

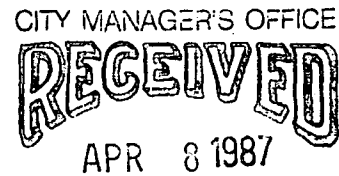


**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Carroll Rpt
BTF
33

April 14, 1987



Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Authorization to Submit 1987 CIAP Preliminary Applications; Execute Required Documents; Solicit Bids; and Execute Necessary Contracts

SUMMARY

Staff recommends adopting a resolution to authorize the Executive Director to:

1. Submit to the U.S. Department of Housing and Urban Development (HUD) a Preliminary Application for 1987 FY Comprehensive Improvement Assistance Program (CIAP) funding for existing public housing modernization work at Cal 5-1 and Cal 5-3 (New Helvetia), Cal 5-16 (626/630 "I" Street), and the balance of previously approved multi-stage funding on Cal 7-4 (County scattered sites).
2. Submit the final 1987 CIAP application documents upon request by HUD.
3. To obtain and approve architectural plans and specifications proposed by firms solicited through Agency procedures or prepared in house with outside consulting services as required.
4. To solicit, reject or award bids for any projects funded for 1987 CIAP modernization work.

BACKGROUND

The Housing Authority of the City and County of Sacramento, when invited by HUD, submits a yearly application for funding assistance through the Comprehensive Improvements Assistance Program (CIAP) for the modernization of existing Agency owned low income family and elderly public housing inventory. The Preliminary Application for 1987 FY is due at HUD's field office on March 20, 1987.

4-14-87

All Districts **(B)**

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In previous years the Agency has submitted preliminary applications for funding assistance for all of the Agency's housing inventory in the same funding year, and the dollar request far exceeded the dollar allocation that the HUD regional office received for disbursement to all of the area PHA's. Due to this funding limitation, HUD staff has asked that we limit our request to a reasonable and realistic dollar amount. Therefore, the requested funding assistance has been limited to the two projects with the most urgent and immediate assistance need for this funding (1987) year.

If HUD sets aside funding for either or both of the projects requested, a final application for funding assistance will be submitted to HUD by their prescribed date. Following formal fund approval, the Executive Director will then amend the annual contribution contract to cover the approved projects for the 1987 CIAP funding year.

The Architectural Services (A & E) will be secured either through outside architectural firms or in house staff whichever is deemed most feasible for our needs at that time.

When plans and specifications have been developed and approved, the Executive Director will solicit bids through required procedures and reject bids or award contract to the lowest responsible bidder for the specific work item within the approved budget limits.

Staff inspected and surveyed each project for a needs assessment. Tenant meetings were held at each project for their input relative to improvement needs and this input was incorporated into our budget proposal.

The specific modernization work items being requested in our preliminary application are as follows:

Physical Improvements Include:

A. Cal 5-1 and Cal 5-3 (New Helvetia) - Total: \$3,260,254 -

Pave streets and parking; replace glass entries; replace shower marlite and doors; trim trees; paint exteriors; revamp downspouts; install exterior lights; provide apartment signs; replace water service lines; patch vandalized roofing; install bath fans; install soffit vents; replace needed appliances; replace incandescent lights; replace water heaters; replace closet doors; replace window screens; install "V" gutters; upgrade sprinkler system; provide new lawn area; replace and/or provide new sidewalks; install exterior locksets;

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install storm drains; upgrade administration building; weatherseal exterior masonry; install washer drains; install trash bin enclosures; provide administration office window cover; replace chain link fencing; provide tot-lots and playground equipment; upgrade television system; and re-roof Cal 5-3 and Cal 5-1 storage buildings.

B. Cal 5-16 (626/630 "I" Street) - Total: \$720,012: Replace firehoses; move firm alarm annunciator panel to lobby; replace emergency lighting; replace three, 70 gallon water heaters; install additional emergency lighting; replace floor coverings in tenant units and all common areas; install combo locksets and wide angle peep-sites; paint all tenant units and common areas; replace ranges and refrigerators; install window screening (shading); upgrade TV system for available local channels; paint administration offices; replace floor coverings in administration areas; caulk and weatherseal, replace window coverings and ceiling panels - 1st through 3rd floors.

