



**REPORT TO COUNCIL,
REDEVELOPMENT AGENCY AND
HOUSING AUTHORITY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent

December 7, 2010

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency
Honorable Chair and Members of the Housing Authority Board**

Title: Authorization to Execute Transfer Agreements and Assignment and Assumption Agreements between the Redevelopment Agency of the City of Sacramento and the Housing Authority of the City of Sacramento and Make Related Findings

Location/Council District: 505 10th Street, District 1, Alkali Flat Redevelopment Area; 2937/2939 35th Street; and Parcel APN: 014-0142-029, District 5, Oak Park Redevelopment Area

Recommendation: Adopt **1) a City Resolution** a) authorizing the Redevelopment Agency of the City of Sacramento and Housing Authority of the City of Sacramento to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; **2) a Redevelopment Agency Resolution** a) authorizing the Agency to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; b) authorizing the Executive Director or her designee to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; **3) a Housing Authority Resolution** a) authorizing the Housing Authority to accept 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 for continued use as affordable housing; b) authorizing the Executive Director or her designee to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Celia Yniguez, Program Manager, 449-6255

Presenters: None

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The Redevelopment Agency of the City of Sacramento (Agency) developed three affordable housing complexes in the 1980's. The properties were purchased with Community Development Block Grant Funds (CDBG) and developed with tax increment funding. The first development completed was the Oak Park Terrace Apartments located at 4021-4041 Broadway. The Oak Park Terrace Apartments were transferred to the Housing Authority of the City of Sacramento (Housing Authority) in 1980, with the exception of one small remnant parcel. The other two complexes developed at that time were the Las Victorianas Senior Apartments located at 505 10th Street (Las Victorianas) and the Oak Park Duplexes located at 2937/2939 35th Street. These were developed for affordable housing in 1980 and 1981 respectively and are currently managed by the Housing Authority.

While Redevelopment Agency ownership of these properties is consistent with State redevelopment guidelines, they logically belong within the Housing Authority's inventory of properties. Transferring these properties to the Housing Authority for continued affordable housing use is administrative and will not alter management of the housing units in any way.

Policy Considerations: The proposed actions do not alter existing policies and are consistent with the Housing and Urban Development (HUD) approved Public Housing Authority (PHA) Plan. The Agency's ownership and proposed transfer to the Housing Authority is administrative and consistent with the goals, objectives and powers of the Sacramento Housing and Redevelopment (SHRA) a Joint Powers Agency. Further, these transfers are pursuant to Section 33442 of the California Health and Safety Code, referring to the transfer of public housing.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed actions associated with transfer of properties from the Redevelopment Agency to the Housing Authority to be retained for the same use with no physical changes, constitute administrative activities, which are not considered a project under CEQA Guidelines Section 15378.

Sustainability Considerations: The contents of this staff report are consistent with the goals, policies and targets of the 2030 General Plan. The recommended actions contribute towards achieving Plan Goal # 6, *Urban Design, Land Use, Green Building and Transportation* of the City's Sustainability Master Plan, retaining housing choices near jobs and promoting a balanced and healthy City.

Other: The proposed action is categorically excluded under the National Environmental Policy Act (NEPA) per 24 CFR Part 58.35 (a)(5), which covers dispositions and acquisitions where the structure and land will be retained for the same use.

Committee/Commission Action: The *Sacramento Housing and Redevelopment Commission*: At its meeting on November 17, 2010, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Johnson, Morgan, Otto, Rosa, Shah, Stivers

NOES: None


ABSENT: Morton

Rationale for Recommendation: The proposed actions are administrative and will align Housing Authority assets with its management.

