

6.2B

June 12, 2003

City Council, Housing Authority and  
Redevelopment Agency of the City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** REPORT BACK REGARDING PHOENIX PARK REVISED FINANCING  
PLAN AND REPLACEMENT HOUSING PLAN FOR PHOENIX PARK  
PROJECT I AND PHOENIX PARK PROJECT II

**LOCATION & COUNCIL DISTRICT**

Area bounded by Franklin Boulevard, Brookfield Drive, and Morrison Creek, Council District 8

**RECOMMENDATION**

Staff recommends adoption of the attached resolutions which authorize the Executive Director or her designee to approve and adopt the Replacement Housing Plan for Phoenix Park Project I and Phoenix Park Project II.

**CONTACT PERSONS**

Cassandra H.B. Jennings, Deputy Executive Director, 440-1333  
Larry Goins, Assistant Director, Program Operations, 440-1314

**FOR COUNCIL MEETING OF** June 24, 2003

**SUMMARY**

At the June 3, 2003 City Council meeting, the Council adopted an intent motion to approve a revised Financing Plan for Phoenix Park as well as the ownership structure entity for the project. At that time, the Council directed Agency staff to return with information on the following issues:

- 1) A summary of cost containment measures for construction to assure that the project is deliverable within its \$80 million Total Development Cost (TDC) budget, along with design and bidding alternatives to reduce the project scope, if necessary to address any unplanned increases in project cost.

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- 2) Information on the comparative cost of demolishing the existing buildings at Phoenix Park for new construction of an equivalent number of affordable units.
- 3) A summary of all relocation and unit replacement requirements triggered by the various types of financing incorporated in the project.

This report provides additional information as requested and recommends approval of the resolutions on pages 32, 33, and 34 adopting the replacement housing plan.

### **BACKGROUND**

On October 30, 2001, the Council approved the Franklin Villa Implementation Strategy and just compensation resolution. At that time, the Agency proposed to acquire all 597 of the total 700 units that had not yet been acquired in three homeowners associations (HOA); Morrison Creek Terrace, Commons, and Estates. The units were to receive minor to moderate rehabilitation as configured (2 bedroom fourplexes), consolidated under one ownership, and operated as multifamily rental property. The project was anticipated to cost from \$50 to \$64.7 million, of which \$4.7 million would come from local subsidies and the remainder would come in the form of mortgage revenue bonds. The just compensation resolution also allowed for the purchase of additional units in the Wildwood and Brookfield areas, as they became available. The construction estimate for minor to moderate rehabilitation of the existing units was projected to be \$17.5 million, 36 percent of the total budget, or \$25,000 per unit. At that time, the Implementation Strategy called for rehabilitation only, with no reconfiguration, demolition, site work, or alley abandonment.

On October 1, 2002, the Council approved the Franklin Villa Financing Plan, Revised Implementation Strategy, and Relocation Plan. While the total project cost was maintained at \$64 million, the project scope was reduced to 464 units in two HOAs (Commons and Terrace). The reduction in units was necessary to accommodate a soaring real estate market. Prices have continued to climb and in just the last 12 months, Sacramento has had one of the highest increases in median existing home prices at 12 percent. Additionally, a Safety and Security Plan for Franklin Villa was completed by consultant and former Deputy Police Chief, Matt Powers, in June 2002. The report concluded that more significant change to the site was necessary to reverse the conditions that invite crime and to create defensible space, particularly the abandonment of alleys and creation of backyards. Finally, the revised financing strategy contemplated using 9 percent low income tax credits. Tax credit regulations required reconfiguration of at least 30 percent of the two bedroom fourplexes into three bedroom or larger units. The creation of larger units would also better house the larger families who live in Phoenix Park. The tax credit requirements resulted in 404 units after rehabilitation, a reduction of 60 units.

