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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 28, 1980 CITY MANAGER'S OFFICE

RECEIVED
FEB 28 1980

Redevelopment Agency of the
City of Sacramento
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: PUBLIC HEARING - Final Selection of Victoria Park Associates, a Partnership, as Redeveloper of the 11th and G Streets Condominium Site and Authorizing Demolition of the Structure Identified as 616 11th Street - Alkali Flat Project

CITY GOVERNING BOARD

- PHILLIP L. ISENBERG, MAYOR
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- BLAINE H. FISHER
- THOMAS R. HOEBER
- DOUGLAS N. POPE
- JOHN ROBERTS
- LYNN ROBIE
- ANNE RUDIN
- DANIEL E. THOMPSON

SUMMARY

Attached is a resolution to be adopted subsequent to the public hearing by which you approve the final selection of Victoria Park Associates, a partnership consisting of Dean F. Unger, Thomas A. Cook, William A. Cook and Robert A. Bell, as the Redeveloper of the condominium site located on the southeast corner of the block bounded by 10th, 11th, F and G Streets in Redevelopment Project No. 6. The resolution also authorizes execution of the Contract for Sale of Land for Private Redevelopment and the demolition or removal from the site of the structure located at 616 11th Street.

BACKGROUND

By resolution adopted November 20, 1979, you approved tentative selection of Victoria Park Associates, a partnership, as the Redeveloper of the above-mentioned site in Project No. 6. The Redeveloper will construct twenty-four (24) market rate condominiums.

As you are aware, the final selection of Victoria Park Associates has been delayed until it was determined whether the 616 11th Street structure could be demolished. The Housing and Redevelopment Commission, the Project Area Committee, the Redevelopment Agency (City Council) and Victoria Park Associates had recommended the demolition of this building due to the negative effect of the old building on the \$2.5 Million condominium project as well as the fact that

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- C. TOBIAS (TOBY) JOHNSON
- JOSEPH E. (TED) SHEEDY
- SANDRA R. SHOLEY
- FRED G. WADE

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

FILED
SACRAMENTO REDEVELOPMENT AGENCY

Date 3-4-80 CONT. TO 3-11-80

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page Two

February 28, 1980

it is non-historic and is not architecturally significant. (See letter from Burnett Miller to Dr. Knox Mellon). However, due to a "structure disposition procedure" relating to this building, a series of meetings were held with the State Office of Historic Preservation. On December 27, 1979, the SOHP requested that the Agency advertise the old structure for an additional two week period to see if there was any interest by someone wishing to rehabilitate the structure on site. The Agency then advertised the building and on January 21, 1980 a proposal was received from Frank Johnson who desired to rehabilitate the structure provided he could demolish the rear 18 feet of the building and converting it into two half plexes rather than four apartments.

At its meeting of February 4, 1980 the Sacramento Housing and Redevelopment Commission heard Mr. Johnson's proposal as well as the Victoria Park developers who again emphasized the importance of removing the old structure. The Commission thereupon voted to approach the SOHP once again for permission to remove said structure.

Commission Chairman Burnett Miller, subsequently made a request to Dr. Knox Mellon regarding this matter (see attached letters).

On February 25, 1980 after making an on-site inspection, Dr. Mellon forwarded the attached letter to Mr. Miller indicating that, "In our opinion, the present historic district boundary along the west-erly side of 11th Street between the alley and F should be recon-sidered. Consequently, we have concluded that 616 11th Street does not contribute to an historic district as it is presently conceived."

Considering Dr. Mellon's opinion of the building, the City Council acting as the Redevelopment Agency may now authorize removal or de-molition of said structure.

FINANCIAL DATA

Purchase price for the Victoria Park site is \$99,577 (\$3.25 per square foot). The Redeveloper has submitted a Good Faith Deposit in the amount of \$4,973.32. This deposit will be held by the Agency until completion of the improvements to the satisfaction of the Agency.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of December 17, 1979, the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve Victoria Park Associates as Redeveloper of the market rate condominiums at 11th and G Streets. The vote was recorded as follows:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Page Three

February 28, 1980

AYES: Fisher, Luevano, Serna, Teramoto, Walton, Kneprath

NOES: None

ABSENT: Coleman, A. Miller, B. Miller

At its meeting of February 4, 1980 the Sacramento Housing and Redevelopment Commission reiterated its selection of Victoria Park Associates and requested that further attempts be made with the State Office of Historic Preservation for the removal of 616 11th Street. The vote was recorded as follows:

AYES: Coleman, Luevano, A. Miller, Serna, Teramoto, B. Miller

NOES: Kneprath

ABSENT: Fisher, Walton

RECOMMENDATION

It is my recommendation that you adopt the attached resolution.