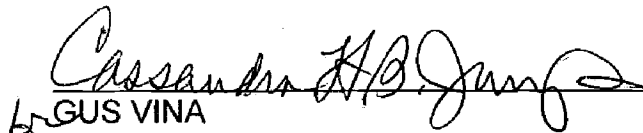
Financial Considerations: The recommended administrative actions have no direct financial considerations. The properties would be transferred at no cost to the Housing Authority. The Assignment and Assumption Agreements recorded along with each transfer will regulate the use of the properties for housing and assign obligations associated with the use of federal funds. No amendment to the SHRA budget is required.

M/WBE Considerations: The activities recommended in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Recommendation Approved:


GUS VINA
Interim City Manager

Approved as to form:


Agency Counsel

APPROVED AS TO FORM:

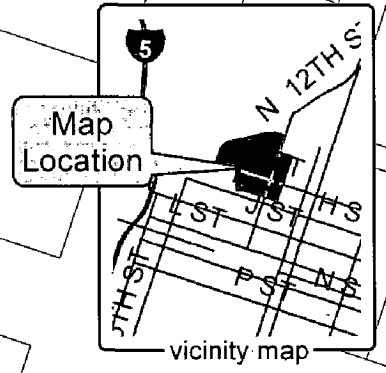
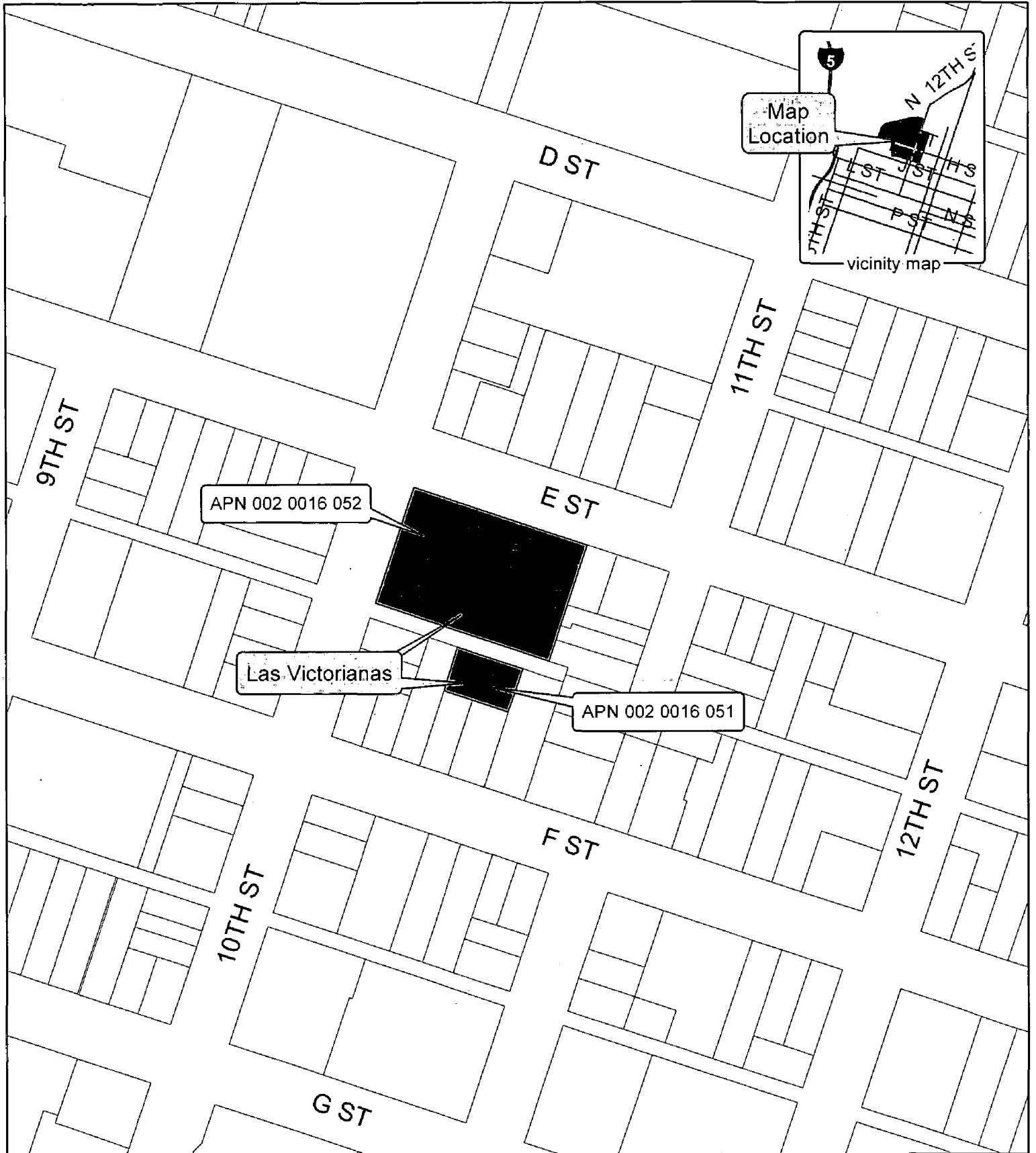

