



10.2

APPROVED
BY THE CITY COUNCIL

AUG 20 1991

OFFICE OF THE
CITY CLERK

*Intent to
App. w/
Documentation
due
9-17-91*
~~Map & Sp. Permit
approved.~~

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

August 20, 1991

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. TENTATIVE MAP TO SUBDIVIDE 14.2± DEVELOPED ACRES INTO 180 CONDOMINIUM LOTS AND ONE LOT FOR COMMON AREA IN THE MULTIPLE FAMILY RESIDENTIAL-REVIEW (R-3-R) ZONE (P91-024)
 2. SPECIAL PERMIT TO ALLOW THE CONVERSION OF 180 APARTMENT UNITS TO CONDOMINIUM UNITS ON 14.2± DEVELOPED ACRES IN THE MULTIPLE FAMILY RESIDENTIAL - REVIEW (R-3-R) ZONE

LOCATION: 6058 Riverside Boulevard
COUNCIL DISTRICT 8

Owner: North Bay Development Co., 15 N. Ellis Ave., San Mateo, California 94401

Applicant: Frost, McCormick & Heuston, Inc., 7806 Uplands Way, Ste. B, Citrus Heights, California 95610

SUMMARY

This is a request for a tentative map and special permit to allow the conversion of 180 apartment units to condominiums in the Multiple Family Residential-Review (R-3-R) zone. The Planning Commission and Planning Staff have reviewed the project and recommend denial of the request.

VOTE OF THE PLANNING COMMISSION

On May 23, 1991, the Planning Commission voted four ayes, four noes, and one absent, to recommend approval of the request. Due to the lack of five votes for the special permit, the motion did not pass and the request was therefore denied.

Documentation
CONTINUED
FROM 9-17-91
TO 10-1-91

P91-024

STAFF RECOMMENDATION

Planning Staff recommends the following action by the City Council:

1. Deny the Tentative Map to subdivide 14.2± Developed acres into 180 condominium lots and one lot for common area; and
2. Deny the Special Permit to allow the conversion of 180 apartment units to condominium units based upon the attached findings of fact.

BACKGROUND

The subject site is located at 6058 Riverside Boulevard. The site is zoned Multiple Family-Review (R-3-R). The site is designated Medium Density Residential (16-29 du/na) by the General Plan and Residential (16-29 du/na) by the Pocket Community Plan.

The applicant proposes to subdivide the single apartment complex parcel into 180 condominium lots and one lot for the common area. According to the Zoning Ordinance regarding Condominium Conversions, the City Council should not approve a special permit under this section unless it finds that the average rental vacancy rate in the affected Community Plan area is greater than five percent. A vacancy rate of less than or equal to five percent indicates an insufficient stock of rental housing. The Coldwell Banker survey of rental vacancy rates indicates an average vacancy rate over the last twelve months in the Pocket Community Plan area of 4.7 percent. Even though this figure is less than five percent, staff feels that the percentage may be even lower due to the nature of the Coldwell Banker Survey. A special permit may be approved where the said vacancy rate is equal to or less than 5 percent if the applicant has proposed measures which the Commission and Council find would effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected community plan area. Staff finds no such measures are proposed.

The applicant has submitted an "Affordability Matrix" as a mitigation measure, although, in actuality, it is little more than a list of home ownership programs which could be used by qualifying prospective buyers at any location. The equity sharing element does represent a new program, however, this is still irrelevant to the fact that no attempt is being made to mitigate the loss of rental housing stock. Although affordable home ownership opportunities for moderate income households are certainly desirable and important, it is the intent of the Ordinance that these opportunities not come at the expense of housing affordable to low income residents.

Staff recommends denial of the condominium conversion. Not only is the multiple family residential vacancy rate less than five percent, Riverside Villa is a unique housing complex. It is rare to find rental units which contain three bedrooms. The rents for Riverside Villa range from \$495 for the two bedroom units to \$595 for the three bedroom units. This rate is relatively low for the Pocket Community Plan area which averages \$588 for two bedroom units and \$632 for three bedroom units. Staff feels the loss of these 180

rental units is significant and is not mitigated by the applicant's proposal.

On a motion to approve the conversion request, the Commission voted four ayes and four noes. The motion however, failed (requires five votes) and the project was denied. The Commissioners supporting the project felt the conversion would improve the overall design of the project and provide affordable individual home ownership. The opposition agreed with staff's analysis and believed the affordable rental housing should be retained.

The Environmental Coordinator has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301k).

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The project is inconsistent with the General Plan and the Pocket Community Plan, as well as the Zoning Ordinance (Section 28).

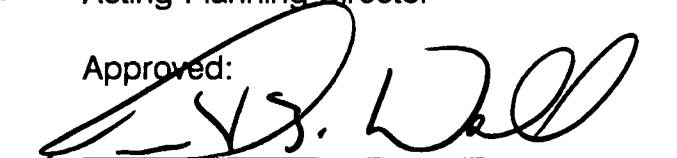
MBE/WBE EFFORTS

None.

Respectfully submitted,


for ART GEE
Acting Planning Director

Approved:


for ROBERT THOMAS
Acting Director, Planning & Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

August 20, 1991
District No. 8

CONTACT PERSON:
Will Weitman, Principal Planner
(916) 449-5604

RT:WW:pc
P91-024.CC
Attachment

**IN THE MATTER OF THE DECISION OF THE
CITY PLANNING COMMISSION TO DENY A
SPECIAL PERMIT ALLOW THE CONVERSION OF
180 APARTMENT UNITS TO CONDOMINIUM UNITS
ON 14.2± DEVELOPED ACRES IN THE MULTIPLE
FAMILY RESIDENTIAL-REVIEW (R-3-R) ZONE**

Notice of Decision
and
Findings of Fact

On _____, the City Council heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the City Council indicated its intent to deny the Special Permit to allow the conversion of 180 apartment units to condominium units on 14.2± developed acres in the Multiple Family Residential-Review (R-3-R) zone based upon findings of fact which follow:

Findings of Fact - Special Permit

1. The proposed conversion is inconsistent with the General Plan and Pocket Community Plan in that the project does not provide affordable housing to all economic segments of the population. The proposal would eliminate rare three bedroom affordable rental units.
2. The project is inconsistent with the requirement of Section 28 of the Zoning Ordinance which requires that the vacancy rate be greater than 5 percent and no measures have been proposed which effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the Pocket Community Plan area.
3. There does not exist adequate comparable replacement housing for each eligible tenant within Riverside Villa. The Pocket Community Plan area does not have an adequate vacancy rate and does not have an adequate supply of three bedroom affordable rental units.

MAYOR

ATTEST:

CITY CLERK

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

ENTITLEMENTS

Meeting Date	May 23, 1991
Item Number	11B
Permit Number	P91-024

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
 Favorable Unfavorable

Correspondence
 Petition

LOCATION: 6058 Riverside Boulevard

APPROPRIATE

NAME	ADDRESS
<i>Chris Cozelle</i>	<i>1501 El Camino Ave, Ste. 209, Dacto.</i>

APPROPRIATE

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN		✓		
HOLLICK	✓			✓
HOLLOWAY		✓		
OTTO	<i>absent</i>			
REYNA	✓			
ROSEN		✓		
YEE	✓		✓	
NOTESTINE		✓		

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input checked="" type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ meeting |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input checked="" type="checkbox"/> Other <i>motion denied</i> |

CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Erost, McCormick & Heuston, Inc., 7806 Uplands Way, Suite B, Citrus Heights, California 95610</u>				
OWNER	<u>David & Linda Vaughn, North Bay Development Co., 15 North Ellis Avenue, San Mateo, California 94401</u>				
PLANS BY	<u>Sutton & Associates, 5141 Cypress Avenue, Carmichael, California 95808</u>				
FILING DATE	<u>January 30, 1991</u>	ENVIR. DET.	<u>Exempt 15301(k)</u>	REPORT BY	<u>CG</u>
ASSESSOR'S PCL. NO.	<u>030-0570-002</u>				

- APPLICATION:**
- A. Tentative Map to subdivide 14.2+ developed acres into 180 condominium lots and one lot for common area in the Multiple Family Residential - Review (R-3-R) zone.
 - B. Special Permit to allow the conversion of 180 apartment units to condominium units on 14.2+ developed acres in the Multiple Family Residential - Review (R-3-R) zone.

LOCATION: 6058 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to convert an apartment complex to condominiums for sale of individual units.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Pocket Community Plan Designation:	Residential (16-29 du/na)
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	180-unit apartment complex

Surrounding Land Use and Zoning:

North:	Sacramento River; F
South:	Multiple Family Residential; R-3
East:	Single Family, Vacant and Commercial; R-1 and R-2B
West:	Park; R-1-R

Parking Required:	282 spaces
Parking Provided:	299 spaces
Property Dimensions:	Irregular
Property Area:	14.2+ acres
Total Number of Units:	180
2 Bedroom Units (1,088 sq.ft.):	90
3 Bedroom Units (1,275 sq.ft.):	90
Height of Building:	2 Story
Density of Development:	12.7 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Proposed Exterior Building Materials:	Stucco
Proposed Roof Material:	Tile
School District:	Sacramento City Unified

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BACKGROUND INFORMATION: The construction of the 180-unit apartment complex (Riverside Villa) was completed in January 1975. In 1980, an application was filed to convert the apartment complex to condominiums. On January 15, 1981, the Planning Commission denied the special permit to allow a condominium conversion due to a lack of votes. On March 3, 1981, the City Council approved the special permit and tentative map for the condominium conversion. On April 8, 1982, the Planning Commission approved an extension of the special permit for one year and an extension of the tentative map for six months. The City Council subsequently approved the extensions on May 18, 1982. The tentative map was never recorded and no units were sold.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 3, 1991, the Subdivision Review Committee voted four ayes, two noes, and three absent to recommend approval of the tentative map. The Subdivision Review Committee acted as a technical advisory committee which reviewed the map on its technical merits only, not upon the merits of the proposed land use.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 14.2+ acres within the Multiple Family - Review (R-3-R) zone. The site is developed with an 180-unit apartment complex. The General Plan designates the site Medium Density Residential (16-29 du/na). The Pocket Community Plan Designates the site Residential (16-29 du/na). The surrounding land use and zoning includes the Sacramento River, zoned F, to the north; multiple family residential, zoned R-3, to the south; single family, vacant and commercial, zoned R-1 and R-2B, to the east; and a park, zoned R-1-R, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the property and convert the 180 apartment units to condominiums which may be sold individually. The applicant proposes to upgrade the property by changing the exterior building and roof materials from wood siding and composition shingle to stucco and tile. The proposal also includes converting some of the surface parking to carports which cover 347 spaces, as well as interior rehabilitations of the units.

C. Special Permit for Condominium Conversion

1. Background

In 1981 the Ordinance relating to Condominium Conversions was adopted. The purpose of the Ordinance is to ensure adequate provision for the housing needs of all economic segments of the community, maintain a balance of rental and ownership housing, to help mitigate the impact of eviction for residents of rental units as a result of a condominium conversion, and to ensure that physical standards are met. The applicant, as part of the Special Permit application, must submit a detailed property report which includes physical characteristics of the property, proposed Covenants, Conditions and Restrictions, rental history, any relocation assistance which will be provided and a tenant survey.

In order to approve a Special Permit for a condominium conversion there are several findings which must be made. These include:

- a. That the proposed conversion is consistent with the General Plan and applicable community and specific plans in effect at the time of the Special Permit application;
- b. That the average rental vacancy rate in the affected community plan areas during the 12 months preceding is greater than 5 percent; provided that a Special Permit may be approved

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where the said vacancy rate is equal to or less than 5 percent if the applicant has proposed measures which the Commission and Council find would effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected community plan area;

- c. That there exists adequate comparable replacement housing for each eligible tenant in the building proposed for conversion; and
- d. That the applicant has complied with all the provisions of Section 28 of the Zoning Ordinance.

2. Vacancy Rates \ Replacement Housing

The City of Sacramento's Condominium Conversion Ordinance states that "the City Council shall not approve a Special Permit under this section unless it finds:...2) That the average rental vacancy rate in the affected Community Plan areas during the 12 months preceding the date the City determined rental vacancy rates are issued pursuant to subsection B-4 of this section is greater than 5 percent, provided that a Special Permit may be approved where the said vacancy rate is equal to or less than 5 percent if the applicant has proposed measures which the Council finds would effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected community plan areas which would be caused by the proposed conversion.

The application for conversion of Riverside Villa Townhomes raises two issues. First, the assertion that tenant turnover should be added to vacancy rate to determine total units available is invalid. Second, mitigation measures for the adverse effects upon the rental housing stock are non-existent.

In the "Riverside Villa Townhomes Comprehensive Vacancy and Mitigation Report", the applicant acknowledges that the annual average vacancy rate in the Greenhaven/Pocket Area is below five percent. The applicant implies, however, that a three percent monthly turnover rate in the area serves to diminish the severity of the shortage of rental housing stock. This is not a valid argument because, despite the turnover rate, recent demand for rental housing has been high enough that vacated units are re-rented at a rate high enough to keep the vacancy rate below five percent. It is staff's interpretation that a one-for-one replacement of housing units is necessary to properly mitigate the adverse impacts of condominium conversion on the City's rental housing stock. Regardless of interpretation, the applicant has proposed no measures whatsoever to mitigate this impact.

Section IV "Addition to Housing Stock" vaguely implies that new construction of multi-family units in the area eliminates the need for mitigation measures. This is not so, in that the projects listed are in no way related to the applicant or contingent upon the granting of this entitlement. It is possible that, in the future, completion of these projects will aid in increasing the vacancy rate in the area to an optimum level. This will not be known for months, or possibly even years, however, until the projects are completed and go through their "rent up" period. The "Affordability Matrix" offered by the applicant, also vaguely purports to be a mitigation measure, although, in actuality, it is little more than a list of home ownership programs which could be used by qualifying prospective buyers at any location. The equity sharing element does represent a new program, however, this is still irrelevant to the fact that no attempt is being made to mitigate the loss of rental housing stock. Although affordable home ownership opportunities for moderate income households are certainly desirable and important, it is the intent of the Ordinance that these opportunities not come at the expense of housing affordable to low income residents.

3. Relocation Assistance

The applicant has developed a relocation assistance program as part of the Property Report. The program includes assisting a resident who does not wish to purchase a unit by contributing to the

moving costs. The applicant proposes a \$600 allowance for an unfurnished unit and \$500 for a furnished unit. The applicant will also review on a case by case basis any residents which have special needs to determine if any further assistance can be provided. The relocation program also includes assistance in locating comparable replacement housing. The applicant will provide a "Relocation Specialist" at Riverside Villa to meet personally with and assist any resident in finding housing. A copy of an Apartment Availability Report will be made available to the residents. For residents who are 62 or older or handicapped, the applicant will provide a long term lease to remain within the complex. Relocation assistance for residents 62 or older, handicapped or single heads of households with children will include the last months rent for the new housing, security deposit at the new housing, rental assistance for the period of one year, and the right to not be unjustly evicted until relocation occurs.

The applicant proposes to minimize the impact of relocation by phasing in the conversion of the units to condominiums. Each tenant in Phase I will be offered the right to purchase a unit. If they decline, they will be offered a vacant unit in Phase II or Phase III.

