



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 24, 1980.

CITY MANAGER'S OFFICE
RECEIVED
SEP 24 1980

Housing Authority of the
City of Sacramento
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Sixteen Units Scattered Sites
Alkali Flat

SUMMARY

You are requested to authorize the Executive Director to purchase two or more scattered sites in Alkali Flat for inclusion in the captioned scattered site public housing development, provided the property owners are agreeable to the Agency's recommended price.

BACKGROUND

The captioned project was originally proposed as either a 16-unit development on a single Agency-owned site on F Street between 9th and 10th Streets or developed on scattered sites. Recently, the new Project Area Committee strongly recommended that the units be scattered as much as possible. The Sacramento Housing and Redevelopment Commission has voted that a maximum of ten units be placed on the F Street site and that Agency staff should attempt to locate additional small sites in order that six or more units be scattered throughout the Alkali Flat area. The Project Area Committee argues that locating 16 units upon the single Agency-owned site would significantly impact the surrounding area with low income families. However, the site was originally purchased as a "complex" site at the recommendation of the former Alkali PAC. Two weeks of staff research have resulted in few sites remaining for consideration.

At its meeting of September 23, 1980, the Planning and Development/Old Sacramento Committee of the Sacramento Housing and Redevelopment Commission instructed Agency staff to attempt to obtain quick appraisals and obtain binding short term options on two lots located at 414 13th Street and 416 13th Street by Monday, September 29th, at

CITY GOVERNING BOARD
PHILLIP L. BENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
DOUGLAS N. POPE
JOHN ROBERTS
LYNN ROBIE
ANNE RUDIN
DANIEL E. THOMPSON

COUNTY GOVERNING BOARD
ILLA COLLIN
C. TOBIAS (TOBY) JOHNSON
JOSEPH E. (TED) SHEEDY
SANDRA R. SMOLEY
FRED G. WADE

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date: 9/20/80

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
City of Sacramento

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September 24, 1980

which time the Housing and Redevelopment Commission will hold a special meeting of the Commission on this matter. Subsequently, the proposed purchase of these lots will be presented to the Budget and Finance Committee of the City Council on Tuesday, September 30, 1980, and to your Board on that same date. Due to the shortness of time, none of the details pertaining to those lots or the appraisal thereof are available at this writing. The details of the prospective purchases, the appraisals, and the recommendation of your Commission and the Budget and Finance Committee will be presented to you at your meeting on September 30, 1980.

FINANCIAL DATA

Two sources of funds are available for the purchase of the recommended scattered sites: (1) 1980-81 CD funds amounting to \$250,000 are available, and (2) \$100,000 from second year project 2A Housing Replacement funds remain.

RECOMMENDATION

It is recommended that you authorize the Executive Director to purchase the aforementioned lots should the proper recommendations be forthcoming from the appropriate bodies.

Respectfully submitted,



William G. Seline
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:



WALTER J. SLYPE, City Manager

Contact Person: Robert E. Roche

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 30, 1980

TO: Budget & Finance Committee of the City Council and
Redevelopment Agency of the City of Sacramento

FROM: Robert E. Roche, Deputy Director

SUBJECT: Alkali Flat 16 Unit Project/Vacant Lot Purchase

SUMMARY:

At a special meeting held September 29, 1980 to discuss the purchase of lots for the HUD approved 16 unit family project in Alkali Flat, the Housing and Redevelopment Commission approved the following motion:

Staff should continue to pursue the purchase of vacant lots at 511 8th Street and 511 9th Street, offering the square foot value from the appraisal recently obtained on similar lots on 13th Street. In the event the owners will not sell for the offered amount, but express interest in selling, appraisals should immediately be obtained on both parcels.

Commission further recommended that no more than the appraised value should be offered to the property owners. In the event staff is unable to acquire either of the above lots, the project should be constructed with three units on Agency owned land at 1512 D Street; two units on optioned lot at 414 13th Street and eleven units on Agency owned land located on the north side of F Street between 9th and 10th Streets. Should one or both of the lots being negotiated for be obtained, the F Street site would be reduced accordingly.