Respectfully submitted,

for Beverly Coburn
WILLIAM G. SELINE
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:

Walter J. Slupe
WALTER J. SLUPE, City Manager

Contact Person: Robert E. Roche

EXHIBIT "F"

SCHEDULE OF PERFORMANCES

1. Redeveloper shall prepare and submit to the Agency, the Project Area Committee, and to the Architectural Review Board Preliminary Plans for Redeveloper's Improvements. Within two (2) months after the effective date of the Agreement.
2. The Agency, the Project Area Committee and the Architectural Review Board shall approve or disapprove Redeveloper's Preliminary Plans. Within one (1) month after submission of such Preliminary Plans.
3. Redeveloper shall prepare and submit Final Construction Plans to the Agency, the Project Area Committee, the Architectural Review Board and the City Building Department. Within four (4) months after the approval of Redeveloper's Preliminary Plans.
4. The Agency, the Project Area Committee and the Architectural Review Board shall approve or disapprove Redeveloper's Final Construction Plans. Within one (1) month after submission of such Final Construction Plans.
5. Redeveloper shall submit Evidence of Financing to the Agency. Within one (1) month after approval of Redeveloper's Final Construction Plans.
6. The Agency shall approve or disapprove Redeveloper's Evidence of Financing. Within two (2) weeks after submission of such Evidence of Financing.
7. Redeveloper shall deposit the Purchase Price for the Property into escrow. Within two (2) weeks after the approval of Redeveloper's Final Construction Plans and Evidence of Financing.
8. Agency shall deposit the Deed for the Property into escrow. Within two (2) weeks after the approval of Redeveloper's Final Construction Plans and Evidence of Financing.

9. The Purchase Price for the Property shall be paid to the Agency, the Deed delivered to the Redeveloper, and escrow shall be closed.

Within two (2) weeks after the Agency deposits the Deed into escrow.

10. Redeveloper shall commence construction of the Improvements on the Property.

Within two (2) weeks after the close of escrow, or the issuance of a Building Permit, whichever occurs later.

11. Redeveloper shall complete construction of the Improvements on the Property.

Within twelve (12) months after commencement of construction.

EXHIBIT "G"

SCOPE OF DEVELOPMENT

The Redeveloper shall construct upon this site twenty-four (24) market rate condominiums. Approximately thirteen (13) two-bedroom units will provide 1,734 square feet with a tentative selling price of \$149,500, and approximately eleven (11) two-bedroom units will provide 1,614 square feet with a tentative selling price of \$137,500.

The design of the complex will be Victorian architecture. The three-story buildings will provide enclosed parking at the first level. The design shall provide a balcony or patio area for each unit.

Sixty percent (60%) of the parcel area shall remain as open space with approximately 8,062 square feet dedicated to landscaped area.

Redeveloper shall expend two percent (2%) of the gross construction cost for art work and aesthetic improvements in accordance with the City of Sacramento and Agency adopted aesthetic improvement program.

A security gate system shall be provided at various locations in the complex.

Building materials to be used will be those stated in the Outline Specifications presented with Redeveloper's Development Proposal.

Architects for the complex will be Dean F. Unger, A.I.A.

Approximate total development cost is \$2.6 Million.

