

20721

DEC 26 1980

RECEIVED

ARCHIE HEFNER, INC.
 ROBERT N. STARK
 THEODORE M. MAROIS, JR.
 JAMES M. WOODSIDE
 JOHN D. BESSEY
 C. AFTON MOORE III
 ROBERT W. BELL
 RICHARD K. PARK
 KENNETH R. STONE
 TIMOTHY D. TARON
 JUDY R. CAMPOS
 JAMES S. CRAWFORD
 STUART A. COMIS
 KATHRYN M. DOWNING
 JOHN E. STEFANKI

LAW OFFICES OF
 HEFNER, STARK & MAROIS
 FOURTEENTH FLOOR-PLAZA TOWERS
 555 CAPITOL MALL
 SACRAMENTO, CALIFORNIA 95814

HUGH B. BRADFORD (1876-1955)
 S. W. CROSS (1881-1956)

AREA CODE 916
 TELEPHONE 444-6620

OF COUNSEL
 WILLIAM M. GALLAGHER

December 24, 1980

Mr. Martin Van Duyn
 Planning Director
 City of Sacramento
 725 "J" Street
 Sacramento, CA 95814

Re: Governor's Square East and West

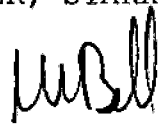
Dear Mr. Van Duyn:

On behalf of Daon Corporation, we hereby request that the applications for conversion of Governor's Square East and West to condominiums be withdrawn. Should you require any further documentation to effect this withdrawal, we would be happy to provide the same.

Sincerely,

HEFNER, STARK & MAROIS

By


 Robert W. Bell

RWB:vv
 cc: Syd Brosten
 Courtney Seepie

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF SACRAMENTO
 JAN 6 1 58 PM '81

P-9105

P-9106

Hold for Hearing?

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

July ~~JUL 14~~ 1980 28 AM '80

*Sept?
Feb*

DAON SOUTHWEST
A division of Daon Corporation
555 CAPITOL MALL, SUITE 1525
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 442-0500

Our file number:

RECEIVED
OFFICE OF THE CITY COUNCIL

JUL 14 1980
AM PM
7|8|9|10|11|12|1|2|3|4|5|6

Honorable Members of the
Sacramento Planning Department
Sacramento City Council

Governors Square East and West

Enclosed for your information are copies of the two separate letters that were mailed to the residents of Governors Square East and Governors Square West enclosing separate and identified resident surveys on this date.

If you need any further information, please let us know.

Very truly yours,



Syd A. Brosten
Project Manager

SAB/mo

cc: Alkalai Flat PAC
Howard Yee
Gary Ziegenfuss

DAON SOUTHWEST

A division of Daon Corporation

555 CAPITOL MALL, SUITE 1525
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 442-0500

July 11, 1980

Our file number:

Dear Resident of Governors Square West:

On May 21, 1980, we forwarded to you a formal notification of our intention to file an application for conversion of Governors Square East and West. Along with that notification, we included a resident survey, which you were to complete and return directly to the City of Sacramento.

Unfortunately, when we sent out the notification of May 21 and the resident survey, we did not specifically state that Governors Square East and Governors Square West were being submitted as two entirely different projects.

Because the aspect of the two separate projects was not specifically set forth in our letter, the City of Sacramento has required us to send this letter of explanation to you along with another resident survey.

The resident survey, which is enclosed with this letter, is designed to obtain your opinions regarding the proposed conversion of the project in which you reside based upon the above-mentioned facts. This survey is to be mailed in the enclosed stamped, self-addressed envelope to the City Planning Department.

We do wish to point out, however, that regardless of the above-mentioned facts, the information contained in our letter of May 21, 1980, remains true and correct.

Thank you for your consideration and patience in this matter.

Sincerely,



Syd A. Brosten
Project Manager

SAB/mo

The owner of your apartment complex has filed an application with the City of Sacramento for conversion to condominium (sales) housing. You are requested to answer completely the questions below and return the survey within five (5) days to:

City Planning Department
725 J Street
Sacramento, CA 95814

RESIDENT SURVEY - GOVERNORS SQUARE WEST

1. How long have you been a resident? _____ years _____ months
2. Why did you move into this complex? Check most important reason(s).
____ close to work ____ close to friends ____ amenities
____ close to services ____ like rent rate
 (shopping, church, entertainment)
____ good management, maintenance ____ other
3. How long do you plan on living at this complex?
____ unknown ____ less than 1 year ____ 1 to 3 years
____ 3 to 5 years ____ more than 5 years
Under what conditions? _____
4. If it is offered for sale within the price range estimated for the project, are you interested in purchasing the unit in which you are now living, or another in this complex?
____ yes ____ no
5. If you are unable to purchase a unit, will you be able to locate a comparable unit to rent within this vicinity?
____ yes ____ no ____ do not know
6. What improvements, if any, to your unit and/or the complex would be necessary before you would be interested in buying?

7. Are you retired? ____ yes ____ no
If retired, are others in your household currently wage earners?
____ yes ____ no
8. Do you approve in principle of this proposed conversion to condominium housing? ____ yes ____ no
Why or why not? _____

9. Do you and your family qualify as a low or moderate income household as defined by the U. S. Department of Housing and Urban Development? Please use the attached table to determine your income status.
- ____ yes ____ no ____ uncertain
10. Would you be interested in attending a resident meeting to discuss conversion plans?
- ____ yes ____ no
11. Do you have any comments related to the owner's request?

The completed questionnaire will be used by the Planning Department in writing its report to the Planning Commission and City Council on the proposed conversion. Your name, apartment number, etcetera, will be used only to verify the number of returns, and the City will make every effort to preserve the confidentiality of the tenant. Only a summary of all tenant answers will be disclosed. Thank you for your cooperation.

NAME _____ Apt. # _____

ADDRESS _____ Tel. # _____

Further information on condominium conversions can be obtained by calling:

California Department of Real Estate	322-2505
County Consumer Protection Bureau	440-7732
City Planning Department	449-5604

HUD ESTABLISHED INCOMES FOR SACRAMENTO HOUSEHOLDS
 QUALIFYING BY DEFINITION AS MODERATE OR LOW INCOME

December 1979

Number in: Household	Low Income (0-80% of Median)	Moderate Income (81-120% of Median)
1	\$0 - 9,900	\$ 9,901 - 14,900
2	\$0 - 11,350	\$11,351 - 17,000
3	\$0 - 12,750	\$12,751 - 19,150
4	\$0 - 14,160	\$14,161 - 21,250
5	\$0 - 15,050	\$15,051 - 22,600
6	\$0 - 15,950	\$15,951 - 23,900
7	\$0 - 16,800	\$16,801 - 25,250
8	\$0 - 17,700	\$17,701 - 26,550

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