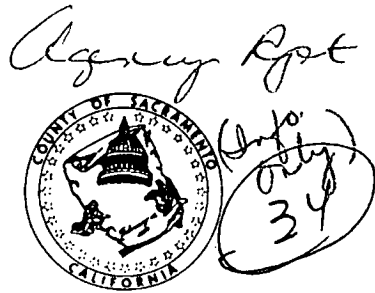




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**

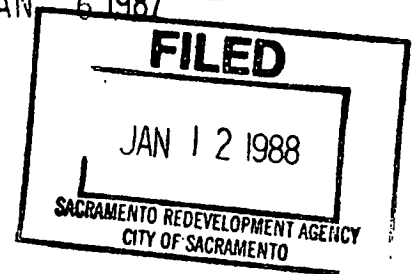


January 5, 1988

CITY MANAGER'S OFFICE

RECEIVED

JAN 6 1987



Sacramento City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Report Back on Nathaniel Scott Inquiry

At your December 1, 1987 meeting, you were addressed by Mr. Nathaniel Scott, a resident of the Sequoia Hotel, concerning the lack of a telephone and other problems. SHRA staff had discussed this matter with Mr. Scott on several occasions prior to his appearance at the City Council meeting. We have also discussed it with Mr. Logue, owner of the Sequoia.

Mr. Scott had been living in the Sequoia for approximately a year prior to his request. He has a heart condition and wears a battery operated device which allows hospital monitoring via telephone. It is, understandably, inconvenient for him to use the public pay phone on the second floor of the hotel.

Mr. Scott recently requested that a phone be installed in his fourth floor room. Pacific Bell informed him that the cost would be several hundred dollars to run a conduit and wire from the second to the fourth floor.

In response to our inquiry, we have received a letter from Mr. Logue outlining his efforts to accommodate Mr. Scott's needs. In summary, Mr. Logue contacted the telephone company, on his behalf, and received approximately the same response as did Mr. Scott. The telephone company has advised that since a Telephone is not considered a utility, they have no legal obligation to place the phone in the room unless someone pays.

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Mr. Logue feels that installation of telephones is not an expense that can be borne by the ownership, as the costs would have to be recouped by higher rents, defeating the low-income, below market intent of the Sequoia.

Mr. Logue told Mr. Scott that the Sequoia was not designed for persons needing medical attention and monitoring. He did offer to move Mr. Scott to a second floor room which is already wired, when available. A previous tenant had paid for this installation. Beyond that, he advised Mr. Scott that if his condition required constant medical attention, he should seek more appropriate accommodations.

In a previous conversation, staff gave Mr. Scott essentially the same advice. We suggested that he apply for Public Housing. Subsequently, Mr. Scott did apply, was qualified for one of our elderly units and is now on the waiting list. Based on his position on the list, it is likely that he could be offered a unit within the next several months.

Mr. Scott's condition and requirements bring up the broader issue of development standards in SRO units financed, in part, with Agency funds. The objective of our SRO rehabilitation program is to provide decent housing, which is affordable to the lowest income segment of the population. Development costs are monitored very carefully to insure that this objective can be met. Consequently, the level of improvements and the amenities to be installed are deliberately calculated.

As Mr. Logue pointed up in his letter, the Sequoia was not designed or intended for persons who need medical attention or monitoring. Neither is the management staff equipped to deal with such problems. None the less, the second floor has been designed for wheel chair access to, provide some limited facilities. Additionally, in our experience, Mr. Logue and his staff have been very accommodating to persons with particular problems and have sought to be helpful whenever possible, to the limits of their capabilities.

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The Sequoia is bound by a thirty year regulatory agreement which controls tenant selection, tenant relations procedures, and management standards. It also controls rents and investor return. Tenancy is restricted to those with low- and very-low incomes. In actuality, the vast majority are very-low income. Approximately 20% are receiving general assistance. As a result, few tenants could afford telephones, even if they were available.

Room telephones are not a standard feature in downtown SROs. Very few are wired for them. They were not included in either of the two SROs we have assisted to date (The Sequoia and the YWCA); nor are they planned for the two we are working on now (The Ridgeway and the Midtown). It is estimated that it would cost approximately \$3,000 to completely wire the Sequoia, using exposed cable. This could only be accomplished through an SHRA grant or a loan to be repayed out of increased rents to all tenants. Neither is warranted in our view.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

Contact Person: John Molloy
440-1357

TRANSMITTAL TO COUNCIL:

Walter J. Slife

WALTER J. SLIFE
City Manager

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