4. Resident Survey

A part of the application submittal requirements includes the completion of a resident survey. The questions on the survey included such things as the length of residency, willingness to purchase a unit, general approval of the conversion concept, and any modifications which should be made to the units prior to purchase. Fifty-nine resident surveys were returned. The following is a brief summary of answers to three questions:

Length of Residency	Number	Percentage
0 - 6 mo.	5	9
6 - 12 mo.	13	22
1 - 3 yrs.	22	37
3 - 5 yrs.	10	17
5+ yrs.	8	14
No Reply	1	1

Willing to Purchase if Affordable	Number	Percentage
Yes	36	61
No	19	32
No Reply	4	7

Approve of the Conversion Concept	Number	Percentage
Yes	35	59
No	19	32
No Reply	5	9

The primary concern of the residents was the affordability of the units and the possibility that comparable units at similar rental rates may not be available. The modifications the residents felt were necessary for the units consisted primarily of general maintenance and new carpeting and appliances. These concerns are addressed in the renovations proposed by the applicant.

5. Conclusions

Based upon the above information, staff recommends the Planning Commission deny the Special Permit

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for the condominium conversion. Not only is the multiple family residential vacancy rate less than five percent, Riverside Villa is a unique housing complex. It is rare to find rental units which contain three bedrooms. The rents for Riverside Villa range from \$495 for the two bedroom units to \$595 for the three bedroom units. This rate is relatively low for the Pocket Community Plan area which averages \$588 for two bedroom units and \$632 for three bedroom units. Staff feels the loss of these 180 rental units is significant and is not mitigated by the applicant's proposal.

D. Tentative Map

Staff recommends the Planning Commission deny the Tentative Map based upon the land use conversion from apartments to condominiums.

E. Agency Comments

The proposed project was reviewed by various City Departments and other agencies. The following comments were received as conditions of the tentative map:

City Engineering Development Services

1. The project shall conform to the requirements of the Condominium Conversion Ordinance.
2. Notice: Property to subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

City Building Inspection

1. A legal agreement with the City should be developed which provides for a no build easement around the buildings.
2. The conversion shall meet all Building Code requirements for condominium construction.

City Solid Waste

Solid Waste requests that the complex keep its present bin service rather than each individual townhouse having its own 90-gallon container. To do this the Homeowner's Association would have to be billed for service then pro-rate charges to each individual homeowner.

City Police Department

We will require the following conditions for approval of the condominium conversion request involving the Riverside Villa Apartments:

1. The entire complex must meet the minimum security standards set forth in Section 9.920, Article XXIII of Chapter 9 of the Sacramento City Code. A copy of this code section, known as the Personal Safety Building Code has been provided for the applicant.
2. The perimeter of the property must be enclosed by a six foot high fence constructed of chainlink, masonry or wrought iron materials, or a combination of those materials. The design of the fence must be approved by the City Planning Division and the Police Department.

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Pacific Gas and Electric Co.

Dedicate common area as a public utility easement except for where structures are located.

SMUD

Dedicate the common areas as a public utility easement for underground facilities and appurtenances except for those areas where structures or pool are located.

U.S. Army Corps of Engineers

According to the Federal Emergency Management Agency's FIRM 060266 0025E, dated November 15, 1989, the area is designated as Zone A99. This designation indicates that the project is located within the 100-year flood plain of the Sacramento River.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(k)).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Recommend denial of the Tentative Map to subdivide 14.2± developed acres into 180 condominium lots and one lot for common area and forward to the City Council.
- B. Recommend denial of the Special Permit to allow the conversion of 180 apartment units to condominium units based upon findings of fact which follow and forward to City Council.

Findings of Fact - Special Permit

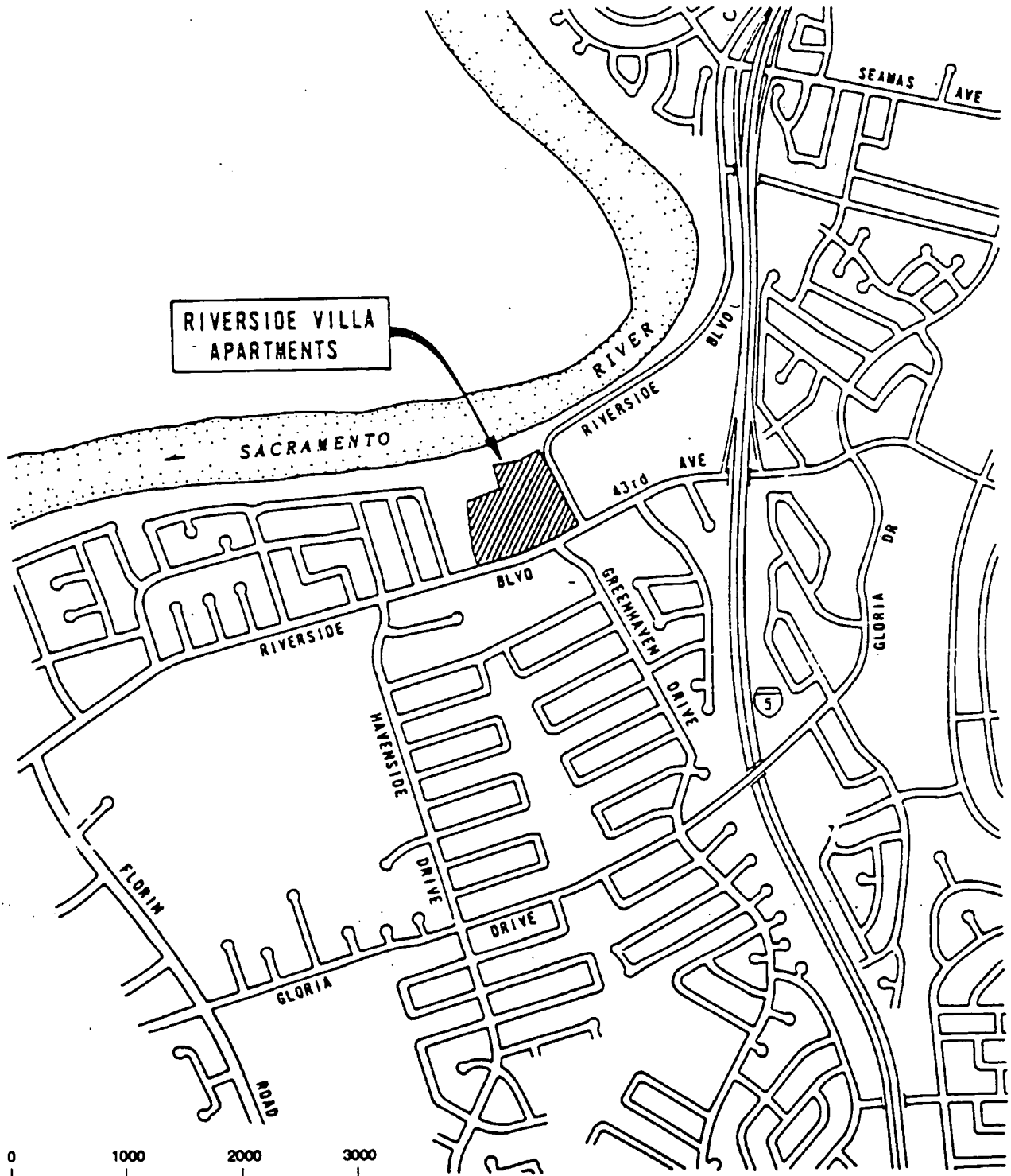
- 1. The proposed conversion is inconsistent with the General Plan and Pocket Community Plan in that the project does not provide affordable housing to all economic segments of the population. The proposal would eliminate rare three bedroom affordable rental units.
- 2. The project is inconsistent with the requirement of Section 28 of the Zoning Ordinance which requires that the vacancy rate be greater than 5 percent and no measures have been proposed which effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the Pocket Community Plan area.
- 3. There does not exist adequate comparable replacement housing for each eligible tenant within Riverside Villa. The Pocket Community Plan area does not have an adequate vacancy rate and does not have an adequate supply of three bedroom affordable rental units.

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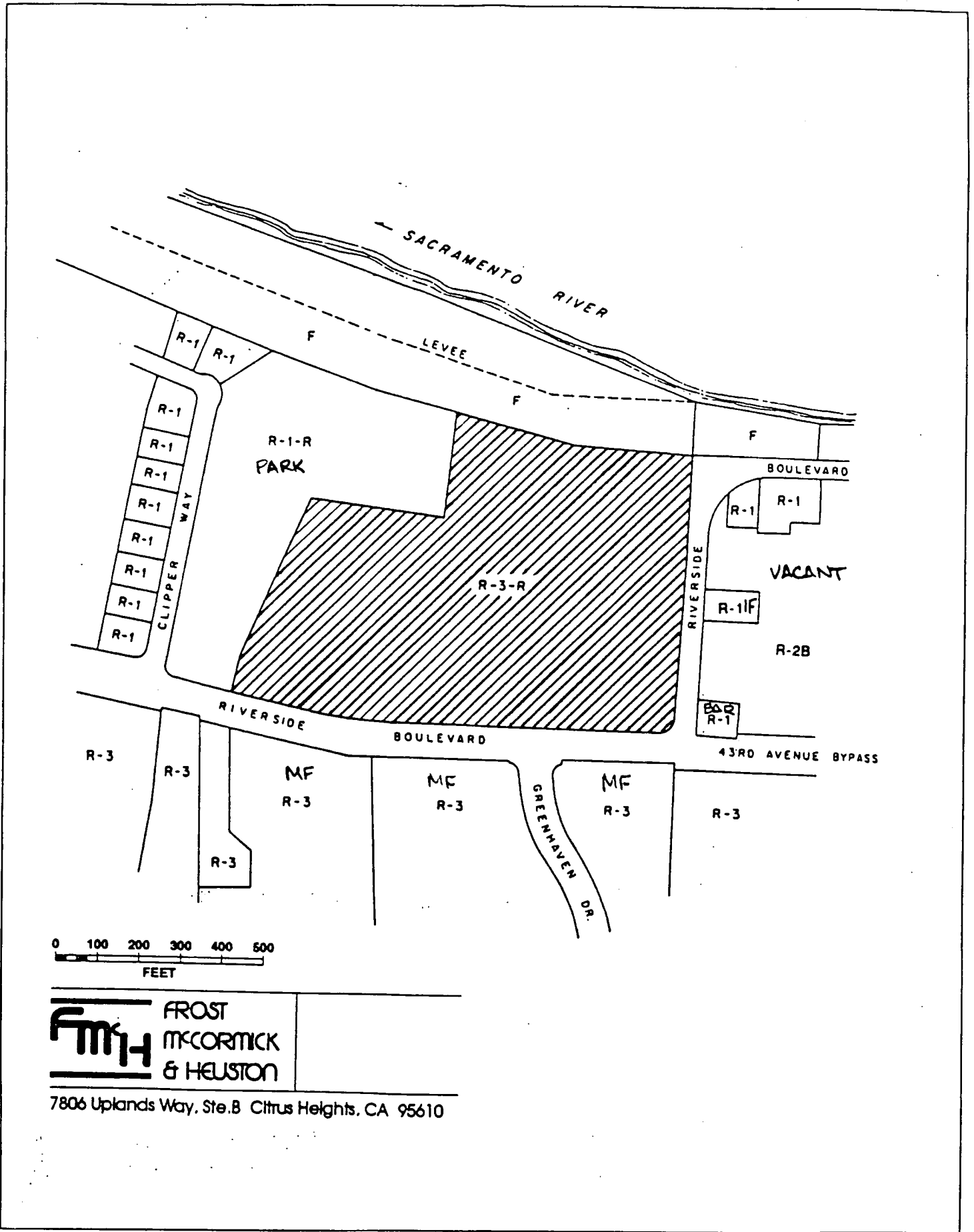
(11)



Frost McCormick & Heuston

VICINITY MAP

(12)



Frost
McCormick
& Heuston

7806 Uplands Way, Ste. B Citrus Heights, CA 95610

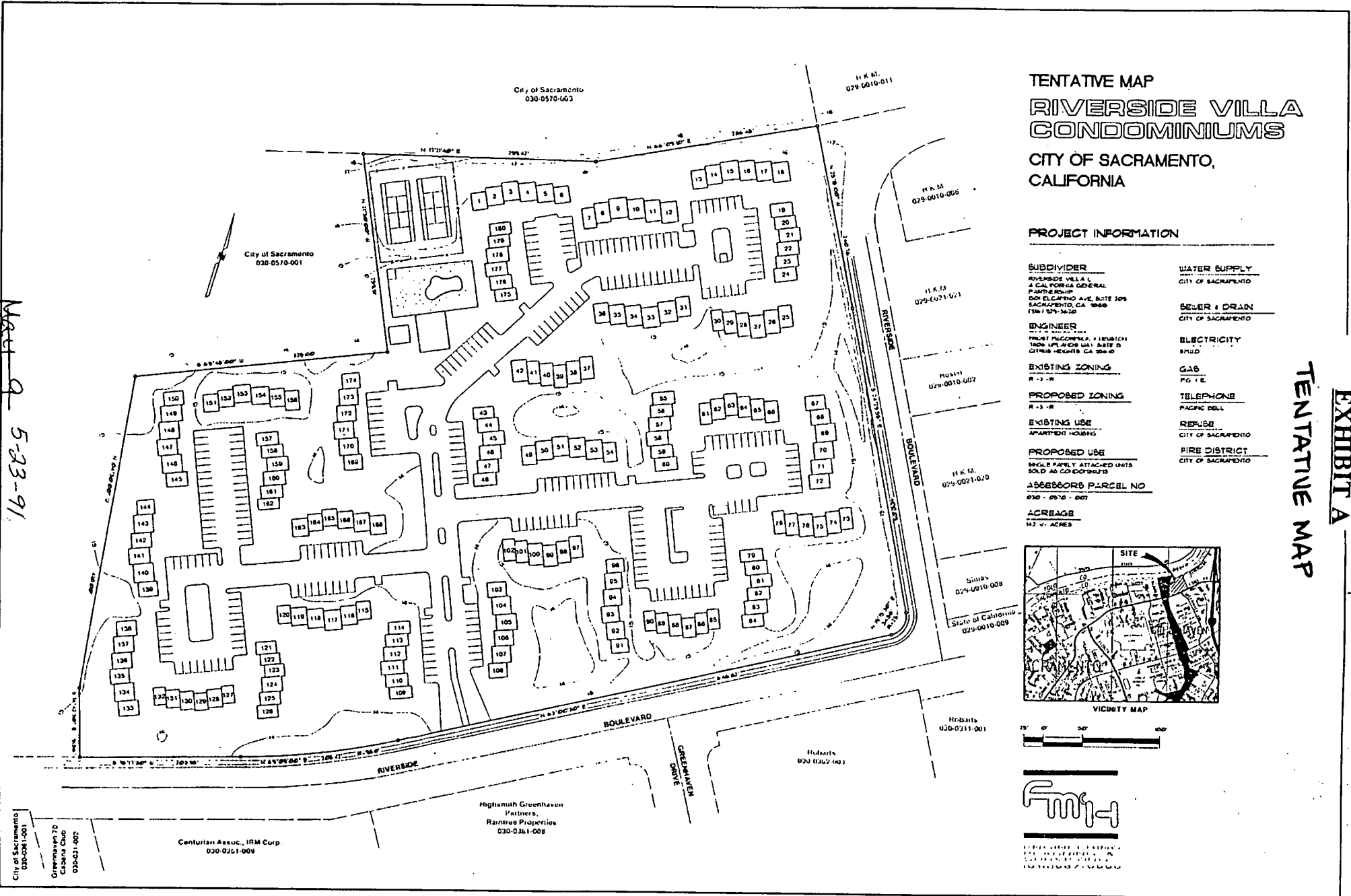
LAND USE & ZONING MAP

(B)