VOTE OF COMMISSION

At its special meeting of September 29, 1980, the Sacramento Housing and Redevelopment Agency recommended the above motion. The vote was recorded as follows:

AYES: Knepprath, Luevano, A. Miller, Serna, Teramoto

NOES: B. Miller

ABSENT: Coleman, Fisher, Walton

Respectfully submitted,


Robert E. Roche, Deputy Director

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 30, 1980

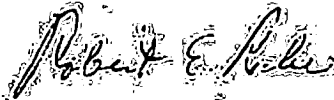
TO: Budget & Finance Committee of the City Council and
Redevelopment Agency of the City of Sacramento

FROM: Robert E. Roche, Deputy Director

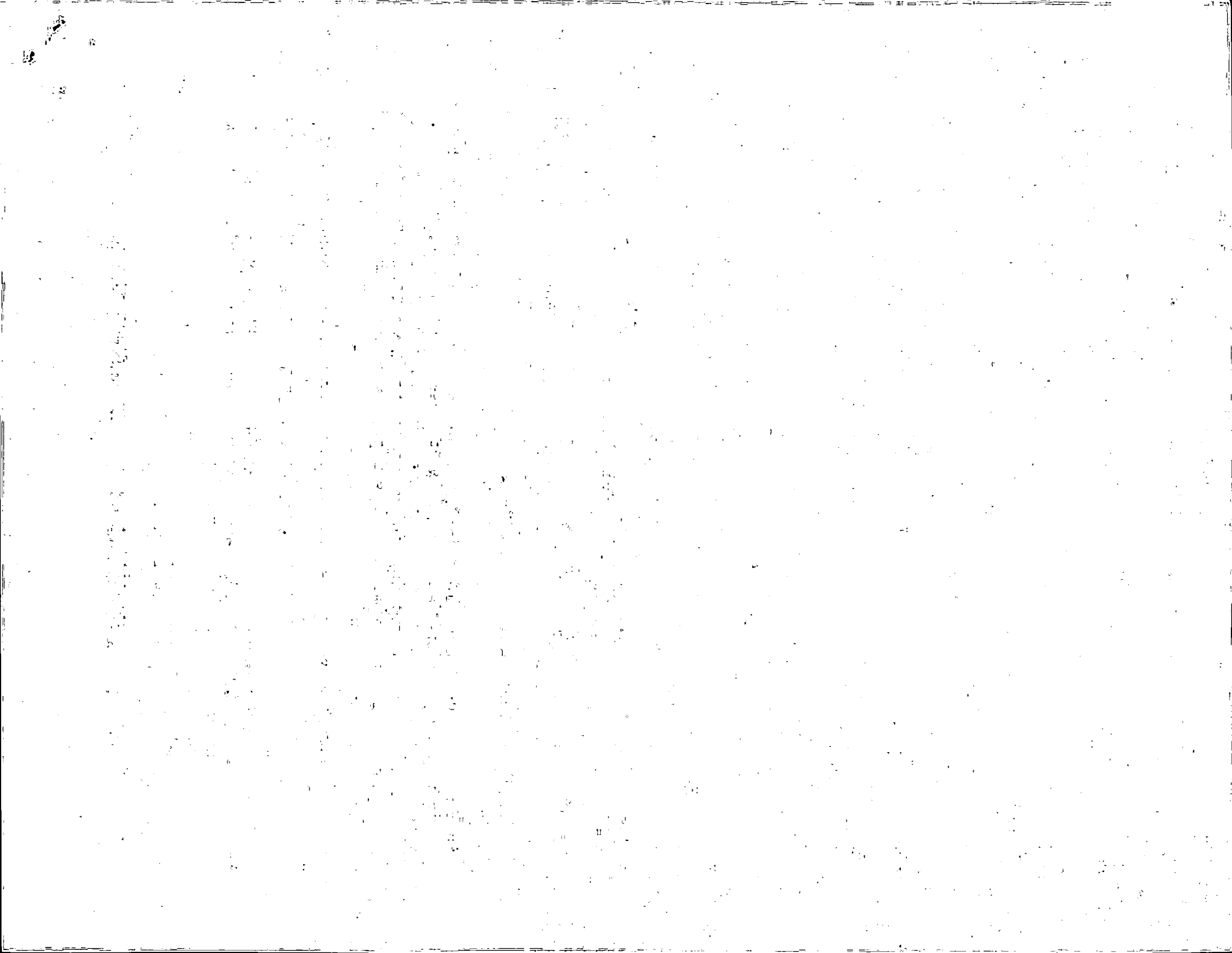
SUBJECT: Status of Vacant Property Located at 511 8th Street