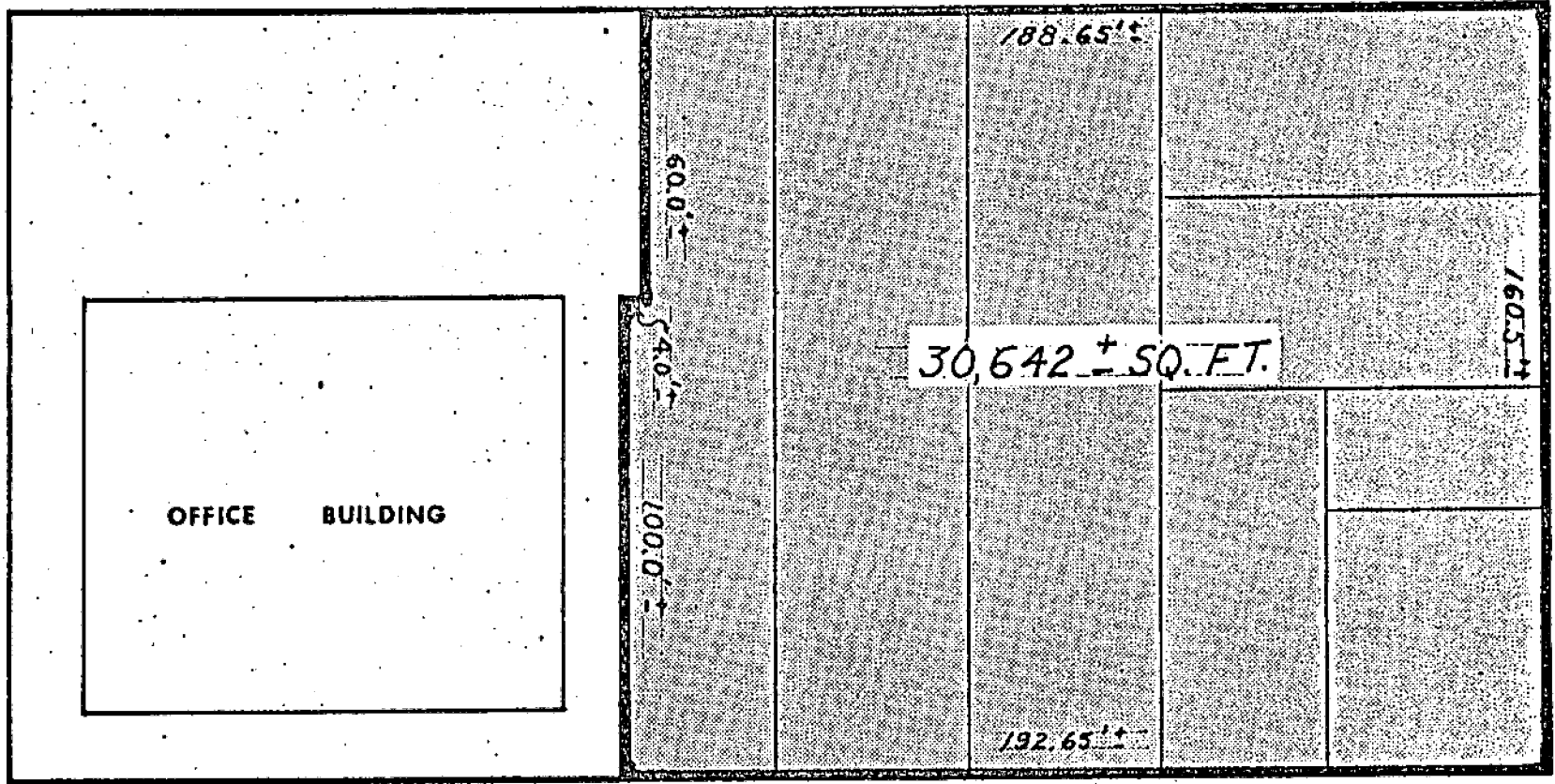
10th

St.

ALLEY

11th

St.



G

St.



Sacramento Housing and Redevelopment Agency
MARKET RATE APARTMENT SITE

BLOCK 153

ALKALI FLAT PROJECT

SCALE: 1" = 40'

DEC. 14, 1978

FEB 25 1980

(916) 455-8006

R. Burnett Miller, Chairman
Sacramento Housing and Redevelopment Commission
PO Box 1834
Sacramento CA 95809

Dear Mr. Miller:

RE: Status of 616 11th Street as a Building Contributing to
an Historic District in Alkali Flat

Thank you for your letter of February 22, 1980 setting forth the Agency's views on the referenced subject. The letter was in response to my request that the Agency clearly indicate whether or not the structure supported an historic district and provide some justification for its conclusions.

Since I did not find the Agency's arguments, as set forth in items 1 - 3 or even item 4, germane to the question, my staff conducted an on-site inspection of the area this morning.

In our opinion, the present historic district boundary along the westerly side of 11th between the alley and F should be reconsidered. Consequently, we have concluded that 616 11th does not contribute to an historic district as it is presently conceived. Of the buildings located on 11th between the alley and F, only the Victorian at 614 11th would appear to have significance and qualify individually for the National Register of Historic Places.

Please contact us or Hans Kreutzberg of my staff if you have any questions regarding this matter.