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May 9 - 5-23-91
April 25, 1991

Hem # 7
14



TENTATIVE MAP
RIVERSIDE VILLA
CONDOMINIUMS
 CITY OF SACRAMENTO,
 CALIFORNIA

PROJECT INFORMATION

SUBDIVIDER RIVERSIDE VILLA A CALIFORNIA GENERAL PARTNERSHIP 200 EL CAMINO AVE. SUITE 209 SACRAMENTO, CA 95808 (530) 575-3620	WATER SUPPLY CITY OF SACRAMENTO
ENGINEER FRANK PUGGIONE, FLSB 1300 W. PLACER WAY, SUITE D CITRUS HEIGHTS, CA 95631	SEWER & DRAIN CITY OF SACRAMENTO
EXISTING ZONING R-3-R	ELECTRICITY SPUD
PROPOSED ZONING R-3-R	GAS PG & E
EXISTING USE APARTMENT HOUSES	TELEPHONE PACIFIC BELL
PROPOSED USE SINGLE FAMILY ATTACHED UNITS BUILT AS CONDOMINIUMS	REFUSE CITY OF SACRAMENTO
ADDRESSOR PARCEL NO 030 - 0010 - 001	FIRE DISTRICT CITY OF SACRAMENTO
ACREAGE 42.4 ACRES	

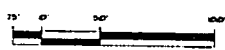
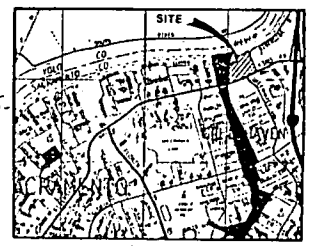


EXHIBIT A
TENTATIVE MAP

City of Sacramento
030-006-000
City of Sacramento
030-001-002
City of Sacramento
030-036-000
City of Sacramento
030-036-000
City of Sacramento
030-036-000

Highmarsh Greenhaven
Partners,
Raintree Properties
030-036-000

Centurian Assoc., IRM Corp
030-036-000

Huberts
030-031-001

State of California
029-0010-009

Simis
029-0010-009

Huberts
029-0010-007

H.K.M.
029-0010-001

H.K.M.
029-0010-006

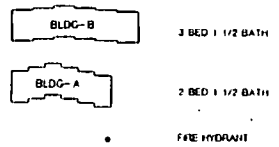
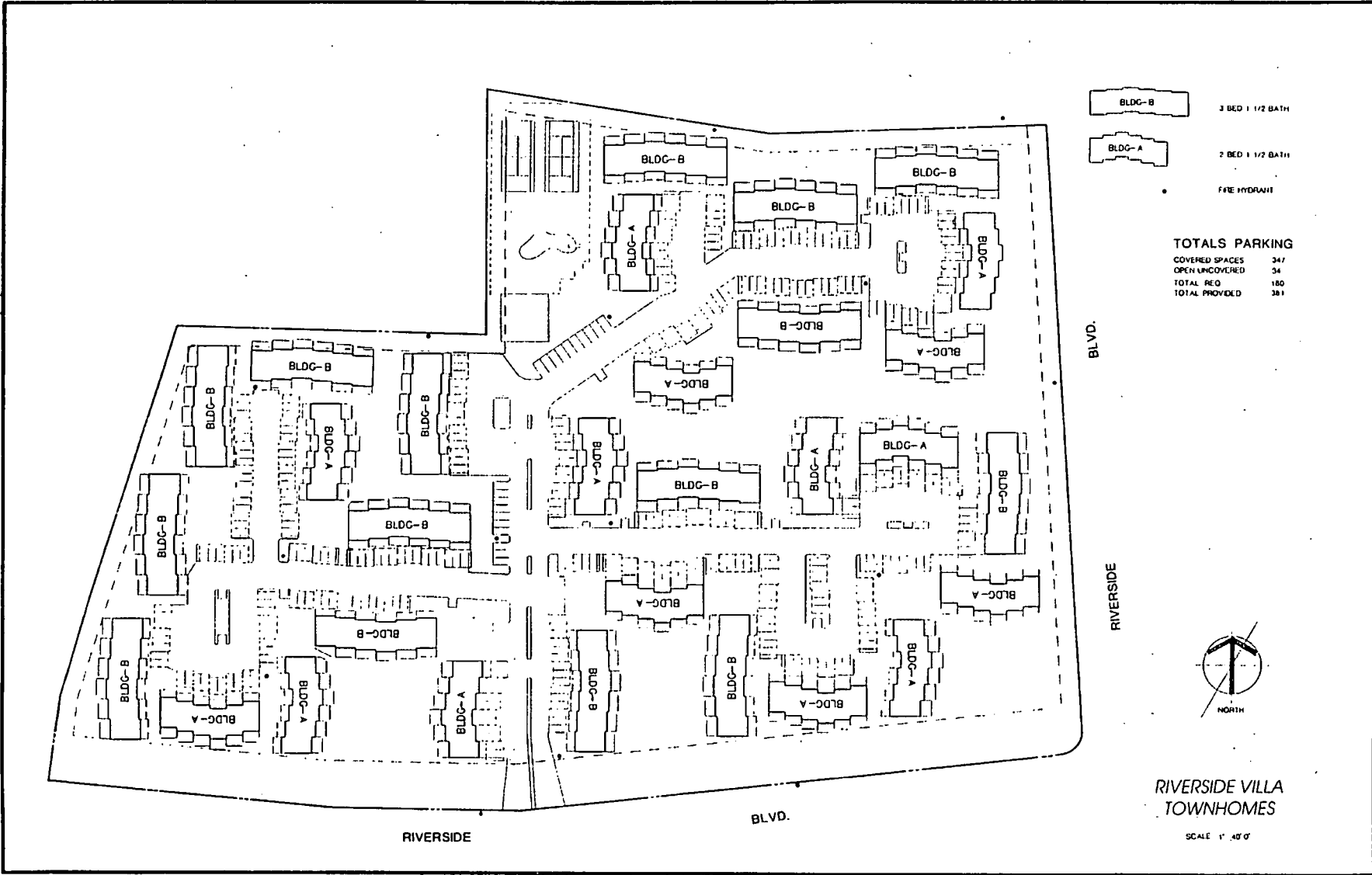
H.K.M.
029-0010-011

City of Sacramento
030-0570-003

City of Sacramento
030-0570-001

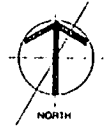
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May 9 5-33-91
April 25, 1991



TOTALS PARKING

COVERED SPACES	347
OPEN UNCOVERED	34
TOTAL REQ	180
TOTAL PROVIDED	381



RIVERSIDE VILLA TOWNHOMES

SCALE 1" = 40'



CONDOMINIUM CONVEY

EXHIBIT B
SITE PLAN

REVISION	BY

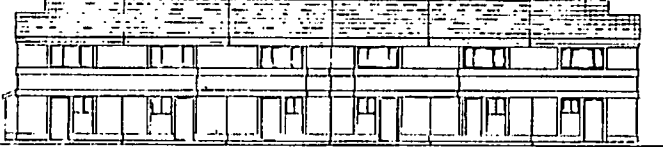
DATE: 3-15-91
 DRAWN BY: SS
 JOB NO:

SHEET

Item # 711 (15)

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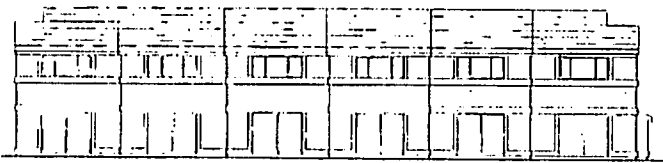
March 9 5:23-91
April 25, 1991



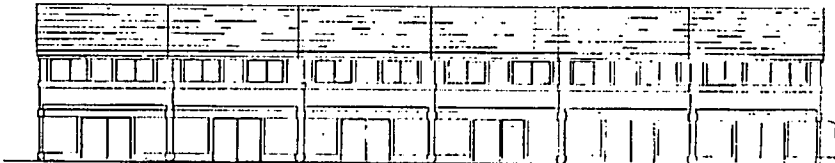
FRONT ELEVATION, BLDGS. 1-15



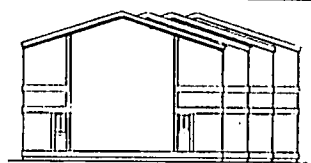
FRONT ELEVATION, BLDGS. 16-30



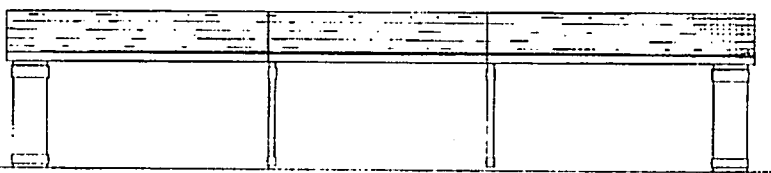
REAR ELEVATION



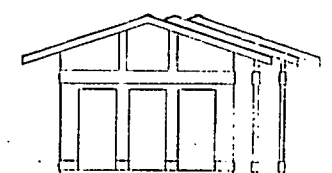
REAR ELEVATION



SIDE ELEVATION



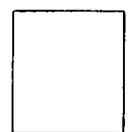
FRONT CARPORT ELEVATION



SIDE ELEVATION



3811 CAMPBELL AVE
CARROLL, CA 95923
TEL (916) 977-7118
FAX (916) 977-7211



CONDOMINIUM CONVEYANCE

EXHIBIT C
ELEVATIONS

NO.	REVISION	BY

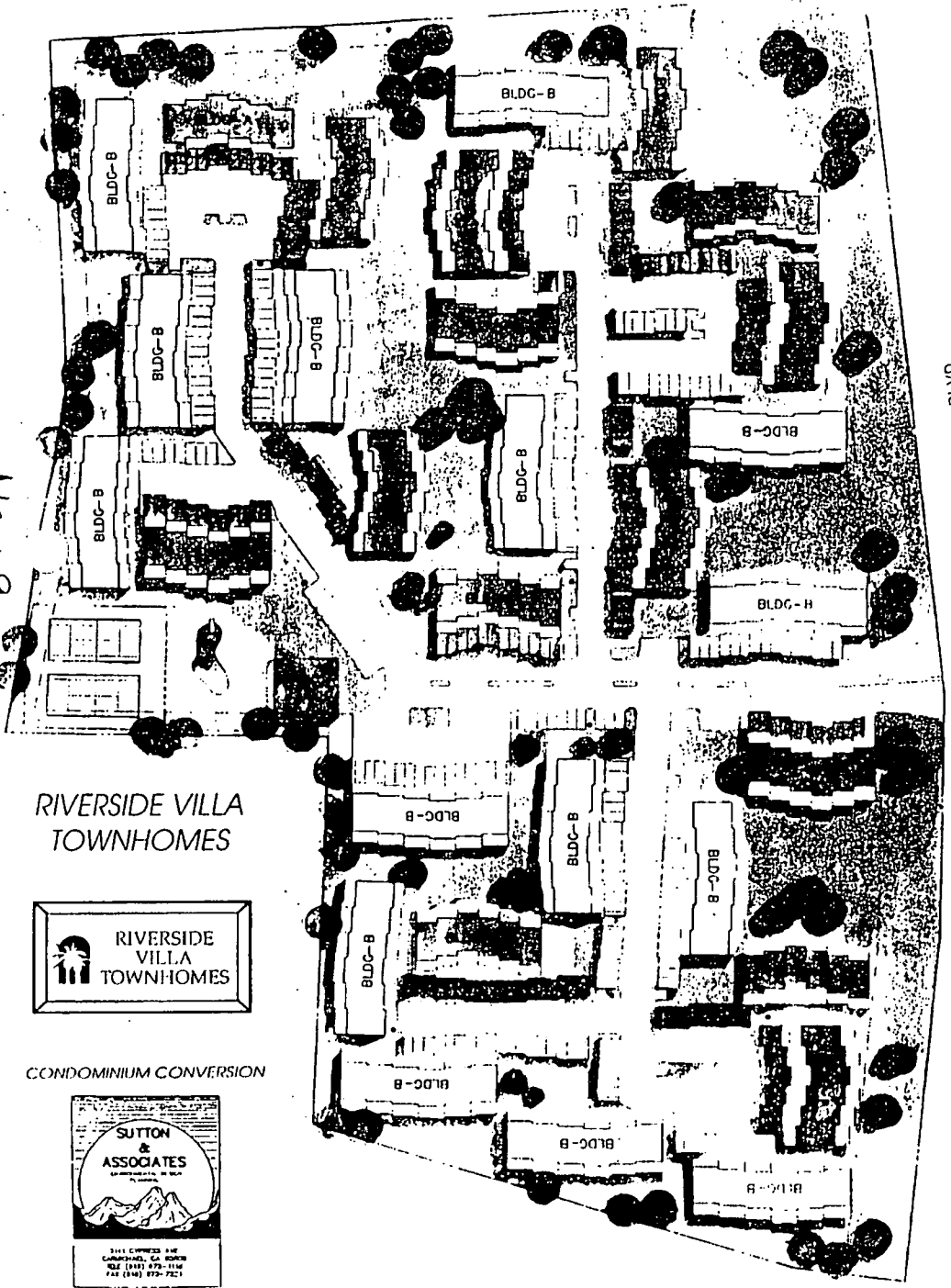
SHEET

OF SHEETS

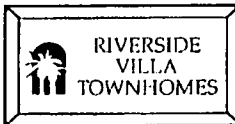
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16

P91-024

April 25, 1991 5-23-91



RIVERSIDE VILLA TOWNHOMES



CONDOMINIUM CONVERSION

SUTTON & ASSOCIATES
COMMERCIAL REAL ESTATE

3141 CYPRESS AVE
CAMPBELL, CA 95008
TEL: (415) 872-1114
FAX: (415) 872-7221

Hm # 17

BLVD.