Mr. Gunther Grumm of the Agency's Real Estate section, having met with Mr. Wallace Hyde, owner of 511 8th Street this morning, was informed that Mr. Hyde is not interested in selling his parcel to the Agency as he has future plans for its use in connection with other property he owns on F Street between 7th and 8th Street.

Respectfully submitted,



Robert E. Roche
DEPUTY DIRECTOR





ALKALI FLAT PROJECT AREA COMMITTEE

680 16TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: SACRAMENTO CITY COUNCIL
HONORABLE MEMBERS IN SESSION

FROM: FRANKLIN JOHNSON, ALKALI FLAT PAC CHAIRMAN

SUBJECT: TAX INCREMENT FUNDS FOR PROPERTY ACQUISITION - HUD
RESERVATION FOR LOW-INCOME MULTI-FAMILY HOUSING

DATE: SEPTEMBER 30, 1980

Recommendation is hereby made to allocate tax increment funds in the amount of \$12,000 to supplement HUD appraised acquisition funds for four vacant sites for subject project.

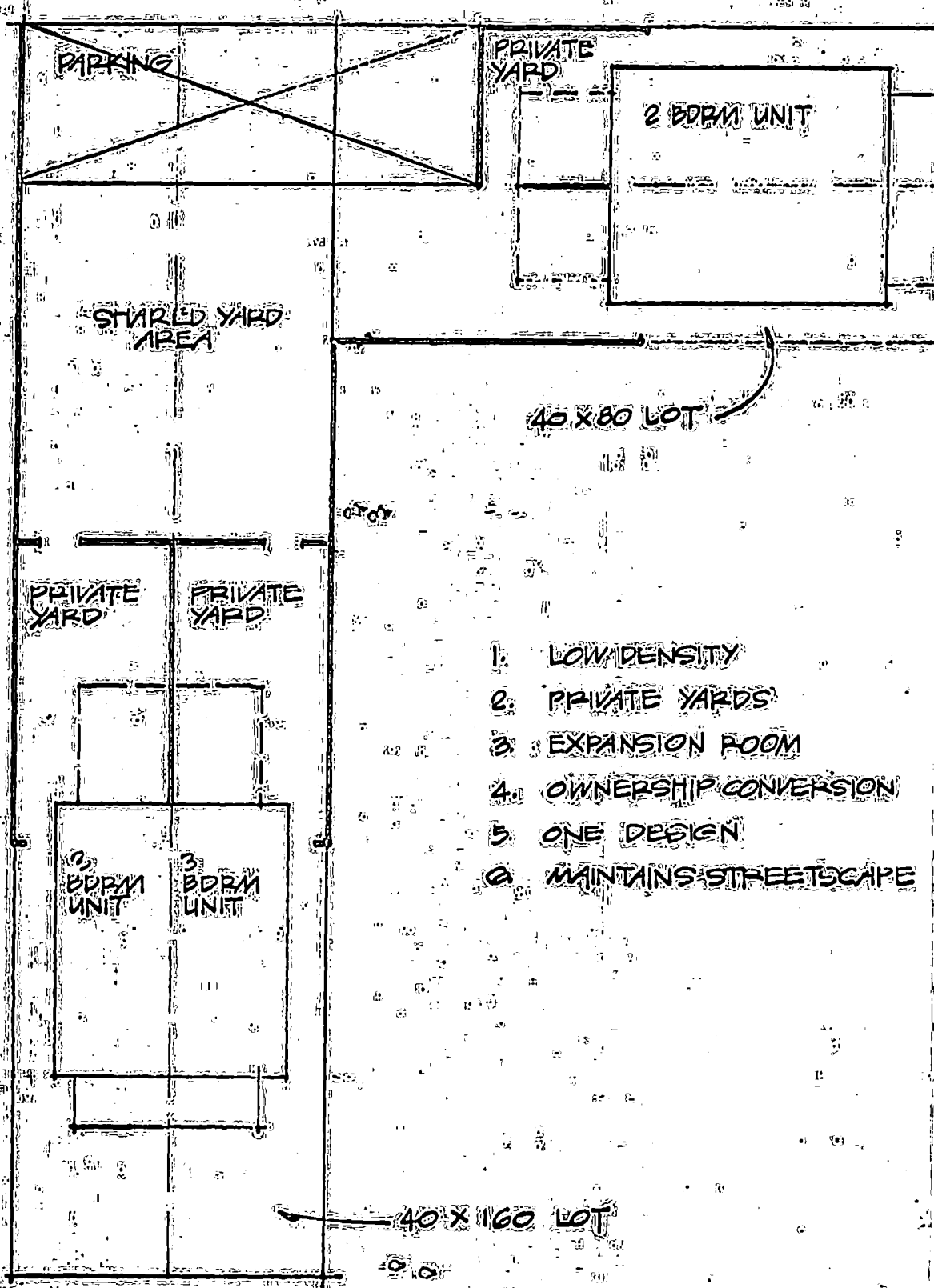
This allocation would cover possible funds required above the HUD appraisal in the event that actual selling price is above the estimate. It is expected that the total funds requested will not be required.

Acquisition of four sites requires use of Agency owned sites for eight units. The units would be located on "F" Street and/or 11th and "G" Street Agency and City owned properties.

The available funding sources and approximate amounts for scattered site acquisition are:

1. Community Development Block Grant Program	---	\$250,000