Sincerely,

Original Signed by
Dr. Knox Mellon
Dr. Knox Mellon
State Historic Preservation Officer

HK:pp

cc: Andy Plescia
Office of the City Manager
City Hall
915 I Street
Sacramento CA 95814

cc: Tim Quintero, Director
Alkali Flat PAC
530 12th Street
Sacramento CA 95814

Richard Hastings, Preservation Director
City Preservation Board
915 I Street, City Hall, Room 308
b Sacramento CA 95814



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 22, 1980

Dr. Knox Mellon
State Historic Preservation
Officer
1220 K Street, 3rd Floor
Sacramento, CA 95814

Dear Dr. Mellon:

Re: 616 11th Street Structure

The Sacramento Housing and Redevelopment Commission takes exception to the inclusion of the residential structure identified as 616 11th Street in the draft Determination of Eligibility Report, (Page 63, Item 34) for the Alkali Flat Area.

Since the report has not been officially adopted by anyone, it is requested that the subject building be removed from the proposed historic district so that it may be demolished. The reasons for this request are:

- 1) The Project Area and the City will benefit substantially more from the construction of new condominium units on subject site than from the rehabilitation of the old structure.
- 2) The success of obtaining financing and the sale of the new condominiums will be enhanced by the removal of 616 11th Street and conversely may face problems if the structure remains.
- 3) The \$2.5 Million Victoria Park Condominium Project is the first attempt to develop a market rate residential complex in the Alkali Flat Project and it requires all possible support considering the high cost of construction, financing, etc.
- 4) Other than being over fifty (50) years old, the structure has little significance. It is not historic nor does it have architectural merit.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

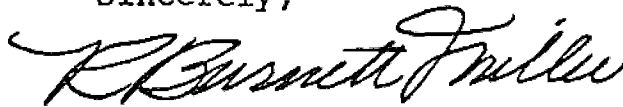
Dr. Knox Mellon
Page Two

February 22, 1980

The recommended boundary line of proposed historic District 5 extends down 11th Street from F toward G Street, moves across the alley to include 616 11th Street structure and returns. The boundary could just as easily terminate at the north side of the alley if it is determined that "616 11th Street" is not vital to the success of the proposed historic district. This building has an alley on one side and vacant land on the other side as well as across the street. It appears to have little value to the proposed historic district.

As the Public Hearing on Victoria Park Condominiums is scheduled for February 26, 1980 before the City Council/Redevelopment Agency, I would appreciate a response by that date if possible.

Sincerely,



R. BURNETT MILLER
Chairman of the Sacramento Housing
and Redevelopment Commission

RBM/RER/drn



Original
FYI

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 6, 1980

Dr. Knox Mellon
State Historic Preservation
Officer
1220 K Street, 3rd Floor
Sacramento, CA 95814

Dear Dr. Mellon:

As you may be aware, the Housing and Redevelopment Agency has designated a 30,000 sq.ft. site at the northwest corner of 11th and G Streets for a market rate residential complex (the first of its kind in the Alkali Flat Redevelopment Area). Approximately one year ago, your office and the City Planning Department put together a Structure Disposition Procedure for the four structures located on the subject site. That procedure spelled out a six step process for the relocation and/or rehabilitation of the four buildings. During the past year, two of the structures have been relocated and are being rehabilitated on other sites. One structure was demolished because of its substandard condition and the remaining structure located at 616 11th Street is the subject of this letter.

In accordance with the above mentioned procedure, the Agency advertised the building at 616 11th Street for relocation; there were no interested bidders even though the minimum bid was \$100. In the meantime, after advertising for proposals for market rate residential, the Agency selected the Victoria Park Condominium project to be built upon the site. This complex would consist of 24 condominiums costing \$2½ Million utilizing an attractive Victorian design to be compatible with the neighborhood. The building at 616 11th Street was offered to these developers for incorporation into their project if it appeared feasible. The developer's analysis as well as the Agency's analysis indicated that the building was not only unfeasible for rehabilitation but more importantly, it was felt that the structure would greatly jeopardize and detract from the adjacent condominiums making it more difficult to secure financing for the project and to sell the units once constructed. These units are projected to sell for \$138,000 to \$148,000.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dr. Knox Mellon
Page Two

February 6, 1980

In the past few months, the Housing and Redevelopment Commission, the Project Area Citizens Committee and the City Council have recommended the 616 11th Street structure be demolished. The City Preservation Commission recommended that an attempt be made to relocate the building, but failing that, the building should be demolished.

As your staff will tell you, this building is non-historic and is not architecturally significant but it is included in a proposed preservation area.