CITY ATTORNEY

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Las Victorianas



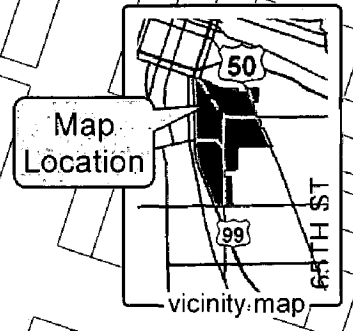
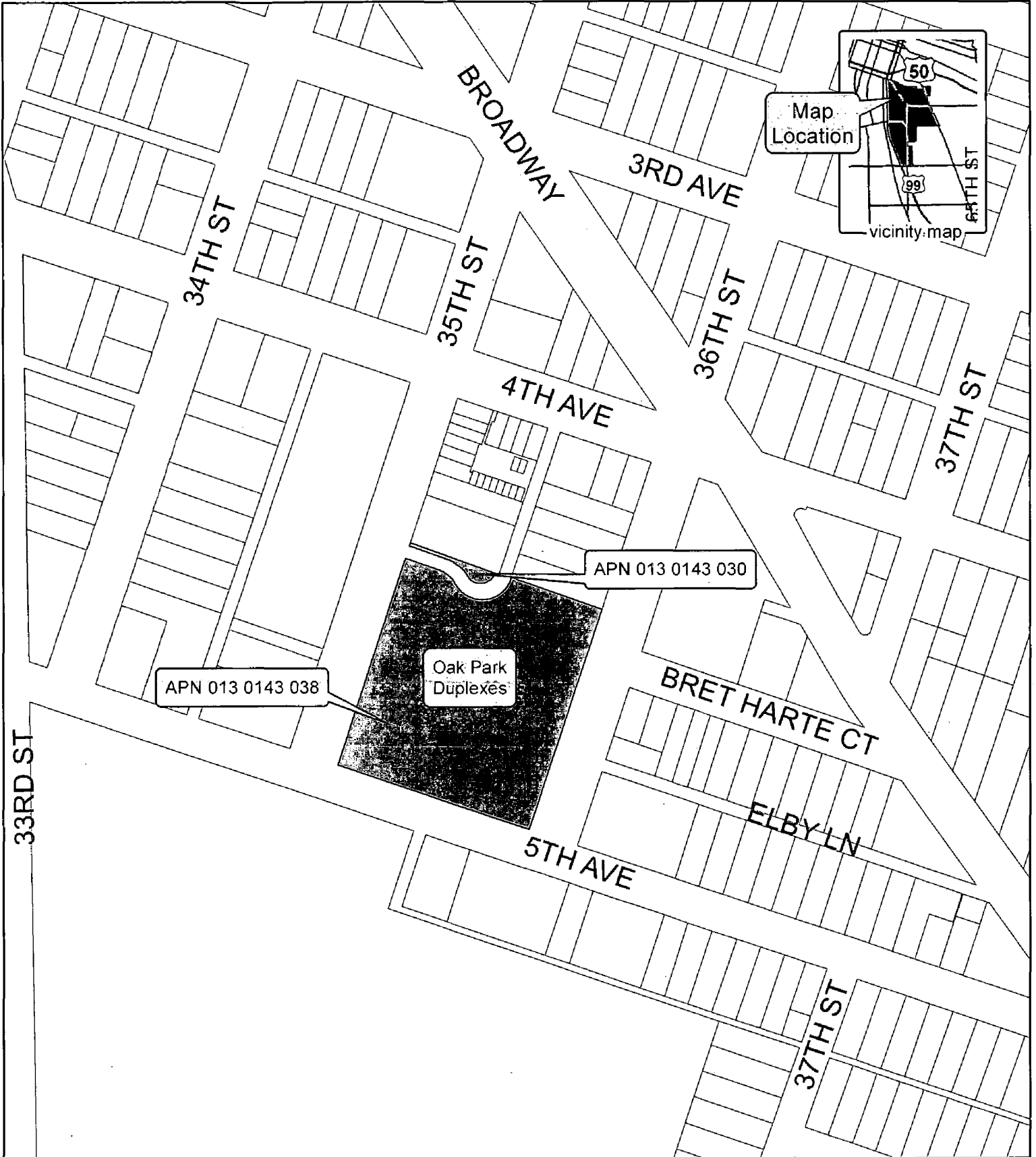
Las Victorianas Parcel