RIVERSIDE

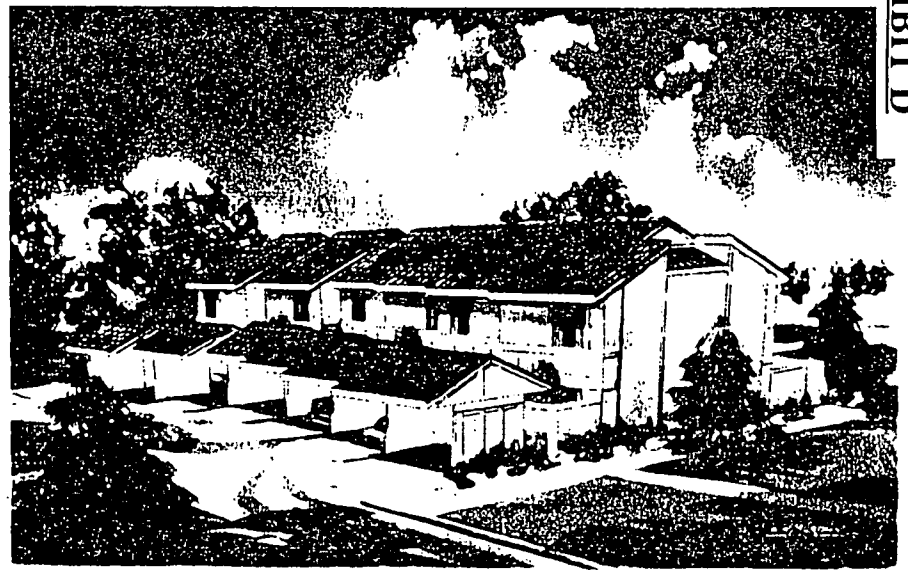


EXHIBIT D

C.J.K. Properties, Inc.

1501 EL CAMINO AVE. STE. 209
SACRAMENTO, CA. 95815
(916) 929-3620
(916) 649-0439 FAX

July 16, 1991

Cindy Gnos
City Planning
1231 I Street, Room 200
Sacramento, CA 95814

RE: RIVERSIDE VILLA TOWNHOMES
P-91-024
MITIGATION MATRIX UPDATE

Dear Cindy:

As per our discussion of last week, enclosed please find a revised version of the Housing Mitigation Matrix Plan dated July, 1991. The applicants of this proposed conversion in response to the concerns expressed by the Sacramento City Planning Commission authorized the increase in purchase incentives to eligible residents in an attempt to make this conversion project truly affordable to current residents of the project and other first time buyers who reside in the Greenhaven/Pocket area of Sacramento.

This revised Housing Affordability Matrix Plan contains several important changes to the original version submitted to you and the City Planning Commission in May of this year.

First

Element Number 2 has been revised to include larger discounts off this proposed purchase price to the public to eligible residents of this conversion. Discounts of 10% - 15% off the purchase price will be offered to the eligible residents of this project who choose to purchase under this plan. In addition, these residents will also receive credits on a portion of the rent paid to the applicants from the time the final map is recorded to the time their actual phase converts to condominiums. This credit can be used towards closing costs or the cash down payment whichever the law allows.

Second

Element Number 4 regarding SHRA purchasing units in this conversion project is now taking the form of the Housing Authority actually purchasing two 6 (six) unit buildings totalling twelve (12) units. These proposed units will consist of six 2 bedroom townhome units and six 3 bedroom townhome units that will be renovated directly by the Housing Authority and will remain in perpetuity as rental units administrated by SHRA.

Third

Element Number 5 now contains the provision that the applicant will make financing available to the residents who purchase units under this element with below market financing 100% financed by the developer. Actual interest rates and terms of said loans will be determined at the time these units are sold to eligible residents but said rates should be at least 1% -2% below the market interest rates available at that time.

Fourth

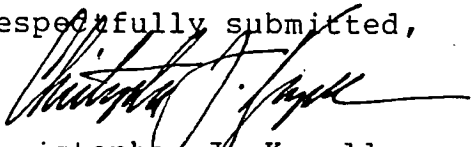
Element Number 7 is updated by the fact that it is the intention of the applicant to purchase a block of FHA or CHFA financing at a buydown of interest rates to make said loans more affordable to the first time home buying market.

Fifth

Element Number 9 is new and is in direct response to the concerns expressed by the City Planning Commission. The applicant will offer 2nd (second) financing up to 15% of the purchase price to assist home buyers in the purchase of their condominium unit. Said financing will carry an interest rate equal to the prime rate of interest offered to the developers by Bank of America at the time the actual conversion takes place.

With this new Housing Affordability Matrix and the Proposed commitment by SHRA to purchase some units we estimate that approximately 30% of the total project will remain as rentals and 70% of the total project will be priced and supplemented by the applicant to bring affordability to the first time homebuying market in this area of the City of Sacramento.

Respectfully submitted,



Christopher J. Kozell
Conversion Coordinator

CJK:jaa

Enclosure

cc: Councilwoman Lynn Robie, District 8
Koko Pappadopoulos
Del Rapini
Thomas Martin

Riverside Villa Townhome Condominiums
 Housing Affordability Matrix
 July, 1991 (Revised)

PROPOSED MITIGATION ELEMENTS		PHASE ONE	PHASE TWO	PHASE THREE	TOTALS	PERCENTAGE
Riverside Villa Townhomes 6058 Riverside Boulevard Sacramento, California		66 Townhome Units	48 Townhome Units	66 Townhome Units	180 Townhome Units	100%
1.	Long term leases for elderly; handicapped & low to moderate income residents. (minimum 3 year lease, maximum 15 year lease)	2	1	2	5	2%
2.	Sales to existing residents who are eligible to receive purchase discounts and down payment assistance.	10	8	10	28	16%
3.	Units sold to investors or retained by Developer as rental condominium units as the law allows.	12	10	14	36	20%
4.	Units sold to eligible low to moderate income families as established and defined by SHRA guidelines.	4	3	4	11	6%
5.	Units sold to elderly or handicapped eligible residents. 100% financing provided by Developer.	2	2	2	6	3%
6.	Units sold to veterans with VA or Cal Vet 0% down and 100% financing.	5	3	5	13	7%
7.	Units sold to eligible residents under FHA 203-8 program with 3% - 5% cash down.	14	8	12	34	19%
8.	Units sold to eligible residents thru equity sharing program sponsored by Developer.	10	8	10	28	16%
9.	Units sold to eligible residents with up to 15% cash down financed by Developer with 2nd financing.	7	5	7	19	11%
TOTALS		66	48	66	180	100%

Please see footnotes to this matrix schedule for additional details on each mitigation element.

Riverside Villa Townhomes Condominiums

Footnotes to Housing Affordability Matrix

July, 1991

MITIGATION ELEMENT

1. Longterm leases for these eligible residents will consist of a minimum 3 year lease, with 4 options to renew, maximum total term of lease is 15 years.
2. Sales to existing resident include purchase discounts of 10%-15% off the purchase price offered to the public; deposit refunds and special credit of a portion of the normal rent paid to the applicant after the special permit is approved to convert to condominiums.
3. The applicant will make arrangements to sell a portion of the condominium units to investors and will retain eligible residents as the occupants of these units.
4. The applicant has met with SHRA to gain approval to sell these units to qualified low and moderate income residents.
5. Eligible residents who are elderly or handicapped will be sold units with very favorable purchase discounts and 100% Developer financing.
6. Eligible residents who are veterans will be given special priority to qualify for VA and CALVET financing with 0% down, 100% financing.
7. Eligible residents who purchase units under this program will be given special incentives thru purchase discounts; refunds, etc., to qualify for financing provided by the applicant under a special purchase of loans thru FHA and California Housing Finance Agency. Interest rates for these loans should be in the 8-9% range, through a buy down of block financing for this project. 30 year terms with 3-5% cash down by purchasers.
8. Units that are sold under the Equity Sharing Program will be done with those eligible residents who either cannot raise the cash down payment to qualify / have a marginal credit rating to obtain the mortgage financing or have trouble meeting the monthly debt service and Homeowner dues payments.
9. Eligible residents will be given the opportunity to have up to 15% of the normal down payment financed by the Developer by offering second deeds of trust at a favorable interest rate at time of sale.

P 91-024

~~10.2~~
10.2

THIS ITEM IS CONTINUED.

CONTINUED
FROM 7-23-91
TO 8-20-91



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

OPERATIONAL SERVICES

October 11, 1991

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

PH 916-449-5426
FAX 916-449-8672

Frost, McCormich & Heuston, Inc.
7805 Uplands Way Ste B
Citrus Heights CA 95610

On August 20, 1991, the City Council took the following action(s) for property located at
at 6058 Riverside Boulevard: (P91-024)

The hearing was closed and Council adopted the intent to approve with
documentation due on September 17, 1991.

Sincerely,

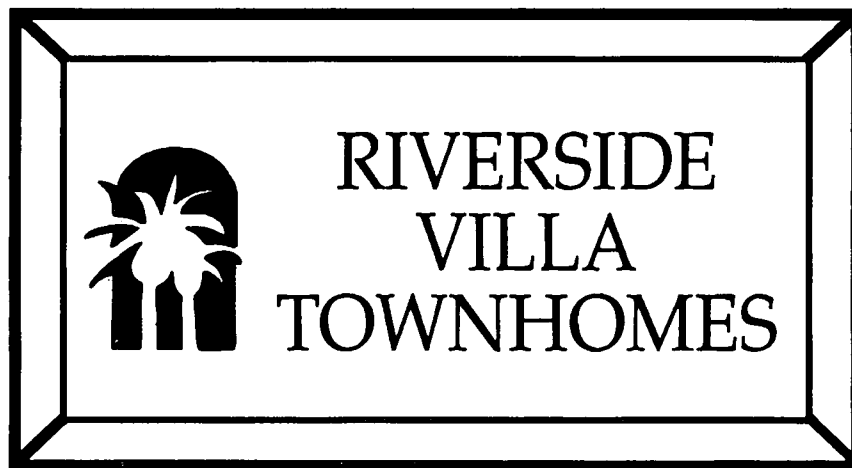
Valerie A. Burrowes
City Clerk

mls/10.2

Enclosure

cc: Planning Division
David & Linda Vaughn, North Bay Development Co., 15 North Ellis Ave, San Maeo
94401

RIVERSIDE VILLA TOWNHOMES



CONDOMINIUM CONVERSION

EXECUTIVE SUMMARY

SACRAMENTO CITY COUNCIL

JULY, 1991

C.J.K. Properties, Inc.

1501 EL CAMINO AVE. STE. 209
SACRAMENTO, CA. 95815
(916) 929-3620
(916) 649-0439 FAX

August 20, 1991

TO: All Members in Session
SACRAMENTO CITY COUNCIL

RE: RIVERSIDE VILLA TOWNHOMES
EXECUTIVE SUMMARY UPDATE
P91-024

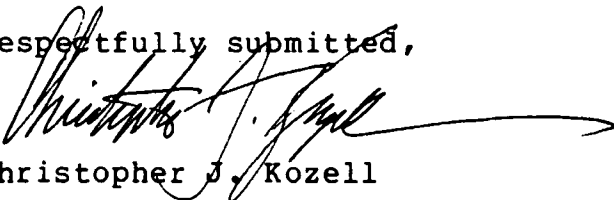
The enclosed updated Executive Summary contains both new data and updated information regarding the above mentioned Condominium Conversion Project from the summary previously distributed to Members of the Sacramento City Planning Commission on May 9, 1991.

A summary of the new information and commitments from the conversion applicants within this document are as follows:

1. 1st and 2nd Quarter average vacancy for the Greenhaven/Pocket areas at 6.35% per data just released by Coldwell Banker.
2. Purchase Incentives increased to eligible Tenants at discounts off the Public Purchase Price ranging from 5% - 15%.
3. Element number 9 added to Housing Affordability Matrix providing 2nd financing by developer to assist in providing purchase opportunities to 1st time Home Buyers.
4. Phasing of Project to be done in Three Phases estimated as follows:
 - 1st Phase 66 Units - Fall 1992
 - 2nd Phase 48 Units - Summer 1993
 - 3rd Phase 66 Units - Spring 1994
5. Allow City Planning to renotify all existing Tenants at the project, at a mutually agreed date sometime within the next year, to determine who may qualify for Special Purchase Discounts and assistance per the Conversion Ordinance regarding Low and Moderate Incomed Residents.

6. Relocation and rent assistance for those who choose not to purchase a unit at the time their Phase converts to Condos increases to either \$100.00 per month for 24 months or \$200.00 per month for 12 months.
7. Applicant agrees to comply with all of SHRA'S physical conditions of improvements with the exception of #1. regarding retrofitting units for handicapped tenants.

Respectfully submitted,



Christopher J. Kozell

RIVERSIDE VILLA TOWNHOMES

THE RIVERSIDE VILLA TOWNHOME PROJECT IS LOCATED AT 6058 RIVERSIDE BOULEVARD AND OCCUPIES APPROXIMATELY 14.2 ACRES NEAR GREENHAVEN DRIVE. THE COMPLEX CONSISTS OF 180 TOWNHOUSE UNITS, AND AMENITIES SUCH AS; A RECREATION BUILDING, SWIMMING AND WADING POOLS, TWO TENNIS COURTS, PLAYGROUND FACILITIES, 299 PARKING SPACES, TRASH ENCLOSURES AND ONSITE LAUNDRY FACILITIES.

PROJECT UNIT SUMMARY

# OF UNITS	UNIT TYPES	SQUARE FOOTAGE
90	2 BDRM 1,1/2 BATH	1,088 sf
90	3 BDRM 1,1/2 BATH	1,275 sf

EACH UNIT FEATURES A RANGE AND OVEN, REFRIGERATOR, GARBAGE DISPOSAL, DISHWASHER, INDIVIDUAL ELECTRIC WATER HEATER, AND COMBINED CLOTHES WASHER AND DRYER. ALL UNITS HAVE A LARGE STORAGE CLOSET.

BUILDING EXTERIORS FEATURE ROUGH SAWN PLYWOOD PAINTED IN EARTH TONES, WITH CONTRASTING WOOD TRIM. PORTIONS OF THE SECOND STORY OF SOME BUILDINGS HAVE SHAKE SIDING.

RIVERSIDE VILLA HAS CLOSE PROXIMITY TO THE FREEWAY SYSTEM, NEARBY SHOPPING CENTERS, PARKS, AND THE SACRAMENTO RIVER. THE COMPLEX AND ITS AMENITIES MAKE RIVERSIDE VILLA A PERFECT CANDIDATE FOR THE PROPOSED CONVERSION. UPON COMPLETION, THE PROJECT WILL BENEFIT THE CITY OF SACRAMENTO BY PROVIDING A SOURCE OF AFFORDABLE OWNERSHIP HOUSING TO CURRENT TENANTS, FIRST-TIME HOME BUYERS AND EMPTY-NESTER BUYERS. THE FOLLOWING PAGES IN THIS BOOKLET SHOW THE PROPOSED POST REHABILITATION ELEVATIONS OF THE PROJECT; DETAILED IMPROVEMENT SCHEDULE; PURCHASE AND RELOCATION BENEFIT PACKAGE AND A NEWLY DEVELOPED HOUSING AFFORDABILITY MATRIX PLAN DESIGNED TO MITIGATE THE LESS THAN 5% VACANCY RATE IN THE GREENHAVEN/POCKET AREA COMMUNITY PLAN AND THE IMPACT OF THE REDUCTION OF RENTAL HOUSING STOCK BY PROVIDING A COMMITMENT TO MAKE THESE UNITS AFFORDABLE TO ELIGIBLE RESIDENTS OF THIS CONVERSION AND OTHER RENTERS IN THIS COMMUNITY PLANNING AREA.

THE CONDOMINIUM CONVERSION DEVELOPERS OF THIS PROJECT ARE KOKO PAPPADOPOULOS; DEL RAPINI & THOMAS MARTIN. THEIR COMBINED EXPERIENCE AS CONTRACTORS; DEVELOPERS; MANAGERS AND INVESTORS EXCEEDS 100 YEARS OF EXPERIENCE. THIS GROUP IS COMMITTED TO PROVIDE A UNIQUE AFFORDABLE HOUSING OPPORTUNITY TO THIS COMMUNITY THRU THE CONVERSION OF RIVERSIDE TOWNHOMES TO CONDOMINIUMS.