Agency staff has met several times on this matter with Hans Kruetzberg who has been most cooperative. At their last meeting in late December, Mr. Kruetzberg suggested that the Agency advertise one last time for a two week period to satisfy the disposition procedure to see if there was further interest in rehabilitation of this building. The Agency did advertise and on January 21 a proposal was received from Mr. Frank Johnson who felt he could rehabilitate the structure providing the rear 18 feet could be demolished. At its meeting of February 4, 1980, the Housing and Redevelopment Commission noted that Mr. Johnson was an experienced rehabilitation contractor and could quite possibly carry out the proposed rehabilitation. However, the overriding issue still remained that the City and the Project Area would benefit more by the utilization of the entire site for the condominium project rather than working around the old structure. The Commission pointed out that it is highly supportive of restoration of significant buildings and has illustrated this by the 11 buildings sold and now being rehabilitated in the 10th-11th-E and F area.

The Agency staff has spent the past year and considerable time and money in an effort to carry out the above disposition procedure. We request at this time that you assist us in our Alkali Flat revitalization program by agreeing to the demolition of 616 11th Street. There are many other more significant buildings in Alkali Flat that need attention and we would like to get this particular issue behind us so that we may proceed with our other goals for Alkali Flat.

Enclosed you will find photographs of subject building and zerox copies of the proposed Victoria Park elevations.

If you feel you need additional information regarding this matter, I would be happy to meet with you and our respective staffs at an early date. The Victoria Park final public hearing has been con-

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dr. Knox Mellon
Page Three

February 6, 1980

tinued twice already while waiting for a determination on this building. The public hearing has now been rescheduled for February 26, 1980 at the City Council Chambers. I trust we can resolve this matter prior to that time.

Sincerely,



R. BURNETT MILLER
Chairman of the Sacramento
Housing and Redevelopment
Commission

RBM/RER/drn
Enclosures

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PROPOSAL FOR PURCHASE AND REHABILITATION OF STRUCTURE

Alkali Flat Project, Project No. 6

TO: Mr. William G. Seline, Executive Director
Redevelopment Agency of the City of Sacramento
630 I Street
Sacramento, CA 95814

The undersigned Franklin J. Johnson,
(hereinafter called the "Redeveloper"),

Post Office Address:

Street 1029 33rd ST
City Sacramento State CA Zip 9586

hereby submits a Purchase and Rehabilitation Proposal for the structure identified as 616 11th STREET, which is subject to the adopted Rehabilitation Standards and Disposition Policy of the Agency.

1. I agree to the purchase price of \$10,400 to be paid in cash at time of escrow closing (after approval of rehabilitation plans, evidence of financing and issuance of a building permit).
2. A Good Faith Deposit representing ten percent (10%) of the purchase price amounting to \$1,040.00 in the form of a Cashier's Check is submitted with this proposal. If Proposer is not selected, deposit will be returned immediately; otherwise, it will be retained until rehabilitation is completed.
3. A narrative statement describing Redeveloper's experience in rehabilitating a residential structure is attached.
4. Agency's required time schedule for each phase from the effective date of the land disposition contract is set forth as follows:

Submission of:

Proposer Initial
Agreement

--Rehabilitation Plans, Work Write-ups and
cost estimates

6 weeks ()

--Approval of Plans by Agency

2 weeks ()

--Evidence of Financing for Purchase and
rehabilitation costs

4 weeks ()

Submission of: (continued)

Proposer Initial Agreement

- Approval of financing 1 week ()
- Issuance of building permit 8 weeks ()
- Close Escrow 2 weeks ()
- Start of physical rehabilitation immediately after close of escrow
- Completion of rehabilitation 25 weeks ()

Total 48 weeks (12 months) 48

5. My current financial statement is attached.
6. My cost estimate for the rehabilitation of the property, excluding purchase price is \$ 159,700 (attach a preliminary work write-up with cost breakdown).
7. I propose to finance the rehabilitation of this property by the following means:

- (1) Cash: \$ 16,000, which is 10% of rehabilitation costs.
- (2) Bank Loan: \$ 90,000, which is 57% of rehabilitation costs.
Cap Fed Saving + loan
- (3) Self-help Labor: \$ 39,200, which is 25% of rehabilitation costs.
*Contractors Fee 22,900
of cost = 24,200
self help = 15,100*
- (4) Other: \$ 14,500, which is 8% of rehabilitation costs.
additional Const. loan

8. Attached is a letter from my lender indicating preliminary agreement in the feasibility of the project and his interest in financing the rehabilitation.