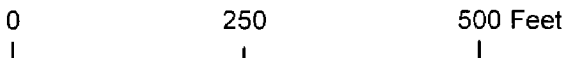
SHRA GIS
October 22, 2010



Oak Park Duplexes



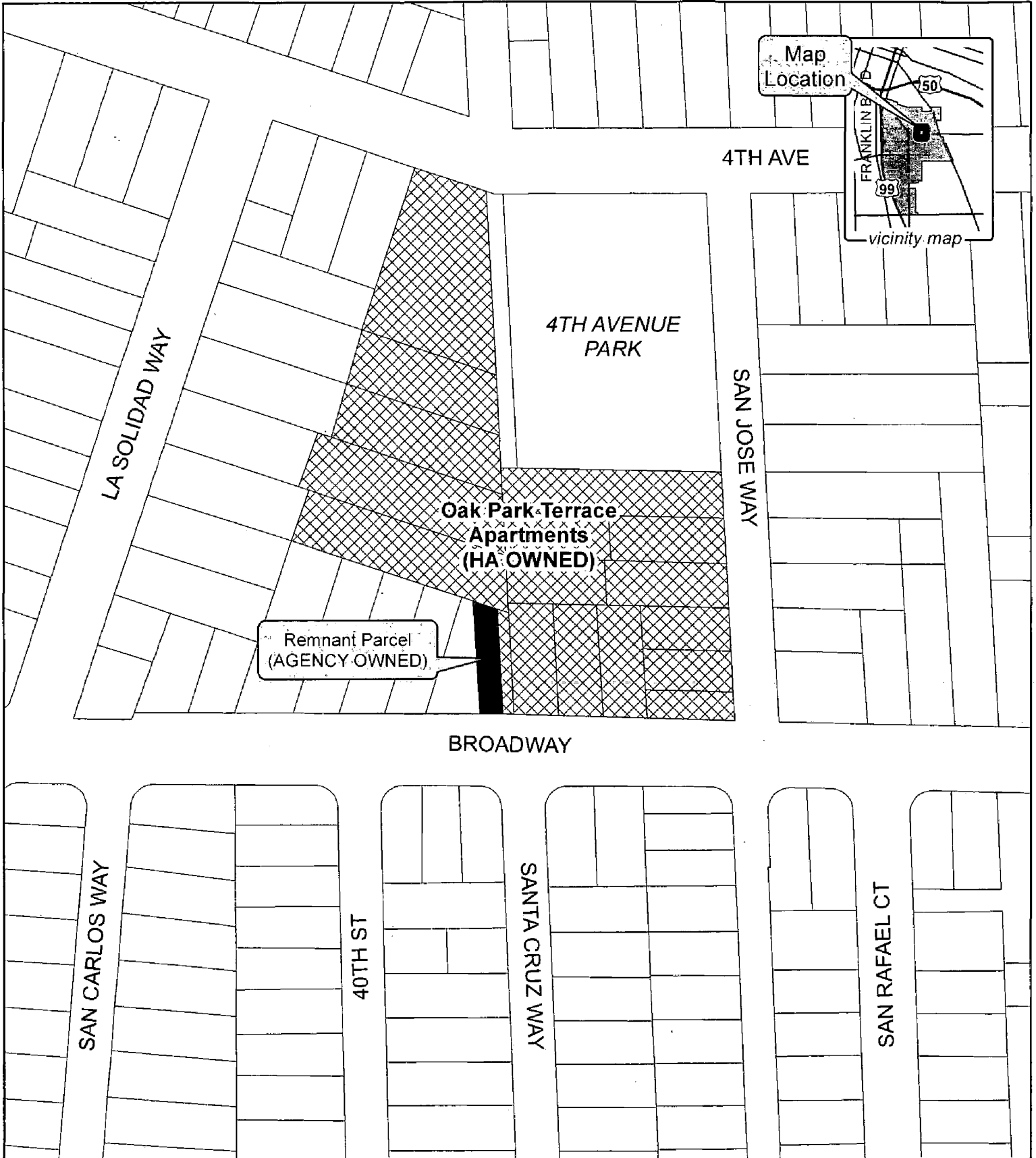
Oak Park Duplexes



SHRA GIS
October 22, 2010



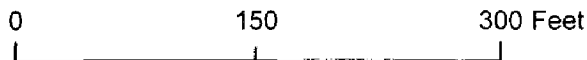
Remnant Parcel



Oak Park Terrace Apts



Remnant Parcel



SHRA GIS
October 29, 2010

RESOLUTION NO. 2010 -

Adopted by the Sacramento City Council

on date of

AUTHORIZATION TO EXECUTE TRANSFER AGREEMENTS AND ASSIGNMENT AND ASSUMPTION AGREEMENTS TRANSFERRING TITLE OF PROPERTIES OWNED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO BUT MANAGED AND OPERATED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO TO THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO AND MAKE RELATED FINDINGS

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") owns properties acquired with Community Development Block Grant (CDBG) funds and developed with tax increment funds.
- B. The Housing Authority of the City of Sacramento ("Housing Authority") has been operating and managing these properties as affordable housing since being placed in service.
- C. The City considers it desirable for the Housing Authority to continue maintaining and operating Las Victorianas, 505 - 10th Street (APN: 002-0116-051 and APN: 002-0116-052) and the Oak Park Duplexes, 2937/2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030) and Remnant Parcel APN: 014-0142-029 as affordable housing.
- D. The proposed actions are not considered a project under California Environmental Quality Act Guidelines Section 15378. The proposed actions are categorically excluded under the National Environmental Policy Act, pursuant to 24 CFR Part 58.35 (a)(5).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated above, are found to be true and accurate.
- Section 2. The transfer of these properties is consistent with the goals and objectives of the City and the Sacramento Housing and Redevelopment Agency, a Joint Powers Agency and its constituent entities.

Section 3. The Agency and Housing Authority are authorized to execute Transfer Agreements, Assignment and Assumption Agreements and all actions reasonably necessary to transfer Las Victorianas, 505 - 10th Street (APN: 002-0116-051 and APN: 002-0116-052), the Oak Park Duplexes, 2937/2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030), and Remnant Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento for continued use as affordable housing at no additional cost to the Housing Authority of the City of Sacramento. Such documents shall be in a form as approved by agency counsel.