Management Improvements being requested:

- Woman Power Alliance - female resident
- Preventive Maintenance Program
- Tenant Information and Referral Program on Social Services
- Provide home visits for at-risk residents
- Voice and Data Communications Equipment
- Provide preventive maintenance; purchase maintenance truck, scooters and lawnsweeper; initiate secret witness program, tenant newsletters, workshop for prevention of vandalism, teen workshops, youth/elderly safety and security program; purchase programmable calculators and two electronic pagers;

FINANCIAL DATA

Funds are being requested from the Department of Housing and Urban Development to finance these projects. Funds in the amount of \$3,260,254 for Cal 5-1/5-3 (New Helvetia); \$720,012 for Cal 5-16 (Riverview); and the 2nd stage of multi-stage funding for Cal 7-4 (County Scattered sites in the amount of \$288,264. City Wide Management Improvements funds requested total \$751,289. This amount includes \$365,186 being requested in the Cal 5-1/5-3 and 5-16 application. The total City and County 1987 request is \$4,731,555. If all or any part of the request is funded, those receiving funding will be implemented. The administrative services needed are included in the request.

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ENVIRONMENTAL REVIEW

The proposed action is exempt under both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA).

POLICY IMPLICATION

The action(s) proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1987, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

- AYES: Glud, Moose, Pettit, Sheldon, Simon, Simpson, Wiggins, Wooley, Yew, Amundson
- NOES: None
- ABSENT: Sanchez

RECOMMENDATION

The staff recommends adoption of the attached resolution which authorizes the Executive Director to submit 1987 CIAP Preliminary Applications, Approved and Execute Required Documents, Solicit Bids and Execute Necessary Contracts.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE
City Manager

RESOLUTION NO. 87-011

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

April 14, 1987



1987 COMPREHENSIVE IMPROVEMENTS ASSISTANCE PROGRAM FUNDING

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

Section 1: The Executive Director is authorized to submit to the United States Department of Housing and Urban Development ("HUD"), a preliminary application for 1987 FY Comprehensive Improvement Assistance Program CIAP funding for existing public housing modernization work at Cal 5-1 and Cal 5-3 (New Helvetia), Cal 5-16 (626/630 "I" Street) and for the balance of previously approved multi-stage funding on Cal 7-4 (County scattered sites).

Section 2: The Executive Director is authorized to submit the final 1987 CIAP application and all related documents when and to the extent requested by HUD.

Section 3: The Executive Director is authorized to execute such documents as are necessary and required to apply for and obtain any approved CIAP funding.

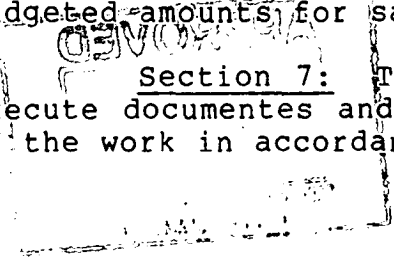
Section 4: The Executive Director is authorized, in accordance with Agency policy:

- a. To solicit and negotiate for and to execute contracts for architectural services, for outside consulting services as may be required and necessary and to assist in performing the architectural services with Agency staff and;
- b. To approve the final plans and specifications for implementation of 1987 CIAP.

Section 5: The Executive Director is authorized to solicit bids, award or reject bids and execute contracts for the work of any projects which may be funded for 1987 CIAP public housing modernization.

Section 6: The total expenditure authorized for all contracts let in accordance with Section 5 shall not exceed the budgeted amounts for said projects as funded by HUD.

Section 7: The Executive Director is authorized to sign and execute documents and take all necessary action to secure completion of the work in accordance with this resolution.



CHAIR

ATTEST:

SECRETARY

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