2. Project 2A Tax Increment	---	\$100,000
3. Alkali Flat Tax Increment	---	\$330,000

Attachments



PARKING

PRIVATE YARD

2 BDRM UNIT

SHARED YARD AREA

40 X 80 LOT

PRIVATE YARD

PRIVATE YARD

2 BDRM UNIT

2 BDRM UNIT

- 1. LOW DENSITY
- 2. PRIVATE YARDS
- 3. EXPANSION ROOM
- 4. OWNERSHIP CONVERSION
- 5. ONE DESIGN
- 6. MAINTAINS STREETSCAPE

40 X 160 LOT



ALKALI FLAT PROJECT AREA COMMITTEE

680-18TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Sacramento City Council,
Honorable Members in Session

FROM: Franklin Johnson, PAC Chairman

SUBJECT: Tax Increment Funds for Property Acquisition- HUD
Reservation for Low-Income Multi-Family Housing

DATE: September 23, 1980

A reservation for 16 units of low-income multi-family housing has been allocated by HUD, for the City of Sacramento, and the Sacramento Housing and Redevelopment Agency has earmarked Alkali Flat as project recipient.

To meet imposing HUD project schedule deadlines, Project Area Committee requests emergency approval of tax increment funds to acquire four (4) vacant scattered sites for project development. Upon HUD approval of project, acquisition costs will be reimbursed by HUD per HUD appraisals.

Project Area Committee and SHRA support the scattered site concept, however, prospective land sellers will not sell options under conditions of the Redevelopment Agency offer. Additional funds are required for purchase of options which would be agreeable to both buyer and seller.