9. The interest rate the lender is quoting is 15% percent.

10. Intended use of property:

- A. Single family occupancy 2 units (X) half plex
- B. Owner occupancy, solely ()
- C. Owner occupancy, plus 2 rental units () half plex
- D. Rental units, number of units _____ ()

11. If use is to be for rental units, submit a proforma statement showing projected income and estimated expenses.
12. If I am the successful purchaser of subject property, I agree to comply with all Agency disposition and rehabilitation requirements and time schedules.

The prospective purchaser understands that in qualifying proposers and in evaluating proposals, the Agency will consider a number of factors important in the Redeveloper selection, including, but not necessarily limited to, ability to arrange financing; agreement to Agency time schedule for performance; evidence that project is feasible; and satisfaction of the Agency and Project Area Committee goals for quality rehabilitation.

SUBMITTED this 19 day of January, 1980.

REDEVELOPER'S NAME:

Franklin J. Johnson

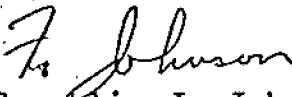
By _____
(Signature of Authorized Official)

(Official Title)

PROPOSAL

It is my proposal that 61611th Street be rehabilitated into two town-house "half-plex" units. This proposal is contingent upon granting appropriate zoning by the City of Sacramento to facilitate the "half-plex" concept.

Respectfully Submitted,


Franklin J. Johnson



RECEIVED MAR 04 1980

CITY OF SACRAMENTO

CITY PRESERVATION BOARD

915 "I" STREET

SACRAMENTO, CALIF. 95814

CITY HALL - ROOM 308

TELEPHONE (916) 449-5804

February 29, 1980

Michael G. Coder, Attorney
2100 Marconi Avenue
Sacramento, CA 95821

Subject: 616 - 11th Street

Dear Michael:

The structure at 616 - 11th Street is a Supportive Structure in Preservation Area 1. Supportive Structures within Preservation Areas are

those buildings whose basic characteristics and/or salient architectural details harmonize with their surroundings and help maintain the integrity of a Preservation Area.

Enclosed is additional information on Preservation Areas.

Sincerely, -

Cynthia St. Louis

Cynthia St. Louis
Assistant Planner

CSL:bw

Attachments



CAPITAL FEDERAL

SAVINGS AND LOAN ASSOCIATION

Mailing Address: P. O. Box 13326, Sacramento, California 95813 • 916/444-8530

January 17, 1980

Mr. Frank Johnson
1028 33rd Street
Sacramento, CA 95816

Re: 616 11th Street
Sacramento, CA

Dear Mr. Johnson:

Per our conversation this A.M., we are receptive to a loan request on the above captioned property. Upon receipt of your specific proposal, we will proceed to a possible loan commitment.

This project appears to conform with our Central City lending objectives. Please contact the undersigned should you have any questions.

Sincerely,

GLENN PRETTYMAN
Senior Vice-President

GP/skr

QUALIFICATIONS OF DEVELOPER

Two years as a licensed general contractor.


Six years in the rehabilitation of structures.

Location of structures rehabilitated by developer:

517 11th Street
500 15th Street
504 15th Street
907 43rd Street
3400 L Street
3408 L Street

Respectfully Submitted,

Franklin J. Johnson



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

- 1. a. Name of Redeveloper: Franklin J. Johnson
- b. Address and ZIP Code of Redeveloper:
- c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Sac Redevelopment Agency
(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Sacramento, State of California,
is described as follows² 616 11th ST

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____ :

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as
- A business association or a joint venture known as
- A Federal, State, or local government or instrumentality thereof.
- Other (explain) AN INDIVIDUAL

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Franklin Johnson - sole redeveloper
1024 3rd ST.
Sac. CA. 95816

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

| NAME, ADDRESS, AND ZIP CODE | POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST |
|-----------------------------|----------------------------------------------------------------------------------------------------|
|-----------------------------|----------------------------------------------------------------------------------------------------|

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

| NAME, ADDRESS, AND ZIP CODE | DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST |
|-----------------------------|-------------------------------------------------|
|-----------------------------|-------------------------------------------------|

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 149,200
- d. Cost per dwelling unit of any residential rehabilitation \$ 74,600

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE MONTHLY RENTAL | ESTIMATED AVERAGE SALE PRICE |
|--------------------------------|----------------------------------|------------------------------|
| Half plex - 1650 sq ft | \$ | \$ 95,000 |