RESOLUTION NO. 2010 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AUTHORIZATION TO EXECUTE TRANSFER AGREEMENTS AND ASSIGNMENT AND ASSUMPTION AGREEMENTS TRANSFERRING TITLE OF PROPERTIES OWNED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO BUT MANAGED AND OPERATED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO TO THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO AND MAKE RELATED FINDINGS

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") owns properties acquired with Community Development Block Grant (CDBG) funds and developed with tax increment funds.
- B. The Housing Authority of the City of Sacramento ("Housing Authority") has been operating and managing these properties as affordable housing since being placed in service.
- C. The Agency considers it desirable for the Housing Authority to continue maintaining and operating Las Victorianas, 505 - 10th Street (APN: 002-0116-051 and APN: 002-0116-052) and the Oak Park Duplexes, 2937 and 2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030) and Remnant Parcel APN: 014-0142-029, as affordable housing.
- D. These transfers are pursuant to Section 33442 of the California Health and Safety Code.
- E. The proposed actions are not considered a project under California Environmental Quality Act Guidelines Section 15378. The proposed actions are categorically excluded under the National Environmental Policy Act, pursuant to 24 CFR Part 58.35 (a)(5).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action as stated above, are found to be true and accurate.
- Section 2. The transfer of these properties is consistent with the goals and objectives of the Agency and the Sacramento Housing and Redevelopment Agency, a Joint Powers Agency and its constituent entities.

- Section 3. The Executive Director is authorized to execute Transfer Agreements, Assignment and Assumption Agreements and related actions for Las Victorianas, 505 - 10th Street (APN: 002-0116-051 and APN: 002-0116-052), the Oak Park Duplexes, 2937/ 2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030) and Remnant Parcel APN: 014-0142-029 transferring properties to the Housing Authority of the City of Sacramento for the continued use of affordable housing. Such documents shall be in a form as approved by agency counsel.
- Section 4. The Assignment and Assumption Agreements shall not release the Agency as assignor of obligations, if any, that it may have regarding these properties or release the properties themselves as security for existing loans, if any.

RESOLUTION NO. 2010 -

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZATION TO EXECUTE TRANSFER AGREEMENTS AND ASSIGNMENT AND ASSUMPTION AGREEMENTS BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO AND THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO AND MAKE RELATED FINDINGS

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") owns properties acquired with Community Development Block Grant (CDBG) funds and developed with tax increment funds.
- B. The Housing Authority of the City of Sacramento ("Housing Authority") has been operating and managing these properties as affordable housing since being placed in service.
- C. The Housing Authority and Agency consider it desirable for the Housing Authority to continue maintaining and operating Las Victorianas, 505 - 10th Street, (APN: 002-0116-051 and APN: 002-0116-052) and the Oak Park Duplexes, 2937 and 2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030), and Remnant Parcel APN: 014-0142-029 as affordable housing.
- D. The proposed actions are not considered a project under California Environmental Quality Act Guidelines Section 15378. The proposed actions are categorically excluded under the National Environmental Policy Act, pursuant to 24 CFR Part 58.35 (a)(5).

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

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated above are found to be true and accurate.
- Section 2. The transfer of these properties is consistent with the goals and objectives of the Housing Authority and the Sacramento Housing and Redevelopment Agency, a Joint Powers Agency and its constituent entities.

Section 3. The Executive Director is authorized to execute Transfer Agreements, Assignment and Assumption Agreements and take related actions for Las Victorianas, 505 - 10th Street, (APN: 002-0116-051 and APN: 002-0116-052), Oak Park Duplexes, 2937/2939 - 35th Street (APN: 013-0143-038 and APN: 013-0143-030) and Remnant Parcel APN: 014-0142-029, and Remnant Parcel APN: 014-0142-029 accepting properties from the Redevelopment Agency of the City of Sacramento for the continued use of affordable housing. Such documents shall be in a form as approved by agency counsel.