



12.1

FROM CONTINUED
TO 10/11/98
10/6/98

September 16, 1998



Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: ACQUISITION OF UNITS IN FRANKLIN VILLA

LOCATION AND COUNCIL DISTRICT: Franklin Villa Area; District 8

RECOMMENDATION

Staff recommends approval of the attached resolution, which authorizes the Executive Director to:

- acquire eight units in Franklin Villa from Nehemiah Progressive Housing Development Corporation;
- amend HUD Account #1406, Operational Expenses, to provide funding for the purchase of eight units;
- amend the Agency budget;
- authorize the Housing Authority to accept transfer of title to, and possession of, real property acquired in Franklin Villa; and
- authorize the Housing Authority the authority to sell the eight units per homeownership program guidelines.

CONTINUED
FROM _____
TO _____

APPLICANT
OCT - 6 1998

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Housing Authority of the
City of Sacramento

September 16, 1998

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CONTACT PERSON: Gregg Fortner, Director, Housing Administration, 440-1337

FOR COUNCIL MEETING OF: October 6, 1998

SUMMARY

This report requests authorization for the Executive Director to take all action necessary to acquire eight properties in the Franklin Villa area. The eight units (Attachment I) are being acquired from Nehemiah Progressive Housing Development Corporation.

COMMISSION ACTION

At its meeting of September 16, 1998, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution. The votes were as follows:

AYES: Amundson, Castello, Cespedes, Dobbins, Hoag, Holloway,
Newsome, Rotz, Taylor, Harland

NOES: None

ABSENT: Simon

BACKGROUND

On May 18, 1993, the Franklin Villa 10-point plan was adopted by the City Council. In January 1998, the Sacramento Housing and Redevelopment Agency, Sacramento Police Department, Sacramento Neighborhoods, and Planning and Development Services Department devised the Franklin Villa Revitalization Plan for 1997-2002. This comprehensive plan has a series of recommendations to improve the Franklin Villa Community. One of the recommendations that is in conjunction with this staff report is to provide home ownership opportunities with the

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ultimate goal of increasing the percentage of resident owners at Franklin Villa and market SHRA's First-Time Home Buyer Program as well as any other home ownership programs to prospective buyers. ...

Staff is recommending that the Housing Authority of the City of Sacramento acquire real property within the Franklin Villa area to continue working within the parameters of the 10-point plan and the Revitalization Plan for 1997-2002..

FINANCIAL CONSIDERATIONS

The Housing Authority of the City of Sacramento shall only be responsible for transfer fees generated from the transfer of real property within the Franklin Villa area to the Housing Authority of the City of Sacramento's housing stock. This amount shall not exceed \$20,000.

Funds to pay ongoing homeowner assessments, utilities, and maintenance for the eight units will come from 1406 Operational Expenses and are estimated to be approximately \$14,000 per year.

POLICY CONSIDERATIONS

No policy changes are recommended.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under CEQA per Guidelines Section 15378 (b) (3), nor a federal undertaking under NEPA.

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M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact, therefore M/WBE considerations do not apply.

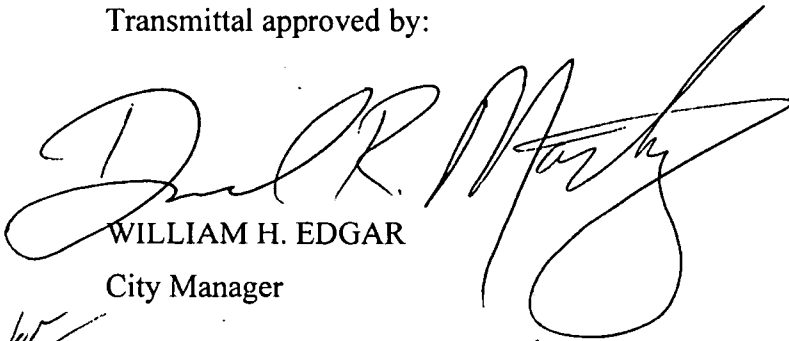
Respectfully submitted by,



ANNE M. MOORE

Acting Executive Director

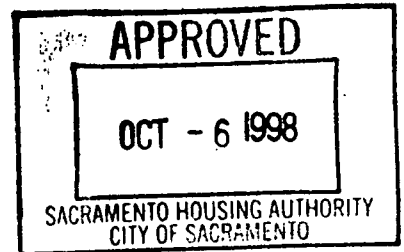
Transmittal approved by:



WILLIAM H. EDGAR

City Manager

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RESOLUTION NO. 98-005

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ACQUISITION OF REAL PROPERTY IN FRANKLIN VILLA

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

Section 1. This resolution is conditioned upon the City Council of the City of Sacramento's amendment of the Sacramento Housing and Redevelopment Agency's (SHRA) budget and authorization of the Agency to negotiate and purchase units in Franklin Villa.

Section 2. The Executive Director is authorized to amend the Agency's budget to reallocate \$34,000 for the acquisition of real property in Franklin Villa as follows:

- (a) \$34,000 from 1406 Operational Expenses.

Section 3. The Executive Director is hereby authorized to negotiate and acquire real property in Franklin Villa. The Executive Director is further authorized to take all necessary action and execute all necessary documents to complete the acquisition of real property.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 0 _____

APR 1994
OCT 1994

ATTACHMENT I

Franklin Villa Properties

44 Casselli Circle

92 Caselli Circle #3

110 Caselli Circle #1

110 Caselli Circle #3

160 Caselli Circle #1

13 El.Limon Court #1

24 El Limon Court #2

36 El Limon Court #2