



July 20, 1999

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**APPROVED**  
BY THE CITY COUNCIL

**JUL 20 1999**

OFFICE OF THE  
CITY CLERK

City Council of the City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Land Park Woods Apartments - Funding for Masonry Wall

**LOCATION & COUNCIL DISTRICT** 2814 Fifth Street – District 4

**RECOMMENDATION**

Staff recommends adoption of the attached resolution, which authorizes the Executive Director or her designee to:

- Provide \$12,915 in Mortgage Revenue Bond (MRB) funds 2814 Fifth Street Associates to construct a masonry wall extension at 2814 Fifth Street; and
- Execute all necessary documents and amend the Agency budget to reflect this project.

**CONTACT PERSONS**

Beverly Fretz-Brown, Director of Development Services, 440-1347  
Lisa Bates, Program Manager, Housing Development, 440-1328

**FOR COUNCIL MEETING OF** July 20, 1999

**SUMMARY**

The Agency requests the Council's approval to provide \$12,915 in MRB funds to extend an existing masonry wall by fifty-six feet at the Land Park Woods Apartments, located at 2814 Fifth Street, to increase security in the neighborhood.

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### BACKGROUND

In 1994 and 1995, the Agency provided approximately \$2 million in loans to Rural California Housing Corporation (RCHC) and the John Stewart Company (owner) to acquire and rehabilitate Land Park Woods (Camellia Commons) Apartments, which in the early 1990s was a deteriorated and primarily vacant foreclosed property that affected the security of the neighborhood. RCHC and the John Stewart Company have successfully completed the renovation, reduced the number of units from 100 to 75, and have brought this property under competent ownership and property management.

As part of the rehabilitation of the property, it was agreed that a perimeter masonry wall would be constructed adjacent to the existing single family residences on the east and south sides of the property. This wall was completed as part of the original rehabilitation work, with the exception of a fifty-six foot section on the western most section of the south wall. This one section abuts a vacant field and the Interstate 5 right of way. The California Department of Transportation (Caltrans) in January 1997 denied the developer's request to construct this masonry wall through their right of way. Subsequently, the developer proposed to install a chain link fence on this section of the perimeter of the property and submitted an encroachment request to complete the installation of this chainlink fence. This encroachment request did not proceed due to the neighborhood associations' (Upper Land Park Association and Land Park Community Association) continuing request for a masonry wall.

Since 1997, the developer has worked with Caltrans to gain permission to extend the existing masonry wall over the Caltrans' right of way. This process was further complicated by additional easements by the City of Sacramento (120" combined sewer/storm water and 60" water pipelines) and Pacific Gas & Electric (gas and electric transmission lines). The owner has secured approvals from all related entities and is ready to construct the masonry wall extension.

A sources and uses of funds for this masonry wall extension follows:

<u>Sources of Funds</u>		<u>Uses of Funds</u>	
SHRA Grant	\$ 12,915	Wall Extension	\$ 8,950
RCHC In-Kind	3,500	Tree Removal	1,415
		Metal Gate	890
		Permit	500
		Engineering Services	1,160
		Project Administration	3,500
<hr/> Total Sources	<hr/> \$ 16,415	<hr/> Total Uses	<hr/> \$16,415

The owner has obtained construction bids and has selected a contractor. Construction can commence immediately upon approval of this funding. Completion is anticipated by September.

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### FINANCIAL CONSIDERATIONS

Due to financing constraints, this project does not have the ability to support additional debt; therefore, the Agency will be providing a grant to the Owner to complete the work. RCHC will also contribute an in-kind donation to assist with the construction. Funds in the amount of \$12,915 are available in the Mortgage Revenue Bond Fund for this project.

### POLICY CONSIDERATIONS

The proposed financing furthers the Agency's goals of promoting affordable housing throughout the City of Sacramento.

### ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental review per CEQA Guidelines Section 15303(e). NEPA does not apply.

### M/WBE CONSIDERATIONS

M/WBE considerations are not applicable to the actions recommended in this report.

Respectfully submitted,

  
ANNE M. MOORE  
Executive Director

Transmittal approved,



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ROBERT P. THOMAS  
City Manager

JUL 20 1999

RESOLUTION NO. 99-390

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO ON DATE OF \_\_\_\_\_  
OFFICE OF THE CITY CLERK

LAND PARK WOODS APARTMENTS: CONDITIONAL GRANT TO 2814 FIFTH STREET ASSOCIATES TO CONSTRUCT MASONRY WALL EXTENSION

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1. The Executive Director is authorized to allocate and expend the following sums, and to amend the Agency budget accordingly:

Transfer twelve thousand nine hundred fifteen dollars (\$12,915) from Mortgage Revenue Bond funds to 2814 Fifth Street Associates ("Grantee") to provide a conditional grant.

Section 2. The Executive Director is authorized to prepare and execute a Conditional Grant Agreement, as approved by Agency Counsel, to provide said funding assistance to the 2814 Fifth Street Associates to ensure that the following grant conditions are removed or if the obligations are not fulfilled that the Agency funds are repaid: (a) that Agency policies are met; (b) that Grantee complies with applicable laws; and (c) that the following obligations of Grantee are fulfilled:

- a) To extend an existing masonry by fifty-six feet at the Land Park Woods Apartments, located at 2814 Fifth Street
- b) Such work to be completed within six months after the approval of this resolution.

Section 3. The Executive Director is authorized to prepare and execute other agreements and other documents, and to perform other actions necessary to fulfill the intent of this resolution and the staff report which accompanies this resolution, including without limitation, subordination, extensions, amendments and restructuring of payments, all as approved by Agency Counsel.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_