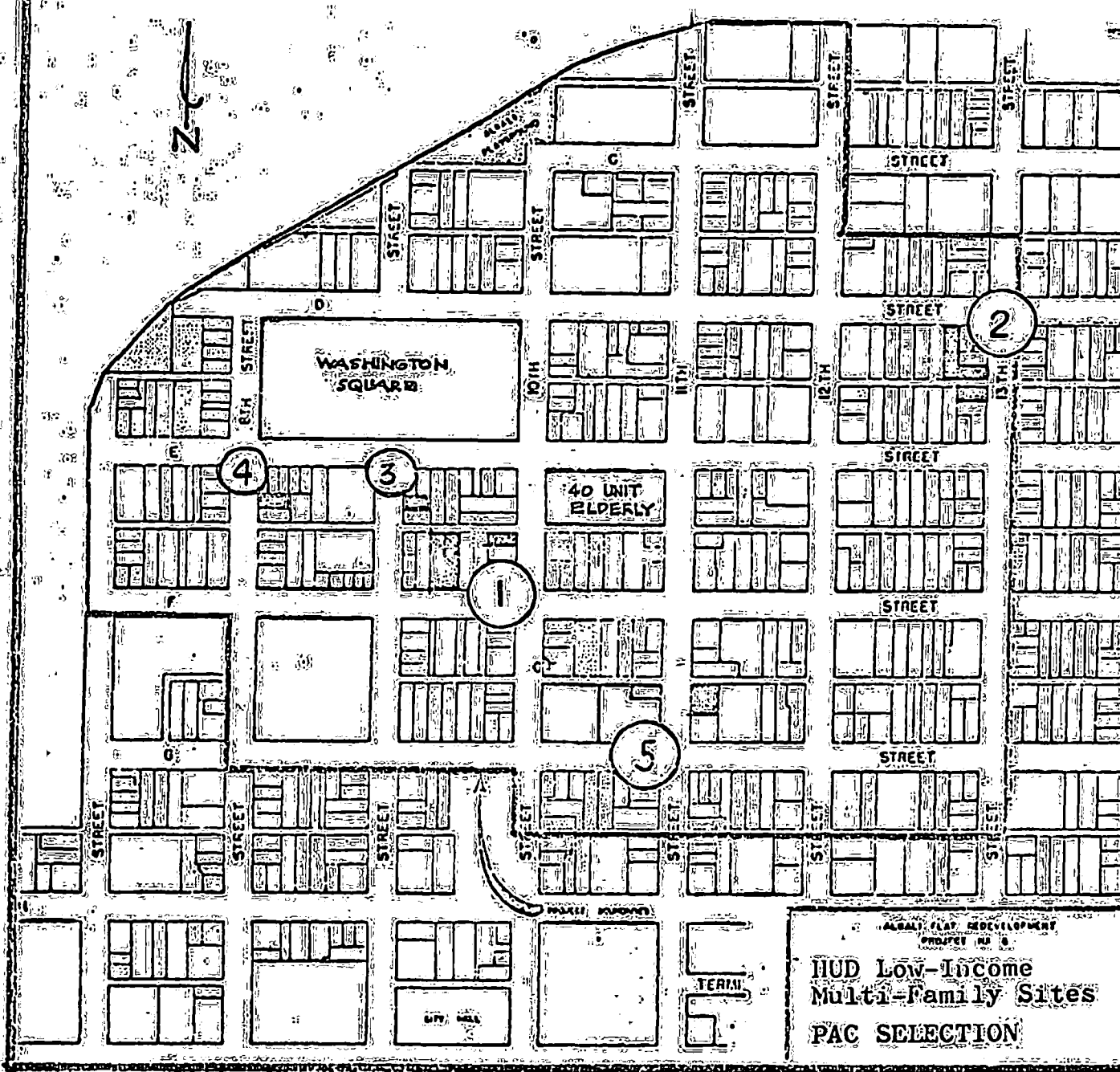
Attachments

cc: William Seline, SHRA
PAC Members

BACKGROUND

1. June 4, 1980, SHRA receives notification of allocation reservation.
2. SHRA proposes use of "F" Street, Agency owned site, for entire 16 units.
3. PAC recommends scattered sites be utilized for project, as per original application, and community concurs.
4. SHRA supports scattered sites, and initiates site availability study.
5. PAC recommends sites per sub-committee study.
6. SHRA attempts option purchase, 100% negative response from sellers due to SHRA conditions of purchase.
7. PAC presents tax increment request to Council, on September 23, 1980.
8. October 6, 1980, HUD deadline for site selection.

* HUD requires approximately two (2) weeks prior to site deadline to begin HUD appraisals of selected sites.



<u>Area Number</u>	<u>Assessor's Parcel Numbers</u>	<u>ZONING</u>	<u>Asking Price</u>
1	Block 112, Parcel 13, 19, 20	R4	Agency Owned Property
2	002-121-12	R4	\$20,000
	002-121-11	R4	\$15,000
3	002-112-02	R4	Approx. \$14,000
4	Block 104, Parcel 2	R4	Approx. \$14,000
5	Block 155	R4	City Owned Property



3.

ALKALI FLAT PROJECT AREA COMMITTEE
580 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 448-6111

August 29, 1980

TO: PAC Members
FROM: Dan Hood
RE: HUD Reservation for 16 Units of Low-Income Housing

The Sub-committee discussed and recommends scattered sites in lieu of a single site for subject project to accomplish advantages listed as follows:

1. More homelike planning
2. More open space, less density
3. Promotes socio-economic mix
4. Easy occupant-ownership conversion
5. Promotes diversity of streetscape
