



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Report # 34

November 14, 1989



Housing Authority of the
City of Sacramento
Sacramento, California

SUBJECT: Technical Corrections to Public Housing Development -
Resolution in Support of Public Housing Project
CA30-P005-035

SUMMARY

This report recommends the approval of the attached "Resolution in Support of Public Housing Project", to correct a technical error in a previously approved resolution for the same project. The Resolution will support the development of fifty (50) public housing units for large families under the Acquisition with Rehabilitation method of Public Housing Development.

BACKGROUND

On June 28, 1988 the Housing Authority approved a "Resolution in Support of Public Housing Development." The June 28th staff report described and recommended the approval of the resolution to support the development of fifty (50) large family units under the Acquisition with Rehabilitation method of Public Housing Development. The Resolution attached to the staff report was the standard HUD resolution used for virtually all Public Housing Development Applications.

Staff recently discovered that the June 28th resolution contained the statement: "Such applications shall be for new construction only." This report is to provide you with notification of the erratum and present a new corrected resolution. The new resolution replaces the incorrect statement with: "Such applications shall be for acquisition with rehabilitation." The new Resolution includes no other changes.

FINANCIAL DATA

This report and the attached resolution constitute a technical correction only. There is no financial impact.

All Districts
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ENVIRONMENTAL IMPACT

NEPA: In accordance with the National Environmental Protection Act, the proposed action is categorically excluded per 24 CFR Part 58.35(a)(1)(i), which applies to the acquisition, construction, reconstruction and rehabilitation of public facilities retaining the same use, size, capacity and character. Each individual project must meet other statutory requirements on a case-by-case basis.

CEQA: In accordance with California Environmental Quality Act, the proposed action is categorically exempt per Sections 15301 Class 1(d) and (e) and 15302, Class 2, which apply to the restoration, rehabilitation or reconstruction of existing structures within restricted increases in floor area and square footage.

MBE/WBE

This report and the attached resolution constitute a technical correction only. There is no financial impact.

POLICY IMPLICATIONS

This proposal is consistent with existing Agency policy and no policy changes are proposed.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of November 6, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The Vote is as follows:

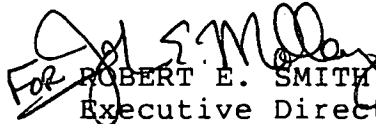
- AYES: Amundson, Moose, Pernell, Sheldon, Simon, Simpson,
Strong, Wooley, Yew, Wiggins
- NOES: None
- ABSENT: None

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RECOMMENDATION

The staff recommends the you adopt the attached Resolution in Support of Public Housing to develop 50 public housing units under the acquisition with rehabilitation method.

Respectfully submitted,


ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SLIPE
City Manager

Contact Person: Tom Lee 440-1357

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RESOLUTION NO. 89-045

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF _____

RESOLUTION IN SUPPORT OF PUBLIC HOUSING PROJECT

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for public housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Department of Housing and Urban Development (DHUD) is authorized to provide financial assistance to public housing agencies for such housing; now, therefore,

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO (PHA):

Section 1. The PHA hereby determines that within its area of operation there is a need for low-income housing to meet needs not being adequately met by private enterprise.

Section 2. The Executive Director of the PHA is hereby authorized to have prepared one or more applications/proposals for public housing assistance for development of up to fifty (50) dwelling units each; to sign said applications/proposals on behalf of the PHA and to submit them to DHUD. Such applications shall be for acquisition with rehabilitation.

Section 3. When an ACC is forwarded by DHUD to the PHA for execution by PHA, the Executive Director is hereby authorized to execute such ACC on behalf of the PHA; and the Secretary is hereby authorized to impress and attest the official PHA seal on each ACC counterpart and submit to DHUD executed counterparts and related documents as required by DHUD.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4. The Executive Director is hereby authorized to execute on behalf of the PHA a General Depository Agreement(s)/Savings Depository Agreement(s) each in the form approved by DHUD; and the Secretary is hereby authorized to impress and attest the official PHA seal on each counterpart and submit to DHUD executed counterparts and related documents as required by DHUD.

Section 5. (a) In order to fund the development cost of housing projects pursuant to this Resolution or any other Resolution as may be required by HUD, the PHA hereby authorizes the issuance of obligations in its name at such times, in such amounts, and on such terms and conditions as DHUD may direct or approve in accordance with the ACC.

(b) The Executive Director is hereby authorized to prepare and execute such PHA obligations; and the Secretary is hereby authorized to impress and attest the official PHA seal, deliver the obligations to HUD or such other lenders as HUD may direct, and accept payment therefore or cause payment to be made as directed or approved by HUD in accordance with the ACC.

(c) Each such PHA obligation shall be secured in such manner as may be provided/required by DHUD in accordance with the ACC. All proceeds from such PHA obligations shall be deposited and used only as approved by HUD in accordance with the ACC.

Section 6. In connection with the development and operation of any program or activity receiving federal financial assistance under the United States Housing Act of 1937, the PHA will comply with all requirements under the applicable regulations or the Department of Housing and Urban Development, 24 CFR 841 or 24 CFR 805, as appropriate, and all DHUD regulations relating to the operation of public housing projects.

Section 7. All terms used in this resolution which are defined in the ACC shall have the meanings given to them in the ACC.

Section 8. The project will be located so that, within the housing market area, it will provide housing opportunities for minorities outside existing areas of minority concentration and outside areas which are already substantially racially mixed.

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DATE ADOPTED: _____

Section 9. The project will be located in a section that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or, very shortly thereafter, accessible to social, recreational, educational, commercial and health facilities and services, and other municipal services that are equivalent to or better than those typically found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value; and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is considered excellent for such families in the metropolitan area or town.

Section 10. The project will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans.

Section 11. The proposed project will embody outstanding land use planning and excellent architectural treatment, be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank backups, sewage hazards, or mudslide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestations; or dangerous fire hazards, and will not, considering both long-term and short-term effects, impact or impair ecologically valuable or significant natural areas, such as wildlife areas, ground water or surface water areas, and parklands, or significant historical or archeological areas.

Section 12. This resolution shall take effect immediately.

CHAIR

ATTEST:

SECRETARY

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