**RIVERSIDE VILLA TOWNHOMES
PLANNED IMPROVEMENT SCHEDULE**

AN AMBITIOUS IMPROVEMENT PROGRAM IS PROPOSED TO MEET ALL REQUIREMENTS OF THE CITY FOR CONDOMINIUM DEVELOPMENT, TO ASSURE NEW OWNERS THAT THEY ARE PURCHASING A HOME OF GOOD QUALITY, AND TO PROVIDE AMENITIES ONE WOULD EXPECT IN A GREENHAVEN HOME. KEY ELEMENTS OF THE IMPROVEMENT PROGRAM INCLUDE:

INSTALLATION OF A TWO HOUR FIRE SEPARATION AT INTERIOR COMMON WALLS OR A FIRE SPRINKLER SYSTEM.

INSTALLATION OF APPROVED SMOKE DETECTORS.

BRIGHT EXTERIOR LIGHTING THAT IS WEATHER AND VANDAL RESISTANT, WILL BE INSTALLED IN PARKING AREA, PASSAGEWAYS AND WALKWAYS, AND RECESSES TO INCREASE SECURITY.

SECURITY IMPROVEMENT INCLUDE SOLID CORE EXTERIOR DOORS, APPROVED DEADBOLT LOCKS WITH CYLINDER GUARD, AND DOOR VIEWERS THAT PROVIDE 180 DEGREE VIEW.

AN IMPROVED BUILDING AND UNIT RESIDENCY INDICATOR SYSTEM AND ILLUMINATED DIRECTORY AT THE ENTRANCE WILL BE INSTALLED.

PATIOS WILL BE EXPANDED AND ENCLOSED WITH ATTRACTIVE FENCING.

PARKING WILL BE IMPROVED THROUGH REMOVAL OF PRESENT SPACES AND CONSTRUCTION OF NEW CARPORTS WITH STORAGE, PARKING CONTROLS BY THE HOMEOWNERS ASSOCIATION, AND REARRANGEMENT AND RESTRIPING OF PARKING TO PROVIDE TWO COVERED PARKING STALLS PER UNIT.

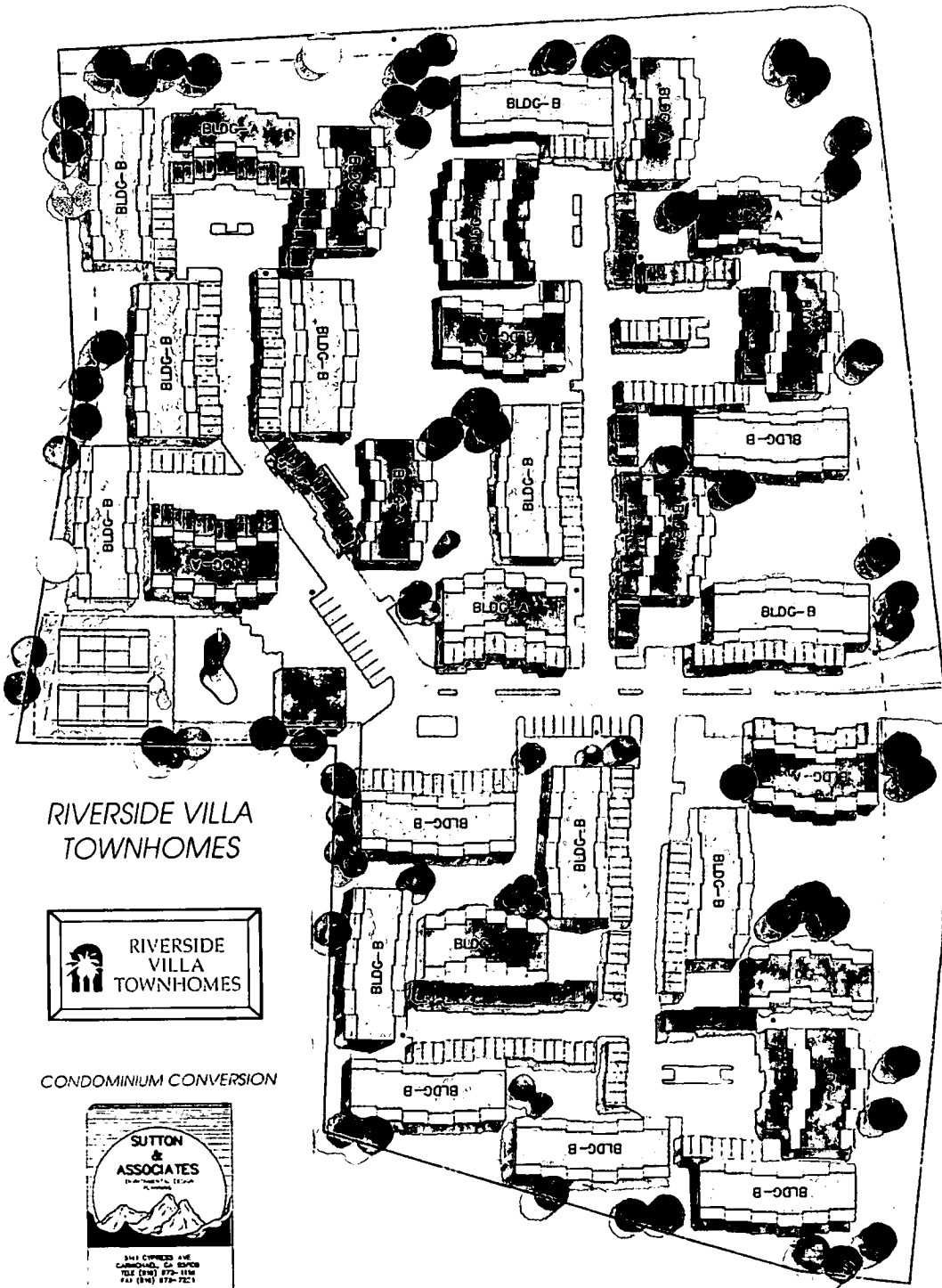
DAMAGED SECTION OF THE DRIVEWAYS AND PARKING AREAS WILL BE REPAIRED AND A SEAL COAT OVERLAID OVER ALL ASPHALT SURFACES.

ENERGY CONSERVATION IMPROVEMENTS INCLUDE INSULATION OF HOT WATER PIPING, REPLACEMENT OF SHOWER HEADS, ELECTRICAL BOXES ON EXTERIOR WALLS WILL BE FITTED WITH GASKETS, EXTERIOR DOORS WILL BE WEATHERSTRIPPED, WATER HEATERS WILL BE FITTED WITH INSULATION BLANKETS, AND HEATING AND COOLING DUCTS IN UNCONDITIONED AREAS WILL BE TAPE SEALED AND INSULATED.

GROUND FAULT INTERRUPTERS WILL BE INSTALLED AT BATHROOM RECEPTACLES, OUTDOOR GROUND LEVEL RECEPTACLES, AND AT THE SWIMMING POOL.

A THOROUGH REPAIR AND MAINTENANCE PROGRAM WILL CORRECT AND UPGRADE ANY OTHER MINOR STRUCTURAL OR MECHANICAL EQUIPMENT NEEDING MODIFICATION OR REPAIR.

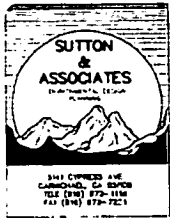
ELECTRONIC SECURITY GATE WILL BE INSTALLED AT THE MAIN ENTRANCE.



RIVERSIDE VILLA
TOWNHOMES



CONDOMINIUM CONVERSION



BLVD.



RIVERSIDE





**RIVERSIDE VILLA TOWNHOMES
RENOVATION COST ANALYSIS
MAY, 1991**

I. CONDOMINIUM CONVERSION ENTITLEMENT COSTS:

Engineer - Architect - Attorneys
Reports and Land Planning Costs \$180,000.00

II. IMPROVEMENTS EXTERIOR: (per unit)

Construction of Deluxe Carports 4,000.00
Landscape Improvements 1,500.00
Roof Repairs & Replacement 2,000.00
Siding change Tl-ll to Stucco 1,400.00
Paving and Driveway Improvements 300.00
Concrete repairs to project 500.00
Construction of Patio's & Gates 1,500.00
Paint Interior & Exterior 700.00

SUBTOTAL EXTERIOR IMPROVEMENTS \$11,900.00

180 UNITS x \$11,900.00 = \$2,142,000.00

III. IMPROVEMENTS INTERIOR: (per unit)

Cabinets and Kitchen Improvements 1,600.00
Appliances in the Kitchen 2,000.00
Carpet & Linoleum 2,000.00
Bathroom Repairs & Improvements 1,500.00
Sheetrock/ 2 hr Firewalls 3,500.00
H.V.A.C. Repairs & Replacements 1,500.00
Miscellaneous 1,000.00

SUBTOTAL INTERIOR IMPROVEMENTS \$13,100.00

180 units x \$13,100.00 = \$2,358,000.00

IV. COMMON LOT IMPROVEMENTS:

Recreation Building - Fences
Pool - Tennis Courts 250,000.00

V. CONSTRUCTION SUPERVISION: 250,000.00

**VI. CONSTRUCTION INTEREST &
FINANCING COSTS: 1,200,000.00**

GRAND TOTAL ALL COSTS \$6,380,000.00

GREENHAVEN / POCKET AREA
 COLDWELL BANKER SURVEY SUMMARY
 1ST AND 2ND QUARTERS, 1991

<u>PROPERTY TYPE</u>	<u>1st QTR, 91</u>	<u>2nd QTR, 91</u>	<u>TOTALS</u>	<u>AVERAGE 1ST & 2ND QTRS.</u>
A.	2.3%	6.9%	9.2%	4.6 %
B.	7.0%	7.2%	14.2%	7.1 %
C.	4.9%	11.8%	16.7%	8.35 %
<u>TOTALS</u>	<u>4.6%</u>	<u>8.1%</u>	<u>12.7%</u>	<u>6.35 %</u>

FOOTNOTES:

"A" Property is Top of the Line Highest Quality

"B" Property is Moderate Type Average Quality

"C" Property is Older Type and Lower Quality

RIVERSIDE TOWNHOMES

PURCHASE INCENTIVES & AFFORDABILITY MATRIX

THE CONDOMINIUM DEVELOPER WILL OFFER TO EACH RESIDENT LIVING AT RIVERSIDE VILLA TOWNHOMES THE OPPORTUNITY TO PURCHASE HIS OR HER UNIT AT THE TIME THEIR PHASE CONVERTS TO CONDOMINIUMS.

IT IS ANTICIPATED THAT UNIT PRICES WILL RANGE FROM \$89,500 TO \$115,000. RESIDENTS WHO OCCUPY THEIR UNIT FOR AT LEAST 60 DAYS PRIOR TO CONVERSION OF THEIR PHASE, WILL BE OFFERED A MINIMUM DISCOUNT OFF THE SALES PRICES MENTIONED ABOVE OF FIVE PERCENT (5%). THIS PREFERENTIAL PRICE IS AVAILABLE FOR THE FIRST UNIT PURCHASED AND IS NOT AVAILABLE FOR SUBSEQUENT UNITS PURCHASED FOR INVESTMENT.

EACH RESIDENT WILL BE GIVEN A 90-DAY FIRST RIGHT OF REFUSAL TO PURCHASE THE UNIT IN WHICH THE RESIDENT RESIDES.

RESIDENTS WHO DO NOT WISH TO PURCHASE A CONDOMINIUM UNIT WILL BE RELOCATED TO COMPARABLE RENTAL HOUSING IN THE GREENHAVEN/POCKET AREA OF SACRAMENTO. ALL RESIDENTS WILL BE AFFORDED GENEROUS RELOCATION BENEFITS AND ASSISTANCE IN LOCATING COMPARABLE HOUSING AT THE TIME THEIR PHASE CONVERTS. IN ADDITION; THOSE RESIDENTS WHO CHOOSE NOT TO PARTICIPATE IN THE PURCHASE OF THEIR UNIT WILL BE GIVEN 1ST PRIORITY FOR RELOCATION THRU OUR INTERNAL PHASING OF THE PROJECT OVER A 2 YEAR PERIOD. THESE RESIDENTS WILL ALSO BE ELIGIBLE FOR OCCUPANCY OF THOSE UNITS PURCHASED BY INVESTORS TO MINIMIZE THE IMPACT OF DISPLACEMENT.

THE CONDOMINIUM DEVELOPERS MAIN EFFORTS WILL BE CONCENTRATED IN THE REHABILITATION OF THE PROJECT AND TO PROVIDE THE ELIGIBLE RESIDENTS OF THIS PROJECT AS WELL AS OTHER RENTERS IN THE GREENHAVEN AREA WITH A UNIQUE OPPORTUNITY TO TAKE ADVANTAGE OF 1ST TIME HOME BUYING OPPORTUNITIES THAT ARE BEING PROVIDED TO THEM THRU THE ENCLOSED HOUSING AFFORDABILITY MATRIX DETAILED ON THE FOLLOWING PAGES.

Riverside Villa Townhome Condominiums
Housing Affordability Matrix
July, 1991 (Revised)

PROPOSED MITIGATION ELEMENTS		PHASE ONE	PHASE TWO	PHASE THREE	TOTALS	PERCENTAGE
Riverside Villa Townhomes 6058 Riverside Boulevard Sacramento, California		66 Townhome Units	48 Townhome Units	66 Townhome Units	180 Townhome Units	100%
1.	Long term leases for elderly; handicapped & low to moderate income residents. (minimum 3 year lease, maximum 15 year lease)	2	1	2	5	2%
2.	Sales to existing residents who are eligible to receive purchase discounts and down payment assistance.	10	8	10	28	16%
3.	Units sold to investors or retained by Developer as rental condominium units as the law allows.	12	10	14	36	20%
4.	Units sold to eligible low to moderate income families as established and defined by SHRA guidelines.	4	3	4	11	6%
5.	Units sold to elderly or handicapped eligible residents. 100% financing provided by Developer.	2	2	2	6	3%
6.	Units sold to veterans with VA or Cal Vet 0% down and 100% financing.	5	3	5	13	7%
7.	Units sold to eligible residents under FHA 203-8 program with 3% - 5% cash down.	14	8	12	34	19%
8.	Units sold to eligible residents thru equity sharing program sponsored by Developer.	10	8	10	28	16%
9.	Units sold to eligible residents with up to 15% cash down financed by Developer with 2nd financing.	7	5	7	19	11%
TOTALS		66	48	66	180	100%

Please see footnotes to this matrix schedule for additional details on each mitigation element.