6. Supports small block development

The Sub-committee identified higher cost as a potential solitary disadvantage, in that diversity and small block development may increase acquisition and construction costs. However, HUD will provide limited additional monies for site acquisition, and the Sub-committee recommends a maximum of two (2) architectural plans to minimize construction costs. If further funding is required CDBG or tax increment funds may be considered. It is expected that scattered site development will fall into the estimated HUD budget. A list of selected sites is attached. Please contact me directly or by telephone if you have any questions or would like to

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participate at the upcoming Redevelopment Commission meeting.

444-9798 home

445-2360 work

September 3, 1980 3:30 p.m.

Commission meeting

September 3, 1980 12:00 p.m.

Deadline for comments

Dan Hood

Chairman

Planning Sub-committee

Dh:ep

Priority Sites

<u>Site #</u>	<u>Parcel</u>	<u>Block #</u>	<u>Units</u>	<u>Approx. Cost of Land</u>	<u>Sq. Ft.</u>	
1.	1	Lot 19 & 20	112	4	\$136,800 (\$4.75 sq. ft.)	28,800
2.	2	Lot 7	121	2	\$ 28,800 (\$4.50 sq ft)	6,400
3.	3	Lot 11	121	2	\$ 13,600 (\$4.25 sq ft)	3,200
4.	4	Lot 12	121	2	\$ 13,600 (\$4.25 sq ft)	3,200
5.	5	Lots 13, 14 & 15	161	4	\$ 64,000 (\$5.00 sq ft)	12,800
6.	8	2 Lots of Lot 3, 4 & 5	156	2	\$ 17,500 (\$5.00 sq ft)	3,500

Alternative Sites

<u>Site #</u>	<u>Parcel</u>	<u>Block #</u>	<u>Units</u>	<u>Approx. Cost of Land</u>	<u>Sq. Ft.</u>	
7.	9	NE Corner of Lot 22	155	2	City Owned	
8.	1	Lot 13	112	2	\$ 13,600 (\$4.25 sq ft)	3,200
9.	10	Lots 3 & 4	102	4	\$136,800 (\$4.75 sq ft)	28,800