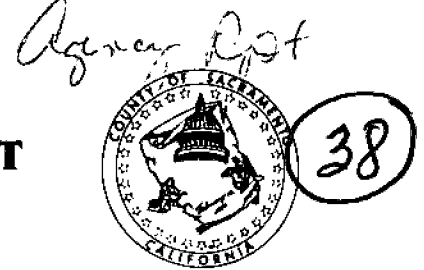




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



January 31, 1984

CITY MANAGER'S OFFICE
RECEIVED
FEB 8 1984

City Council of the
City of Sacramento
Housing Authority of the
City of Sacramento

Honorable Members in Session:

SUBJECT: Increased Allocation of Units Under the
Section 8 Existing Housing Assistance Payments
Program

SUMMARY

Approval of the attached resolutions and contract amendment increasing the City Section 8 Existing housing inventory is recommended. The amendment will add 121 one bedroom elderly and 32 two bedroom family units, 153 units total, to the City's Section 8 Existing inventory. The total units authorized is increased by 9% from 1663 to 1816. Annual Contributions Contract authority is increased by \$513,084 from \$4,608,452 to \$5,121,536.

BACKGROUND

The Section 8 program provides federal rent subsidy payments to make up the difference between market rents for safe, decent, sanitary housing and the amount a lower income household can afford to pay. Eligible families pay a maximum of 30% of adjusted income for housing which they are free to select. The Division inspects each unit to assure compliance with housing quality and rent standards. The program is administered by the Leased Housing Division which operates separate programs for the City and County. The Division also administers two Section 8 program variations; Moderate Rehabilitation and Aftercare for the handicapped. The distribution of units by jurisdiction and by program, before and after the amendment, is as follows:

APPROVED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL
~~FEB 14 1984~~
OFFICE OF THE
CITY CLERK

2-14-84
All Districts

FEB 14 1984

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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City Council of the
City of Sacramento
Housing Authority of the
City of Sacramento
January 31, 1984

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	<u>Current</u>	<u>Amended</u>
City (Regular Program)	1663	1816
County (Regular Program)	1652	1652
Aftercare (City & County)	92	92
Moderate Rehabilitation (City & Co.)	<u>115</u>	<u>115</u>
TOTAL	3522	3675

Approval of the attached resolutions would authorize the Executive Director to complete actions required in order to add these units to the City Section 8 inventory. The resolution authorizing execution of Section 8 Annual Contributions Contract SF-474 is a HUD required document which increases the maximum expenditure authorized by HUD for the City program. The second resolution authorizes amendment to the Agency budget to reflect estimates of additional revenues and expenditures during 1984 as a result of this amendment.

FINANCIAL DATA

The amendment will increase the HUD Annual Contributions Contract (ACC) authority for the City program by \$513,084 from \$4,608,452 to \$5,212,536. The current term of the ACC is through January 1, 1986. Funds will be used for rent subsidy payments for 153 additional households and payment of the Agency administrative fee established by HUD. The current fee is \$34.09 per unit month under lease. This amount is more than sufficient to cover ongoing administrative costs. In addition, a one time \$275 per unit expenditure is authorized to initially place new units under lease. The total amount authorized in this case is \$42,075. The estimated additional direct expenditure required as a result of this amendment is \$215,730 for Housing Assistance Payments. The estimated additional revenue is \$288,804 distributed as follows: 1) Housing Assistance Payments \$215,730; 2) ongoing Agency administrative fee \$31,000; and, 3) preliminary administrative fee \$42,075.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Housing Authority of the
City of Sacramento
City Council of the
City of Sacramento
January 31, 1984

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POLICY IMPLICATIONS

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


VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of February 6, 1984, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above mentioned action. In the event they fail to so do, you will be advised prior to your meeting.

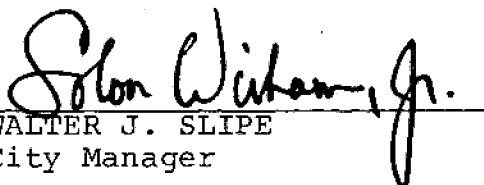
RECOMMENDATION

Approval of the attached resolution approving amendment number 10 to the ACC for the City Section 8 Existing Housing Assistance Payments Program is recommended.

Respectfully submitted,

for 
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

for 
WALTER J. SLIPE
City Manager

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RESOLUTION NO. 84004

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

February 14, 1984

APPROVED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

RESOLUTION AUTHORIZING EXECUTION OF
SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT
NO. SF-474 AND PROVIDING FOR
A GENERAL DEPOSITARY AGREEMENT

FEB 14 1984

WHEREAS, the Housing Authority of the City of Sacramento (herein called the "Local Authority") proposes to enter into a contract (herein called the "Annual Contributions Contract") with the United States of America (herein called the "Government") with respect to any "Project" as defined in the Annual Contributions Contract, and which at any time, now or hereafter, is incorporated under the terms of such Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. The proposed Contract designated "Section 8 Annual Contributions Contract", consisting of the Master Section and Parts One and Two, is hereby approved and accepted both as to form and substance and the Chairman or Vice Chairman is hereby authorized and directed to execute said Contract in two counterparts on behalf of the Local Authority, and the Secretary or Executive Director is hereby authorized and directed to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

Section 2. The First Interstate Bank, Sacramento, California, and the Local Authority have previously entered into a General Depositary Agreement, form HUD 51999A dated June 23, 1983, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that pursuant to the terms of the Agreement the aforementioned Bank shall be the Depositary for the project established under this Agreement.

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Section 3. The Secretary or Executive Director is hereby authorized and directed to file with the Government from time to time as payments are required, requisitions together with the necessary supporting documents requesting periodic payments to be made on account of the Annual Contributions Contract, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government said requisitions in a form prescribed by the Government and shall accept payment therefor from the Government and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such payments, which shall be deposited and disbursed ~~only in~~ accordance with the provisions of the Annual Contributions Contract.

Section 4. This Resolution shall take effect immediately.

CHAIRMAN

ATTEST:

SECRETARY

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RESOLUTION NO. 84-005

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

APPROVED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

AGENCY BUDGET AMENDMENT
SECTION 8 EXISTING HOUSING
ASSISTANCE PAYMENTS PROGRAM

FEB 14 1984

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

Section 1. The Executive Director is authorized to execute Amendment No. 10 to the City Section 8 Existing Housing Assistance Payments Program Contract SF-474 which will add 153 new units to the City inventory.

Section 2. The Agency budget for 1984 is hereby amended by appropriating \$215,730 from the Unappropriated City Section 8 Program Fund Balance to the Housing Assistance Payments Budget (#7100) for the purpose stated in Section 1 above.

Section 3. The above appropriation increase is to be supported by additional estimated revenues of \$288,804 that are forthcoming from the following sources: (1) HUD reimbursement for Housing Assistance Payments (\$215,730); (2) ongoing Agency Administrative fee (\$31,000); and (3) preliminary administrative fee (\$42,075). These amounts will be deposited in the City Section 8 Program Fund.

CHAIRMAN

SECRETARY