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

One parking space.
Seperate water, sewer, Elect, Gas

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Stoves, Heaters, Air Conditioning

CERTIFICATION

I (We)¹ Franklin Johnson

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 1-19-80

Dated: _____

Franklin Johnson
Signature

Signature

Individual Developer
Title

Title

1028 33rd St
Soc. Address and ZIP Code 895816

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Franklin J. Johnson
 b. Address and ZIP Code of Redeveloper: 1028 33rd St

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
Sec. Housing + Redevelopment
(Name of Local Public Agency)
 in _____
(Name of Urban Renewal or Redevelopment Project Area)
 in the City of Sac, State of Calif
 is described as follows:
616 11th St

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? YES NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of Nov 1, 1979, is as reflected in the attached financial statement.
 (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
 b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
Apeth Bookkeeping
1921 Floren Rd
Sac CA 95822

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

See Statement

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

See Statement

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

See Statement

7. Names and addresses of bank references:

See Statement

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

| | | | |
|------|---------------------|-----|-------|
| 3400 | L ST | Sac | 6-78 |
| 3408 | L ST | Sac | 1-80 |
| 500 | 15 th ST | Sac | 11-76 |
| 504 | 15 th ST | Sac | 0-76 |
| 3200 | X ST | Sac | 6-79 |

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

500 15th ST

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A Franklin Johnson
1028 3rd ST
Sac CA 95816

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 40,000

General description of such work:

Remodeling, Rehabilitation

d. Construction contracts or developments now being performed by such contractor or builder:

1007 F ST

| IDENTIFICATION OF CONTRACT OR DEVELOPMENT | LOCATION | AMOUNT | DATE TO BE COMPLETED |
|-------------------------------------------|-----------|-----------|----------------------|
| Job #1002 | 1007 F ST | \$ 36,000 | 3-15-80 |

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Very qualified!

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Franklin J. Johnson

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: Franklin J. Johnson
1-18-80
Signature

Dated: _____
Signature

Individual - Redeveloper
1028 33rd St
Sac CA 95816
Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Re: 616 11th Street

COST

| | Total | Per Unit |
|-------------------|--------------|--------------|
| <u>EXTERIOR</u> | | |
| Demo | \$2000 | \$1000 |
| Sewer and Water | 1000 | 500 |
| Roof | 5000 | 2500 |
| Electrical | 1000 | 500 |
| Gutters | 1000 | 500 |
| Millwork | 1000 | 500 |
| Steps | 2000 | 1000 |
| Dryrot | 4000 | 2000 |
| Windows | 4000 | 2000 |
| Garbage | 1000 | 500 |
| Prep and paint | 5000 | 2500 |
| Landscape | 1000 | 500 |
| | <u>28000</u> | <u>14000</u> |
| <u>INTERIOR</u> | | |
| Demo | 1000 | 500 |
| Foundation (pier) | 2000 | 1000 |
| Framing | 4000 | 2000 |
| Elect | 3000 | 1500 |
| Plumbing | 3000 | 1500 |
| Mechanical | 6000 | 3000 |
| Cabinets | 3000 | 1500 |
| Doors | 3000 | 1500 |
| Millwork | 4000 | 2000 |
| Hardware | 2000 | 1000 |
| Paint | 2000 | 1000 |
| Fireplace | 4000 | 2000 |
| Sheetrock | 8000 | 4000 |
| Floor covering | 6000 | 3000 |
| Finisk Carpentry | 3000 | 1500 |
| Light fixtures | 1000 | 500 |
| Appliances | 2000 | 1000 |
| Baths | 4000 | 2000 |
| Decks | 4000 | 2000 |
| Parking | 3000 | 1500 |
| Insulation | 4000 | 2000 |
| Misc. Kitchen | 2000 | 1000 |
| Plans | 1000 | 500 |
| Permits | 1000 | 500 |
| Misc. | 4000 | 2000 |
| | <u>80000</u> | <u>40000</u> |
| TOTAL | \$108,000 | \$54,000 |

+ = 10,000
↓
118,000.00
Land:

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

March 4, 1980

APPROVING FINAL SELECTION OF REDEVELOPER AND
AUTHORIZING EXECUTION OF CONTRACT FOR SALE
OF LAND FOR PRIVATE REDEVELOPMENT
VICTORIA PARK ASSOCIATES, A PARTNERSHIP
11TH AND G STREETS CONDOMINIUM SITE, PROJECT NO. 6

WHEREAS, the Redevelopment Agency of the City of Sacramento is presently engaged in carrying out the redevelopment of the Alkali Flat Project, Project No. 6; and