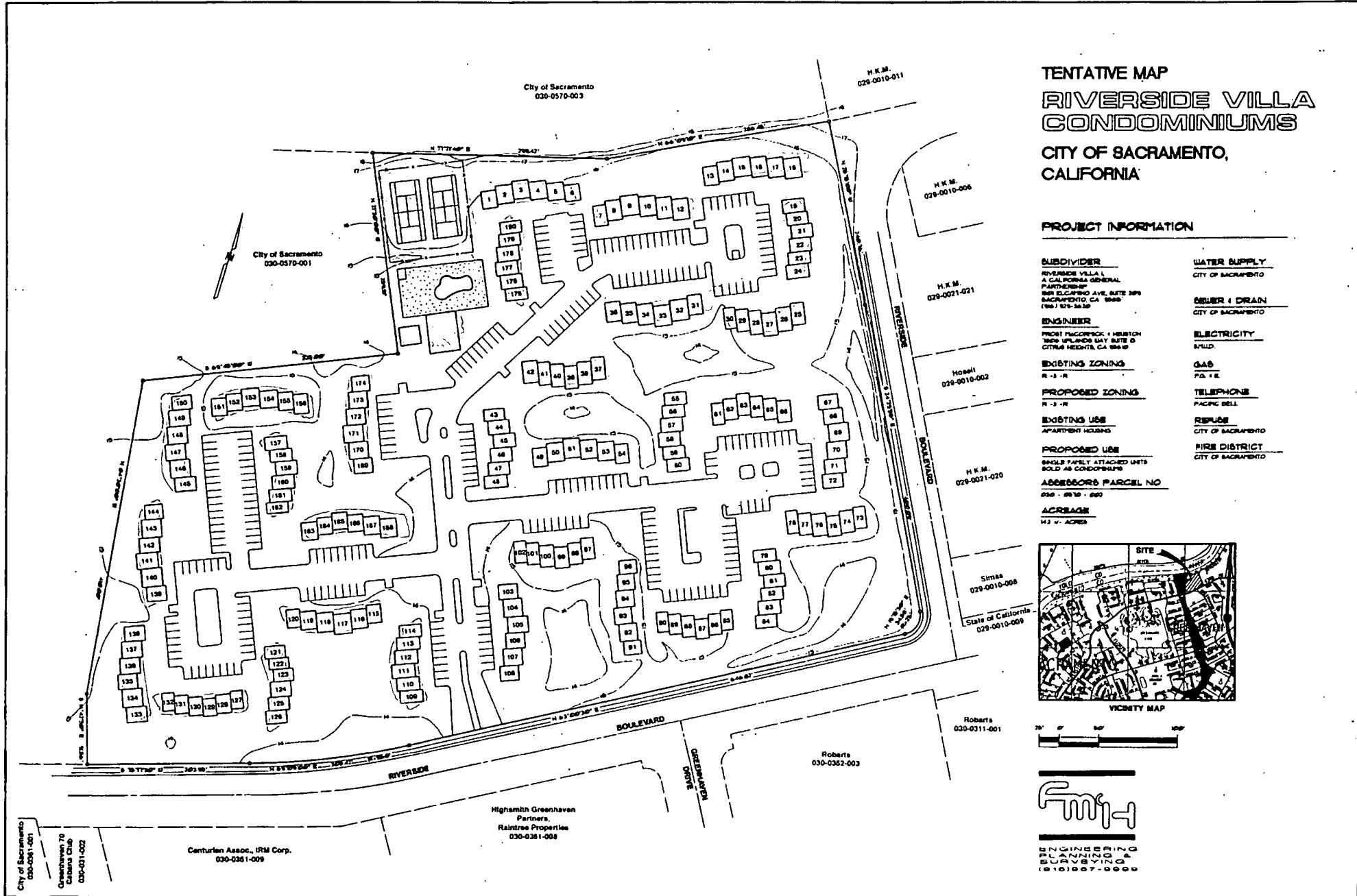


Riverside Villa Townhomes Condominiums
Footnotes to Housing Affordability Matrix
July, 1991

MITIGATION ELEMENT #

1. Longterm leases for these eligible residents will consist of a minimum 3 year lease, with 4 options to renew, maximum total term of lease is 15 years.
2. Sales to existing resident include purchase discounts of 10%-15% off the purchase price offered to the public; deposit refunds and special credit of a portion of the normal rent paid to the applicant after the special permit is approved to convert to condominiums.
3. The applicant will make arrangements to sell a portion of the condominium units to investors and will retain eligible residents as the occupants of these units.
4. The applicant has met with SHRA to gain approval to sell these units to qualified low and moderate income residents.
5. Eligible residents who are elderly or handicapped will be sold units with very favorable purchase discounts and 100% Developer financing.
6. Eligible residents who are veterans will be given special priority to qualify for VA and CALVET financing with 0% down, 100% financing.
7. Eligible residents who purchase units under this program will be given special incentives thru purchase discounts; refunds, etc., to qualify for financing provided by the applicant under a special purchase of loans thru FHA and California Housing Finance Agency. Interest rates for these loans should be in the 8-9% range, through a buy down of block financing for this project. 30 year terms with 3-5% cash down by purchasers.
8. Units that are sold under the Equity Sharing Program will be done with those eligible residents who either cannot raise the cash down payment to qualify / have a marginal credit rating to obtain the mortgage financing or have trouble meeting the monthly debt service and Homeowner dues payments.
9. Eligible residents will be given the opportunity to have up to 15% of the normal down payment financed by the Developer by offering second deeds of trust at a favorable interest rate at time of sale.





TENTATIVE MAP
RIVERSIDE VILLA
CONDOMINIUMS
CITY OF SACRAMENTO,
CALIFORNIA

PROJECT INFORMATION

SUBDIVIDER
RIVERSIDE VILLA I
A CALIFORNIA GENERAL
PARTNERSHIP
1801 EL CAMINO AVE. SUITE 200
SACRAMENTO, CA 95818
(916) 425-3430

ENGINEER
FRIST MACORICK & MURPHY
1200 UPLANDS WAY SUITE D
CITRUS HEIGHTS, CA 95630

EXISTING ZONING
R-1.5-R

PROPOSED ZONING
R-1.5-R

EXISTING USE
APARTMENT HOUSING

PROPOSED USE
SINGLE FAMILY ATTACHED UNITS
BUILT AS CONDOMINIUMS

ADDRESS/ PARCEL NO.
030 - 0361 - 009

ACREAGE
42.7 ACRES

WATER SUPPLY
CITY OF SACRAMENTO

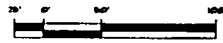
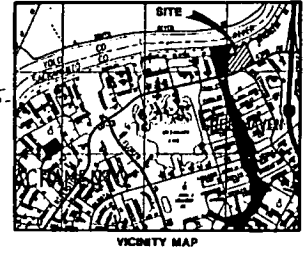
SEWER & DRAIN
CITY OF SACRAMENTO

ELECTRICITY
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PACIFIC BELL

TELEPHONE
PACIFIC BELL

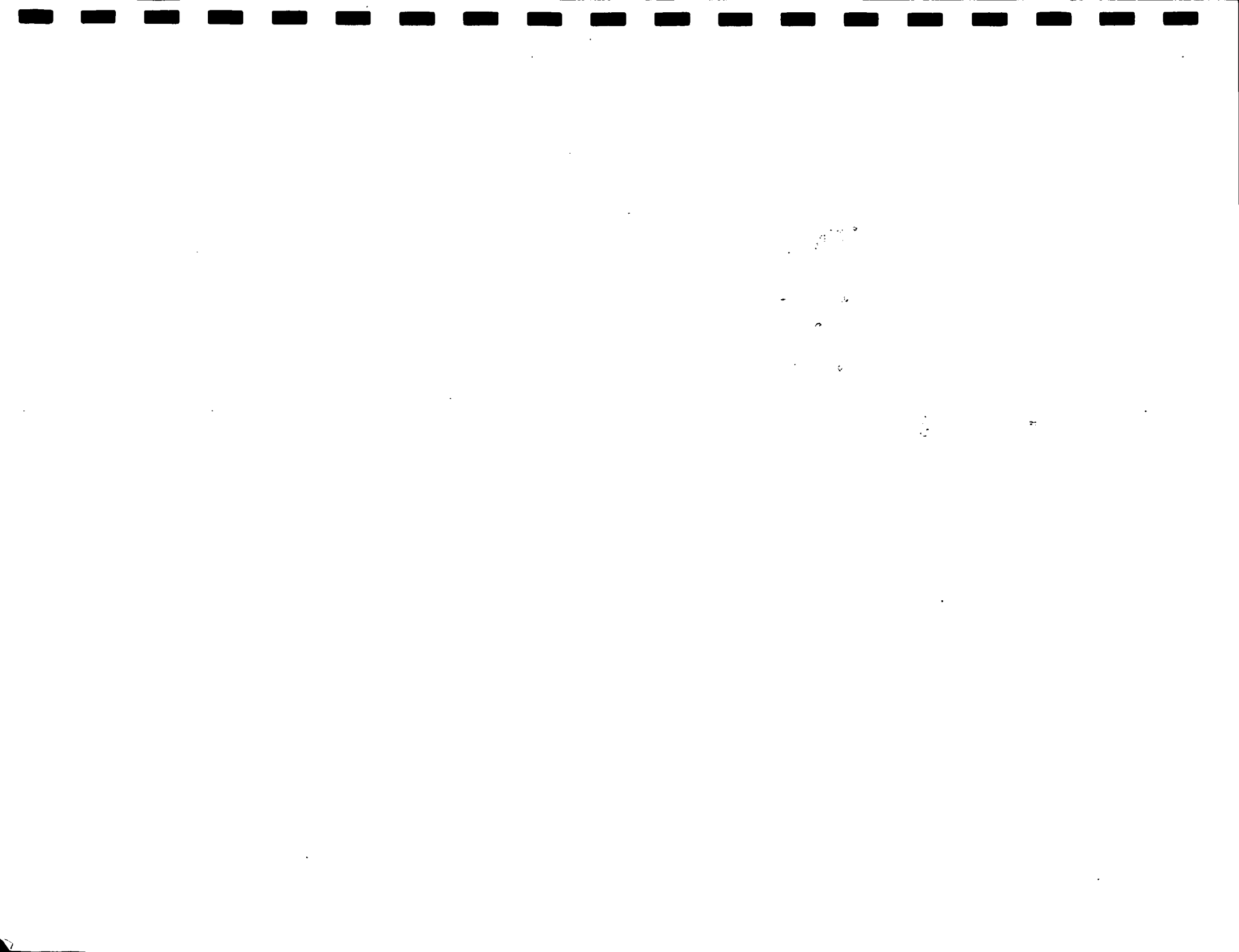
REPLUSE
CITY OF SACRAMENTO

FIRE DISTRICT
CITY OF SACRAMENTO



ENGINEERING
PLANNING &
SURVEYING
1210 137-0000

Phase 1 - yellow Phase 2 - blue Phase 3 - orange



C.J.K. Properties, Inc.

1501 EL CAMINO AVE. STE. 209
SACRAMENTO, CA. 95815
(916) 929-3620
(916) 649-0439 FAX

August 14, 1991

Honorable Lynn Robie
Sacramento City Council
915 I Street
Sacramento, CA 95814

RE: RIVERSIDE VILLA TOWNHOMES
Response to SHRA Memorandum
Dated: July 25, 1991

Dear Lynn:

On behalf of the condominium conversion applicant and developer of the proposed conversion of the Riverside Villa Townhome project to condominiums we are taking this opportunity to provide you; SHRA and the City of Sacramento Planning Department with the following written response to the concerns and observations made by SHRA from its review of our conversion application filed on January 30, 1991.

This written response has been completed in two parts as follows: The first section will be addressed by this letter and several supplemental reports as exhibits specifically addressing the observations made by SHRA under the heading of Ordinance Compliance Recommendations. The second section will address the Physical Improvement Recommendations of SHRA and this section will be completed by the conversion improvement design team of Sutton Associates.

All sections including the various exhibits are herein included within this response analysis to properly mitigate and comply with the recommendations of SHRA to the highest degree possible by the proposed developers of this condominium conversion project.

In addition to this report we are also preparing an updated Executive Summary booklet dated July, 1991 in which all proposed mitigation elements will be discussed regarding physical improvements, tenant mitigation and housing affordability thru home ownership by the conversion of this project to condominiums. This revised Executive Summary will be made available to all council members by August 16, 1991.

As stated by SHRA in its memorandum of July 25, 1991, we have reviewed the documentation previously submitted to the Sacramento City Planning Department and have determined that some of the data previously submitted needs to be updated to properly reflect the current status of the project.

The section of the reports previously submitted that are being updated and are included within this report are identified as follows:

1. CONDOMINIUM CONVERSION PROPERTY REPORT
Dated: January, 1991
Section II; Eligible Low and Moderate Tenants
Exhibit I of this report.
2. COMPREHENSIVE VACANCY AND MITIGATION REPORT
Dated: March, 1991
The Greenhaven/Pocket Area
Updated Vacancy Survey July 1991
SGS Consultants
Exhibit II of this report.
3. CONDOMINIUM CONVERSION EXECUTIVE SUMMARY
Dated: May, 1991.
Updated version of this summary dated July, 1991 including
Revised Housing Affordability Matrix
To be delivered under separate cover.

The following is a detailed response to the observations made by SHRA in its memorandum dated July 25, 1991 with regard to Ordinance Compliance items regarding tenant mitigation measures.

1. SHRA suggested that an update of tenants incomes, adjusted for family size of existing tenants be completed to determine the low and moderate income standards of these residents as set forth in the conversion Ordinance. SHRA'S comment that we may be using income measurement standards of future tenants is incorrect as to the documentation originally submitted in the property report dated January, 1991.

The City of Sacramento Condominium Conversion Ordinance is very specific as to the manner in which tenants of the conversion project are determined to be qualified as to the status of low or moderate income families. Our initial analysis was completed from information found in each tenant file at the project; adjusted for family size in January of 1991. At that time we were using the guidelines supplied to us by SHRA in its handout which stated maximum income levels for families adjusted by size for lower income residents as the schedules were published by HUD in February 1990. At that time we determined that 3 residents were handicapped; 3 residents were elderly; 11 residents were of low income; 17 residents were moderate income; and 8 residents had unknown or unverified incomes.

The City of Sacramento Condominium Ordinance Section 5 a. Sales and Lease Programs for qualified low and moderate income tenants, details the specific protections for said tenants and if a resident qualifies under all of said subsections the applicant must comply with and provide these purchase and lease protections to all qualified eligible residents.

The applicants of this conversion fully expect to comply with all the protections outlined under this program that are stated in detail from pages 28-13 thru 28-18 of the Conversion Ordinance.

To properly determine who qualifies as an eligible low to moderate tenant at this project the ordinance specifies that under paragraph 7a). Page 28-17 the City of Sacramento (Planning Department) shall notify the tenants who were at the project at the time the application was filed to convert (January 30, 1991) a notice approved by City Council to determine under Declaration of Penalty of Perjury if the tenant qualifies for status as a low to moderate tenant.

The applicant provided the City Planning Department the form that was accepted and approved earlier for distribution to the residents as well as the names and address of all tenants who resided at the project on February 15, 1991. On February 20, 1991 these forms were sent to approximately 152 current tenants at this project. Of the 152 notices to tenants only 59 were signed and returned to the City Planning Department. We have enclosed a summary of the responses received from these residents, please see Exhibit I of this report.

SHRA in its review of the tenant demographics of this project was using a schedule that was not yet published when our application was filed on January 30, 1991. The HUD published schedule was not made available until April 1991.

