified and corrected in the initial contract and thus still requires correction.
3. Deficiency items which are under warranty but the contractor who performed the work is no longer in business.

The staff has worked with the Project Area Committees in the attempt to identify as many cases as possible that fall into the above listed categories. There have been 16 such cases identified:

<u>Address</u>	<u>Cost Estimate</u>
3956 17th Avenue Sacramento, CA 95820	\$10,620
4049 3rd Avenue Sacramento, CA 95817	\$ 3,500
3420 9th Avenue Sacramento, CA 95817	\$ 2,340
3441 San Carlos Way Sacramento, CA 95817	\$ 1,250
4725 14th Avenue Sacramento, CA 95820	\$ 1,390
3321 33rd Street Sacramento, CA 95817	\$ 1,425
3328 33rd Street Sacramento, CA 95817	\$ 1,608
2931 44th Street Sacramento, CA 95817	\$ 1,925

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<u>Address</u>	<u>Cost Estimate</u>
3824 Bigler Way Sacramento, CA 95817	\$ 430
4060 8th Avenue Sacramento, CA 95817	\$ 325
4401 11th Avenue Sacramento, CA 95820	\$ 310
7541 52nd Avenue Sacramento, CA 95828	\$ 215
3907 12th Avenue Sacramento, CA 95817	\$ 215
3280 8th Avenue Sacramento, CA 95817	\$1,105
1922 4th Street Sacramento, CA 95814	\$1,373
3608 19th Avenue Sacramento, CA 95820	<u>\$ 997</u>
Sub Total	\$29,028
Contingency	<u>7,715</u>
TOTAL ESTIMATE	\$36,743

Staff estimates that the proposed corrections to these properties can be accomplished within a four month period. Those cases that involve exterior painting will be completed as the weather allows.

## FINANCIAL DATA

It is proposed that Community Development Block Grant funds be allocated for a one time remedial action grant to eliminate these old cases and make the much needed repairs. The estimated cost to make the repairs to those cases is \$36,743. The staff cost to administer the repair contracts is estimated at 20% of the above amount. Thus, the estimated total cost for the correction of the discrepancies is \$44,000. Cases with work that has normally exceeded the contractor's warranty period and those which have an open contract and there is an existing dispute between the owner and contractor, will not be considered for this special grant.

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Determination of repairs for the corrective work is to be made through inspections by Sacramento Housing and Redevelopment Agency Rehabilitation Specialists and where necessary by the City Building Department.

In December of 1980, the County Board of Supervisors approved a similar request authorizing the expenditure of \$54,000 from CDBG funds for remedial action cases.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of September 21, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Coleman, Fisher, Knepprath, Luevano, A. Miller,  
Teramoto, B. Miller

NOES: None

ABSENT: Serna, Walton

## RECOMMENDATION

The staff recommends that authorization be granted to utilize Community Development Block Grant funds to make special remedial action grants to correct deficiencies identified in properties previously assisted by rehabilitation loans and/or grants.

Respectfully submitted,

  
Sr WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

  
WALTER J. SLIPE  
City Manager

Contact Person: Michael Hanamura

# RESOLUTION NO. 81-079

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

September 29, 1981

AUTHORIZING THE USE OF COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS TO PROVIDE REMEDIAL ACTION GRANTS

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

Section 1. \$44,000 in Community Development Block  
Grant funds previously appropriated for housing rehabilita-  
tion loan programs is hereby authorized to the extent  
necessary for use in providing remedial action grants in  
such amounts and pursuant to such terms as the Sacramento  
Housing and Redevelopment Commission shall determine neces-  
sary and appropriate.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

SEP 29 1981