WHEREAS, the Agency has received a proposal entitled "Contract for Sale of Land for Private Redevelopment" (herein sometimes referred to as the "Proposal") from VICTORIA PARK ASSOCIATES, a partnership (herein sometimes referred to as the "Redeveloper"), for the purchase from the Agency of the real property described herein; and

WHEREAS, pursuant to an advertisement for proposals for the development of said real property, other proposals were presented to the Sacramento Housing and Redevelopment Commission; and

WHEREAS, after reviewing said proposals, the Sacramento Housing and Redevelopment Commission recommended that the Governing Body of the Agency enter into a Contract for Sale of Land for Private Redevelopment with VICTORIA PARK ASSOCIATES, a partnership; and

WHEREAS, the Agency has examined data and analyzed various methods of disposing of said real property; and

WHEREAS, the said Contract for Sale of Land for Private Redevelopment and a Statement for Public Disclosure have been filed with the Redevelopment Agency by the proposed Redeveloper and have been available for public examination at the offices of this Agency for fourteen (14) days after public notice thereof; and

WHEREAS, based on said Statement for Public Disclosure, other information submitted to the Agency by the Redeveloper, and information submitted by the staff, the Agency finds that the Redeveloper can undertake and complete the redevelopment of said real property in accordance with the provisions of said Contract for Sale of Land for Private Redevelopment; and

WHEREAS, a public hearing on said Proposal was duly held on January 2, 1980 by the Agency after notice as required by the California Health and Safety Code, Sections 33430 and 33431 and thereafter continued until March 4, 1980; and

WHEREAS, during the interim, the Agency again advertised for proposals for on-site rehabilitation of the residential structure at 616 11th Street; and

WHEREAS, as a result of said advertisement a proposal was received and evaluated; and

WHEREAS, notwithstanding the foregoing proposal, the Agency continues to conclude that the best interests of the

community will be served by the demolition of the residential structure at 616 11th Street; and

WHEREAS, the Agency has received a determination from the State Office of Historic Preservation that the residential structure at 616 11th Street does not constitute an historic structure; and

WHEREAS, the Agency has concluded that the public interest will best be served by the disposition of the entire property to VICTORIA PARK ASSOCIATES, a partnership, in accordance with the terms of this Proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The real property in the Alkali Flat Project, Project No. 6, described below, will be disposed of for redevelopment to VICTORIA PARK ASSOCIATES, a partnership, substantially in accordance with the provisions of the Contract for Sale of Land for Private Redevelopment submitted to the Agency by said Redeveloper and considered by the Agency at the aforesaid public hearing and at this meeting:

All of Lots 5 and 6, in the block bounded by F and G, 10th and 11th Streets, of the City of Sacramento; and all that portion of Lot 7 as described on the Grant Deed filed in the office of the Recorder of Sacramento County, California, in Book 5017, page 642, more fully described as follows: The East 32 feet, 3 inches, of the South 100 feet of Lot 7 and the East 30 feet of the North 60 feet of Lot 7 in the block bounded by F and G, 10th and 11th Streets of the City of Sacramento, according to the map or plan thereof; and containing 30,642 square feet, more or less.

Section 2. The disposition of the land in accordance with the said Contract for Sale of Land for Private Redevelopment is the most prudent method of disposing of such land by negotiation, is in accordance with this Agency's established land disposition policy, and is hereby determined to be in the best interest of the public and the City of Sacramento.


Section 3. The Redeveloper is herewith authorized to proceed with the demolition and/or removal of the residential structure at 616 11th Street, as, in his sole discretion, seems most efficacious.

Section 4. It is hereby found and determined that the Redeveloper possesses the qualification and financial resources necessary to acquire and develop the land for uses in accordance with the Redevelopment Plan for Project No. 6.

Section 5. The Chairman and Secretary are hereby authorized to execute for and on behalf of the Agency said Contract for Sale of Land for Private Redevelopment.

CHAIRPERSON

ATTEST:



SECRETARY



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: WM. SELINE, EXECUTIVE DIRECTOR, HOUSING & REDEVELOPMENT AGENCY

FROM: JACI PAPPAS, ACTING CITY CLERK

SUBJECT: REFERRAL OF ITEM NO. 21, AGENDA OF MARCH 4, 1980

DATE: MARCH 6, 1980

Pursuant to Council action, request report back regarding the Victoria Park Associates private redevelopment matter.

cc: City Manager