The applicant wishes to provide all residents of this project with the rights and protections available to them and to properly respond to the questions posed by SHRA regarding the tenants who may be effected by this conversion. The applicant hereby proposes to voluntarily allow as a condition to the special permit associated with this project to allow City Planning to renotify all existing tenants of the project at a date agreed by the both applicant and City Planning sometime during the 12 month period to meet the conditions of the tentative map and special use permit. During this period the City will determine which tenants will qualify for the low and moderate income tenant benefits as outlined by the Ordinance by using the SHRA and HUD guidelines posted and published in April 1991.

By agreeing to this condition all current and future residents of this project will have ample time to be properly notified and qualified by the City of Sacramento for full tenant benefits under the Conversion Ordinance.

With regard to the Housing Affordability Matrix and Comprehensive Vacancy and Mitigation Report dated March, 1991, we estimate that approximately 20% of the existing residents will purchase a condominium unit at his project. The remaining non-purchasing residents will be relocated over a 2 1/2 year period as the conversion takes place thru the phasing of this project. Some residents will stay in investor units and long term leases. Please see Exhibit II of this report for the updated analysis regarding relocation and comparable housing. The balance of buyers of these condominium units will be 1st time home buyers who are currently renting houses or apartments in the Greenhaven/Pocket area of Sacramento.

2. As per SHRA'S request we have updated the apartment availability sections of the Original Property Report and the Comprehensive Vacancy and Mitigation Report to provide the following details:

A. Detailed unit by unit analysis of July, 1991, vacancy of all comparable 2 & 3 bedroom apartments in Greenhaven/Pocket areas.

Please see Exhibit II of this report for further details.

3. SHRA has identified Section C.5 of the Condominium Conversion Ordinance that states the applicant shall comply with the provisions of the Ordinance that states all "qualified low/moderate eligible residents" shall purchase their unit at a rate not to exceed 35% of their gross income towards their housing costs.

The applicant fully expects to comply with this provision as stated within the Ordinance. At this time, due to the fact not all of the conditions of approval both on the tentative map and special use permit are yet known, the applicant cannot determine the exact costs to bring this project into compliance with the zoning codes regarding condominiums. Once all conditions are known and all renovations costs are put to bid we will know our basic costs to bring these units to condominium standards. The applicant will be required by terms of the ordinance and special use permit to meet all conditions including a development agreement with the City; Filing of the Final Map; Department of Real Estate Approval to Sell units and complete at least one sale within 12 months of tentative map approval by City Council.

During this one year period all costs to convert will be known and the actual prices to the public and special prices to the eligible residents of this conversion at discounts of 10% - 15% off the purchase price to the public will be offered to help all 1st time homebuyers to qualify to purchase a condominium unit.

Those eligible residents who are special category residents including, low to moderate income families; elderly and handicapped will be treated on a special one to one basis and every effort will be made by the developer to provide subsidies to these special category residents to enable them to qualify for home ownership benefits.

To comply with the ordinance provisions regarding this matter the applicant may offer a variety of Housing Subsidy Elements as outlined in the Housing Affordability Matrix. The subsidies will include the following:

- A. Special Financing offered by the applicant that limits the housing costs to 35% of the eligible residents gross income. Second Deeds of Trust as described by the Ordinance.
- B. Equity Sharing Program that provide subsidies in monthly mortgage payments, property taxes and/or homeowner dues.
- C. Contract of Sale Elements whereby the Deeded Ownership stays in the applicants name but the qualified eligible resident actually owns the unit thru a contract of sale and makes mortgage payments to the developer at a rate that is affordable per the Ordinance guidelines.

In any event, the applicant will be required to meet all of the conditions within the Ordinance; special use permit and tentative map within the one year period to the satisfaction of the City Planning Director or the special use permit to convert to condominiums will become null and void.

4. SHRA has stated that our single phase DRE budget worksheet as originally submitted in the January, 1991 conversion property report needs to be clarified to show the actual costs per each phase. At this time this step is not necessary for two reasons:

- A. The actual cost per condominium unit of the common area and homeowner dues will not exceed the approved amount by DRE as estimated in one single phase budget. Any cost higher than the single phase amount will be borne by the developer. Therefore, the estimated costs within this budget worksheet will be the same costs assigned to each condominium homeowner no matter if they purchase a unit in Phase 1; 2 or 3.

B. At the time Department of Real Estate issues its **WHITE** report to offer units for sale; (within the one year special permit and map deadline date) all costs associated with homeowner dues will be reviewed and approved by DRE for each individual phase and the total overall project.

The applicant will comply with this requirement within the one year period.

5. With regard to a Reserve Fund to be established with the homeowners association the applicant is willing to meet whatever requirement that is imposed upon the subdivision that the Department of Real Estate determines is the required amount. Due to the fact this is a condominium conversion project it is very likely DRE will assign a start up Reserve Fund to be contributed by the developer in an amount somewhere between \$1,000 - \$2,000 per unit. The applicant will comply with the Reserve Fund number as determined by DRE upon the issuance of the Final Subdivision Report.

6. SHRA has proposed that the applicant extend the Rent Subsidy Benefits to eligible tenants from 1 year to 2 years and eliminate the \$100.00 per month ceiling. The applicant hereby offers the following response to this proposal as a further condition of approval to be associated with the special Use Permit and Tentative Map.

The applicant will offer all eligible residents who do not choose to purchase a unit at the time their phase converts to condominiums one of the following to options regarding Rent Subsidy.

1. The eligible resident can choose a Rent Subsidy equal to \$100.00 per month paid by the applicant for the next residence he/she chooses up to a maximum of 24 months.

OR

2. The eligible resident can choose a Rent Subsidy equal to \$200.00 per month paid by the applicant for the next residence he/she chooses up to a maximum of 12 months.

We believe that option number 1. will be chosen by a majority of eligible residents who occupy a two bedroom townhome and option number 2. will be chosen by eligible residents who occupy a three bedroom townhome.

We further believe that option number 2. will allow eligible residents who now occupy three bedroom units to more easily find comparable housing within the Greenhaven/Pocket areas as current

rents for three bedroom Townhomes average \$595.00 at Riverside Villa. With a \$200.00 per month subsidy allowance the displaced resident could pay up to \$795.00 for a comparable 3 bedroom apartment; Townhome; Duplex or Single Family Home that are available in the Greenhaven/Pocket areas.

It should be noted that with the normal conversion ordinance approved rent increase caps estimated (not to exceed approximately 6% per year) the average estimated rental rate for a Riverside Villa 3 bedroom unit within the next 12 months will be \$630.00. With the proposed \$200.00 Rental Subsidy a displaced eligible resident will be able to afford a rental rate of up to \$830.00 per month to find comparable relocation housing.

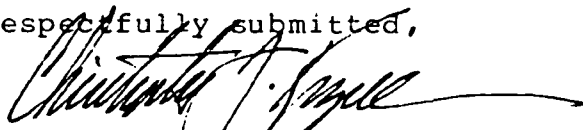
One final note to bring to everyones attention is that this proposed conversion will not take place for at least one year before the 1st resident will be displaced by conversion activities. After the 1 year period, only the 1st phase consisting of 66 units will be converted, the balance of units within phases 2 and 3 consisting of 114 units will remain as apartments and will probably not be converted until 9 months to 1 1/2 years after the 1st sale is completed.

It is estimated that the overall conversion process will take place over a 2 1/2 year period from the time City Council approves the condominium conversion special use permit and tentative map for this property.

Attached to this report are the exhibits previously mentioned and the independent analysis by Sutton and Associates of the observations made by SHRA regarding the Physical Improvements to the proposed conversion.

If you or your staff have any questions or comments regarding any of the enclosed material please do not hesitate to contact me.

Respectfully submitted,



Christopher J. Kozell
Conversion Coordinator

CJK:jaa

Attachments

cc: SHRA
City Planning
Clients
Dave Vaughn

SUTTON & ASSOCIATES
6801 FAIR OAKS BLVD. STE G
CARMICHAEL, CALIFORNIA 95608
(916) 972-1118 FAX 972-7221

LYNN ROBIE, DISTRICT #8
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
630 I STREET
SACRAMENTO CALIFORNIA 95814

AUGUST 13, 1991

RE: RIVERSIDE VILLA CONDO CONVERSION

THIS IS IN REFERENCE TO SHRA MEMORANDUM DATED JULY 25, 1991
IN RESPONSE TO PROPOSED PHYSICAL IMPROVEMENTS SUGGESTED BY
SHRA PENDING APPROVAL OF THIS PROJECT TO CONDOMINIUMS.

- #1 TO ACCOMMODATE THIS REQUEST WOULD REQUIRE EXTENSIVE
STRUCTURAL RECONFIGURATION OF THE INTERIOR OF THE
TOWNHOMES. THE LOCATION OF FRONT DOOR WOULD BE MOVED,
KITCHEN WOULD HAVE TO BE MOVED, BATHROOM WOULD HAVE TO
BE SHIFTED TO THE EXISTING KITCHEN SIDE, NEW WALLS WOULD
HAVE TO BE CONSTRUCTED AND OF WHAT USE ARE THE EXISTING
UPSTAIRS BEDROOMS AND BATH? THIS REQUIRES THE CONCRETE
SLAB TO BE CUT FOR NEW PIPING AND STRUCTURAL MEMBERS.
TO SUMMARIZE THESE COSTS WOULD BE PROHIBITIVE. THE
EXISTING STRUCTURE WAS NEVER DESIGNED TO BE RECONFIGURED
BUT TO BE USED INTACT WITH UPGRADE MODIFICATIONS TO THE
EXISTING FLOOR PLAN. WE THEREFORE CANNOT COMPLY WITH
SHRA'S REQUEST CONCERNING THIS MATTER.
- #2 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.
- #3 THESE IMPROVEMENTS WOULD HAVE TO BE MADE UNDER THE
CONDITION OF SALE OF THE UNITS AND WE HAVE NO PROBLEM
WITH THIS REQUEST BUT DO NOT FEEL THAT THIS IS NECESSARY
TO HAVE INCLUDED IN THE WORKING DRAWINGS.
- #4 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.
- #5 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.
- #6 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.
- #7 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.
- #8 SEE #9
- #9 WE WILL COMPLY WITH ONE CANDLE WATT PER SQUARE FOOT
SURFACE LIGHTING WHICH IS PART OF THE SECURITY REPORT


FROM THE SACRAMENTO POLICE DEPARTMENT DATED FEBRUARY 7,
1991.

#10 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.

#11 THIS PROJECT WILL HAVE TO BE REVIEWED BY THE PUBLIC
WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS AND WE
WILL BE HAPPY TO COMPLY WITH THEIR REQUESTS.

#12 WE HAVE NO PROBLEM WITH COMPLYING WITH THIS REQUEST.

RESPECTFULLY SUBMITTED


STEVE SUTTON
SUTTON & ASSOCIATES

RIVERSIDE VILLA TOWNHOMES
SUMMARY OF TENANT RESPONSES
FILED WITH CITY PLANNING
FEBRUARY 22, 1991

1. Number of resident surveys mailed out by City Planning to tenants at this Project: 152
2. Number of response received back by City Planning: 59
3. Number of responses in favor of the conversion: 35
4. Number of responses against the conversion: 19
5. Number of responses undecided about conversion: 5
6. Number of responses wanting to purchase a condominium unit: 36
7. Number of responses not interested in purchasing a condominium unit: 19
8. Number of responses undecided about purchasing a condominium unit: 4
9. Number of responses qualifying under lower income schedules published February 1990: 28
10. Number of responses not qualifying under lower income schedules published February 1990: 11
11. Number of responses not knowing or undecided if they qualify under these schedules: 20

RIVERSIDE VILLA TOWNHOMES
THREE BEDROOMS

TOTAL:.....90 Units

VACANT/STAFF:.....8 Units

ROOMMATE SHARE/OTHERS:.....15 Units
Not in need of 3 bdrms

Families with need of 3 bdrms:.....67 Units

Three bedroom mitigation of 67 units by phasing:

<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>
17	18	32

3 Bedrooms (Other 23 include vacant and roommate, etc.)

<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>TOTALS</u>
Vacant 1	Vacant 5	Vacant 2	8
Room share 5	Room share 2	Room share 8	<u>15</u>
TOTAL = 6	TOTAL = 7	TOTAL = 10	23

**GREENHAVEN/POCKET AREA VACANCY SURVEY UPDATE
JULY 1991**

<u>#</u>	<u>NAME OF PROJECT</u>	<u># OF UNITS</u>	<u>JULY VAC</u>	<u>% VACANT</u>
0.	RIVERSIDE VILLA	180	17	9.44%
1.	ASHFORD PARK	279	13	4.66%
2.	BRICKYARD APARTMENTS	64	6	9.38%
3.	BRICKYARD SOUTH	126	11	8.73%
4.	CENTURION	100	6	6.00%
5.	CORTE DEL SOL	40	2	5.00%
6.	DOS ROBLES	45	3	6.67%
7.	ELEGANTE	30	2	6.67%
8.	FOXEN PLACE	50	3	6.00%
9.	GLORIA DRIVE	32	2	6.25%
10.	GREENHAVEN LAKE	200	9	4.50%
11.	GROUSE RUN	246	15	6.10%
12.	HAVENSIDE TERRACE	38	2	5.26%
13.	HIDDEN LAKE	272	11	4.04%
14.	LAKE CREST MANOR	72	4	5.56%
15.	LAKE HILLS	44	3	6.82%
16.	LAKE CREST VILLA	27	2	7.41%
17.	LAKE CREST VILLAGE	190	14	7.37%
18.	LAKE VIEW	78	5	6.41%
19.	LANDING @ RIVERLAKE	144	7	4.86%
20.	LE MARQUIS	38	2	5.26%
21.	MARQUIS	73	3	4.11%
22.	MEDITTERANEAN VILLAGE	136	7	5.15%

**GREENHAVEN/POCKET AREA VACANCY SURVEY UPDATE CONT.
JULY 1991**

23.	NORTHSIDE @ RIVERLAKE	69	5	7.25%
24.	PARK HILLS PLACE	90	4	4.44%
25.	PARK HILLS VILLA	44	2	4.55%
26.	PARK PROMENADE	193	15	7.77%
27.	PARKSIDE TOWNHOMES	28	3	10.71%
28.	RIO VILLA	64	2	3.13%
29.	RIVERGATE VILLAGE	140	9	6.43%
30.	RIVERHOUSE APARTMENTS	66	4	6.06%
31.	RIVERSIDE GARDENS	94	5	5.32%
32.	RIVERVIEW VILLA II	42	6	14.29%
33.	RIVERVIEW VILLA	101	10	9.90%
34.	RUSH RIVER	134	8	5.97%
35.	SHOREPARK	393	12	3.05%
36.	SOUTH LAND PARK	55	3	5.45%
37.	SOUTH PARK PLACE	62	2	3.23%
38.	SOUTH PARK VILLAGE	47	3	6.38%
39.	SOUTHWOOD GARDEN TOWNHOMES	98	4	4.08%
40.	VILLA RIVERA	44	2	4.55%
41.	WATERFORD COVE	188	12	6.38%
42.	WESTLAKE	148	7	4.73%
43.	WINDBRIDGE VILLAGE	108	4	3.70%
44.	WOODCREST	48	2	4.17%
45.	WOODMORE GARDEN	63	7	11.11%
	TOTAL UNITS	4,823	280	5.81%

TOTAL VACANT UNITS: July, 1991 280

TOTAL % VACANT UNITS: July, 1991 5.81%

673 Homes Unfurnished Area 3

● **A UNIQUE EXECUTIVE**
6060 13th St. New! 3br
3 1/2 ba, formal din, fam
rm, albrm, inf, cfrm,
gardener, courtyard,
full shop & much more!
Must see! \$1750.

● 7327 Riverwind; 4br
2ba, Greenhaven. Form
dining, frpic, spa, \$995.

● 7466 Salfon; Sea, 2br +
den, 2ba, form din,
brkfst nk, frpic, \$825.
Nolan Home, Inc 922-4444

A STEAL! 2br, fngd... \$450
Family 3br, hurry... \$475
2 story! 4br, 2-ba... \$850

HOME FINDERS 922-5693 list

AN exec 4br 2 1/2 ba, secu-
rity, fam rm, frpl, 9
Rose River Ct. 427-4907

A custom 3br, lrg kitch,
fam rm, \$950, 1140 Silver
Lake 457-4907 CPM

A lovely 2br 1ba \$450
Pocket 3br 2ba pool... \$750
Quality Homes 484-7003 list

A lrg 4br, frpl, 3 car gar,
formal din, 63 Six River,
Cir. 8274, 457-4907 CPM

A 3BR 2 1/2ba, fully load,
gd. Albrm, \$1100, 257
Country River, 422-7245

A spacious Greenhaven
2br 2ba, f/p \$285 424-6000

CLEAN 2br 1ba, frpic,
gar. \$595 701 McClatchy
392-9203

CLEAN 3br, 2ba, nr Di-
dion Schl, many ameni-
ties. \$735 dep. 422-8494

EXECUTIVE 4br 2 1/2ba,
spa, alarm. Spacious!
\$1100. 1204 Grand River.
T.R.I. AGT 453-8660 ex 35

GREENHAVEN 3br 2ba,
fam rm, din rm, frpic,
gardener. 6557 Surfside
Way. \$915, 967-3265

GREENHAVEN 2 story,
3br 2 1/2ba, frpic, ch&a,
\$890, 7472 Spicewood.
T.R.I. MGT 453-8660 ex 35

GREENHAVEN exec 2
sty, 4br 3ba, 3 car, RV,
pool, spa, \$1700, 684-8237

GREENHAVEN 4br, 2ba,
fam & liv rm, frpic, pool,
no pets, \$1050, 422-4724

GREENHAVEN 3br 2ba,
fam rm, grndr included,
RV, \$895 395-6766

GREENHAVEN 4br,
2 1/2ba, \$1100, 393-2364

GREENHAVEN exc 3br
3ba 1/2plex \$980 392-6892

LAND Park 2br, gar \$675
2632 Harkness 391-8520

POCKET Area-Pool &
spa, 3 br, 2 ba, liv, dine
& fam rm, 3 car gar,
pool & gardn svc. incl.
\$1200 mo. 684-7306

POCKET/RIVER LAKE
3-br, 2 1/2ba, along river
levee, frpic, alarm, wsh/
dry, grndr, \$1100, 357,
Country River, 422-7245

POCKET area 3br/2ba, 2-
car gar, quiet cul-d-sec
\$850 395-8162

POCKET 3br, 2ba, 1600sf,
120 Bluewater Circle. No
pets. \$895, 684-8231

POCKET 3br, 2ba, cul-
des-sec, sec alarm, grndr,
no pets \$825, 684-3124

POCKET 3br/2 1/2ba, lv
fam, din rms, gar dr
opnr, \$900 lease 428-3049

POCKET 3br/2ba deck,
\$800 393-7110 643-0637

3br 2ba quiet, culdesec
lot. Special home. \$850
Susan 684-7772 agt

4BR 2 1/2ba, nice area,
nice yard \$875, 421-3415

4 br, 2 1/2ba, 3 car, big yd,
pool, \$1250, 428-2137

593 Apartments Unfurnished Area 3

A QUIET PARK-LIKE SETTING
W/POOL IS YOUR'S FREE.
WHEN YOU RENT.
A Large 1 or 2br w/garden
Dishwasher, Bld Closets &
Some w/Pattios. From
\$415. 424-2597, 12-6pm

● **ATTRACTIVE**
● Modern 1 & 2 Bdrms
● Small, Quiet, Secure
● Large Pool, Shaded
● Carport Management
● RIO TERRACE APTS.
1058 Rio Lane 443-3960

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\$100 RENT ALLOWANCE
Riverview Villa Apts
Lrg 1 & 2br. Grnhvn area
Pool, Jacuzzi & Sauna
5933 Riverside Bl 422-7360

A Spacious Greenhaven
1br, 106-2br, 2ba upstairs
apt cable tv, garden
● Carport Management
● RIO TERRACE APTS.
1058 Rio Lane 443-3960

AFFORDABLE, 1 & 2 BDR
In Quiet GREENHAVEN
Area from \$435, \$100 off,
1st month. 442-6464

A big clean 1-2br, ch&a,
pool. \$430 up. 488-6008

A 3br luxury apt avail
Call Shorepark 399-9167.

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Where Convenience &
Comfort fit your budget.
w/e 6 or 12 mo. lease!

1 & 2 Bdrms starting at \$425
Too Many Extras to List
Sr. Citizen Specials
941-43rd Avenue
Greenhaven Area
392-2950

CAMELLIA COMMONS APTS
NO DEPOSIT REQ
1 & 2 Bdr avail
5 1/2 Story Units. Great for
Srs & Handicap. 448-1585

CANT beat this 1st mo
free! 2br, ch&a, pool
\$425 Oak Royale 444-2330

FACE Land Pk, very nice
2br, \$510, 441-6794

FULLER house 2br 1ba
\$615, 451-6314/441-2362.

GREENHAVEN-Land Pk
Nice 1 & 2 brs. Must see!
1025 35th Ave 424-1898

Don't Miss This
Lease your apt immed.
and you'll receive
2br starting at \$520*

POOL, SPA, TENNIS
& MUCH MORE!

Rivergate Village
501 RIVERGATE WAY
● 427-7377 ●
*special cond apply

LUXURY LAKEVIEW GARDEN CONDOS
2 Brs: All amenities incl
wash/dry 1 car nr bus svc
STARTING AT \$680
Stop by 7627 Windbridge
Dr or call 424-1461

LAKE GREENHVN 1br
quiet, gated, priv deck,
storage \$495, 732-0705

THE CROSSING
at Riverlake

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Located 10 Minutes From Downtown

Located in the Exclusive Riverlake Community:

- Magnificent Lake Views
- Quick Walk to Sacramento River
- Superior Architecture
- Garages with Openers
- Spa, Fitness Center, Pool
- European Cabinetry
- Full-Size Washer/Dryer
- Fireplaces with Marble Hearths
- Responsive Management Team

Luxury Apartments from \$599

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QUALITY LIVING BY DESIGN

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1 & 2 bdrm apt homes in forest-like landscaping on sacramento river

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5959 riverside blvd.
1-5 south, exit seams
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Off 1st Month
On 1BR Units
Large 2br units also
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6484 Gloria Dr. 427-7908

Bee Classified 321-1234

593 Apartments Unfurnished Area 3

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See Classified's Rental Scene
Every Saturday Class 596
For Bargain Move In Offers
From Sacramento Area
Apartment Complexes

NORTHSIDE AT RIVERLAKE
New 2bdrms. All ameni-
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593 Apartments Unfurnished Area 3

Private, Secluded Community
NEW 1 & 2 BDRMS
● Some Wsh/Dry Hk-ups
● Pool & Spa
● All Amenities
● Only 5 min to Dwnwn
● Starting at \$480
Ask For Summer Special

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Reserve your 1 or 2 Bdrms
Apt during August & pay
NO SECURITY DEPOSIT
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395-1989

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Extra lg 1 & 2brs,
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Pool & spa Great
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pool, ch&a, cov'd
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baths, dbl. gar, frpic,
gardner, indrv rm \$795
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AN Exec 2br, 2ba Dplx
alarm, frpic, dbl gar, \$775
7046 Elder Wy., 482-RENT

AVAILABLE Now 3br,
2ba, Greenhaven condo.
Frig, albrt, \$695, 428-2978

A great locl 3br 2 1/2ba,
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A 3br, 1 1/2ba, gar, fenced
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457-4907 CPM

A Pocket 2 Br, 2 Ba,
ch&a, \$725, 961-4456

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2ba, \$725/mo. 393-8282

DUPLEX, 1br 3br 2ba,
frpl, 7200 Long River Dr.
\$875, 395-7848, 11am-7pm

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ba, no pets, \$635 421-6430

DUPLEX, 1br, avail 9/1,
\$475, 443-6047

DUPLEX 3 & 4brs, 2ba,
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LIKE New 2 br 1 ba units
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Pocket's newest area,
from \$680. See Mgr at
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flrs, frpic, bsm, 42-2462
Gardner, \$550, 442-9462

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paint, \$625, 685-4847

5725 3BR 2Ba, Fam Rm,
1118 Westlawn 422-7245

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\$700, 427-1667, 952-9539

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- Very Convenient
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2 Bdrm/2 Ba \$665

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Waterfront apartment community offers:

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BEARD & HOWARD

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AT RIVERLAKE

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NO APPLICATION FEE
From \$600

7952 Pocket Rd 399-9167
BEARD & HOWARD

WESTLAKE APTS

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- Private beach, boat docks on lovely Greenhaven Lake
- Sparkling pool & spa
- Woodburning frpics
- Private patio or balcony with storage

Ask About our Move-In Special
● 428-5514 ●

\$200 OFF!

1st 10 deposits rec'd
GROUSE RUN APTS
325-7800

1 BR, ac, cable, washer/dryer, \$375 \$300 dep. No dogs. 395-1943 eve

ENJOY SUMMER
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See our lovely 2 & 3 br w/ch&a, close to schls, shopping & park. Easy frwy access, Swimming pool & much more. Ask Manager about our move-in special.

- 6205 Riverside Blvd. #421-1-288

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

DATE: July 25, 1991
TO: Lynn Robie, Sacramento City Council, District #8
FROM: *JEM* John E. Molloy, Executive Director, SHRA
SUBJECT: Riverside Villa Condo Conversion

Agency staff has completed its review of the Riverside Villa proposal. While we have found nothing which would lead us to recommend a reversal of the Planning Department's recommendations on this project, we have nevertheless put together a list of conditions which we believe should be imposed if the Council elects to approve the project.

Our recommendations for conditions of approval focus on two areas, full compliance with the City's conversion Ordinance and physical improvements. These recommendations are based on SHRA staff inspection of the site and review of the following documents:

1. Condominium Conversion Property Report dated January 1991.
2. Condominium Conversion Supplemental Property Report dated February 12, 1991.
3. Comprehensive Vacancy and Mitigation Report dated March 1991.
4. Condominium Conversion Executive Summary dated May 1991.
5. Condominium Conversion Ordinance No. 4329.

ORDINANCE COMPLIANCE

The applicant's reports should be updated to include all proposed improvements and mitigations. The reports should also address all specific items required by the conversion Ordinance and should accurately portray:

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1. The income level, adjusted for family size, of the existing tenants compared to the low/moderate income standard set in paragraph C.5.a.3)b) (page 28-14) of the Ordinance. Pages 97 and 125-128 of the Property Report require pertinent information about the current tenants. It appears that the applicant is using income measurement standards of future tenants.
2. The Apartment Availability sections of the Property Report and Comprehensive Vacancy and Mitigation Report do not specify how many three bedroom units are in other projects in the immediate area or the number of three bedroom units currently vacant. This is important information when considering the availability of replacement housing for displaced tenants.
3. Section C.5. (pages 28-13 to 17) of the Ordinance sets criteria for a sale program to qualified low/moderate income tenants. The applicant has not supplied this information. Part of the applicant's mitigation plan includes sales to future tenants with a different income profile. While the proponent has prepared an interesting list of methods which would assist the existing tenants, it is not clear how the 35% criteria would be met. (It may well be impossible.) The Ordinance requires a very specific sale program for existing low/moderate income tenants.
4. The Budget Worksheet on pages 147 and 148 of the Property Report are for a single phase project, but the applicant has stated that the conversion will take place in three phases. This discrepancy needs to be clarified. What ever the case the State Department of Real Estate will require review and approval of the Homeowner's Association operating budget.
5. Page 144 of the Property Report states that the applicant will not make a capital contribution to the Homeowner's Association. However, in a meeting with SHRA the applicant stated an intent to make a \$300,000 contribution to the reserve account of the Homeowner's Association. This discrepancy needs to be clarified.

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6. An extension of the current rent subsidy required by paragraph C.5.b.3)d) (page 28-20) of the Ordinance from one year to two years and remove the \$100 per month limit. This is required in order to further mitigate the potential negative impact on tenants in a tight rental market.

PHYSICAL IMPROVEMENTS

Any City approval should be contingent on the applicant providing detailed plans and specifications with building permit approval of all required improvements and repairs. Otherwise, the City will have no way to verify that the promised work was actually completed. Specific items that SHRA recommends are:

1. If any handicapped tenant or future tenant desires to purchase a unit, the applicant should be required to convert the unit for handicap accessibility including a downstairs bedroom and full bath. Accessibility would also be required between the unit, the parking lot, and the common area facilities. This work should also be required if the handicapped tenant opts for a long-term lease. (NOTE: City building officials stated that handicapped accessibility would not be required at time of conversion because all present bedrooms are located upstairs. This condition exempts the project from current accessibility standards.)
2. Upgrade party walls between units to a STC rating of 50.
3. Include Structural Pest Control Report work in the building permit set of plans and specifications.
4. Replace all HVAC units and appliances that are over five years old at time of sale of condominium unit. Repair and warrant balance of the units less than five years old at time of condominium unit sale.
5. Replace all pool equipment.
6. Remove and replace all defective asphalt to Cal-Trans standards. Slurry coat and re-stripe entire paved areas.

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7. Replace the cracked, raised and/or unsafe concrete curbs, gutters, sidewalks and stoops. Provide a concrete patio for all units.
8. Install energy efficient exterior security lighting.
9. Comply with security report requirements prepared by Sacramento Police Department dated February 7, 1991.
10. Landscape plans and irrigation drawings should be prepared by a California licensed landscape architect and submitted for plan check approval.
11. Alert Public Works Department that the sewer report indicates past sewer back-up problems. Resolution of this problem should be indicated on building permit set of plans.
12. Require that the entire project and work areas be inspected by a licensed environmental consultant to determine compliance with all local, state, and federal hazardous substance requirements. This should include a thorough building by building review for asbestos and lead based paint.

In addition, all other work required in the Property Report and Supplemental Property Report should be done as a condition of approval and the necessary plans and specifications should be included in the building permit set of plans.

As a separate matter, we did discuss the possibility of Agency assistance in rehabilitation of this project as a rental project with both the current owner and the applicant's representative. While financing is limited, we believe there are several avenues which could be explored such as tax exempt bonds and tax credits. We also discussed the possibility of the Agency buying 10-12 of the units, which we could do under either a rental or condominium conversion scenario.

If I may be of further assistance, please let me know.

cc: Bob Thomas, Department of Planning & Community Development
David and Linda Vaughn
Christopher Kozell