The combined impact of: 1) the rapid increase in real estate values; 2) the cost of design changes were necessary to make Franklin Villa a safe place for low income families to live; and 3) the

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unit size requirements of tax credit financing, required additional local subsidy for the project. The permanent local subsidy increased from \$4.7 million to \$8.7 million with an additional short-term loan of \$7 million for property acquisitions and predevelopment expenses to be repaid from tax credit proceeds. The construction costs for the project were estimated to be \$31.9 million, 49 percent of the total budget, or \$79,000 per unit for rehabilitation, reconfiguration, and limited demolition and site work.

On November 12, 2002, the Council adopted a Resolution of Necessity allowing the Agency to initiate action to acquire all remaining units in Morrison Creek Commons and Morrison Creek Terrace that could not be purchased through voluntary transactions. Since January 1, 2002, the Agency has acquired 213 units for the Revised Implementation Strategy. The average purchase price has exceeded appraised value by 2percent (exclusive of 17 units purchased at trustee's sales or from HUD).

On June 3, 2003, the Agency presented a revised Phoenix Park (formerly Franklin Villa) Financing Plan and ownership structure. While no additional local subsidy was required, and the schedule to repay interim financing from local funds was also unchanged, the \$64 million project budget increased to \$80 million. Of this increase, \$7 million is attributed to the infrastructure and unit configuration necessary to meet the goals of the Franklin Villa Revitalization Plan. Infrastructure and building construction costs make up approximately 49 percent of the total project budget or \$108,000/ unit, including site work, the Residents Activity Center, and 360 rehabilitated apartment conversions.

In addition to changes in the construction budget, other increases in the total project budget resulted from:

- 1) rising property acquisition costs;
- 2) additional legal expenses from lawsuits;
- 3) the cost of security during the three year construction period (this cost was not included in the 2002 budget projections);
- 4) refinement and further knowledge of predevelopment, development and construction costs from specific schematic drawings; and
- 5) additional costs and interest required supporting the project and revised financing plan.

### **Construction Cost Containment Measures**

Construction costs are currently estimated at \$38,976,000 (49 percent of the total project budget). The current estimate includes a ten percent contingency at \$3,897,600. Between now and November 2003, when we anticipate the bidding of Phoenix Park I, staff and the consultants will follow the Program for Construction Cost Containment (Attachment I). In addition, staff have identified potential adds and deducts estimating up to \$4 million to address any unplanned increases in project cost. Following the program will ensure that the project's construction cost

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and scope is maintained within the current construction budget. The cost containment steps include the following:

1. Value engineering
2. Strategic incremental cost estimating
3. Construction Manager hire
4. Cost management – Design alternatives
5. Cost management – Bidding Alternatives (adds/deducts)
6. City Council Reports and monthly news briefs
7. Construction bidding

### Comparison to New Construction Strategy

In the revised Phoenix Park Financing Plan, the construction costs are \$104 per square foot. If the Phoenix Park project site were vacant land, and the project were to be developed as new construction, the cost per square foot would be approximately \$85-\$95 per square foot, or 15 percent less than the current proposal. The Phoenix Park site, however, is not vacant, and there are a number of expenses associated with removing, reconstructing, and reconfiguring the existing buildings and infrastructure on the site. These costs include:

- demolition and abatement;
- infrastructure upgrades and utilities relocation.

When these costs are added to the construction cost per square foot for new construction, the per square foot total increases to \$126. The table below illustrates the cost comparison of redeveloping Phoenix Park through rehabilitation versus demolishing the entire site and constructing as new. An expanded table is contained in Attachment II of this report.

<b>ESTIMATED COST CONSTRUCTION COMPARISONS REHABILITATION V/S NEW CONSTRUCTION IN PHOENIX PARK</b>					
		<b>rehab</b>	<b>v</b>	<b>new</b>	
<b>ITEM / BUILDING</b>	<b>TOTAL</b>	<b>COST/SF</b>		<b>COST/SF</b>	
				<b>TOTAL</b>	
<b>Total Estimated Construction Cost</b>	<b>\$38,976,000</b>	<b>\$104.40</b>		<b>\$126.32</b>	<b>\$47,158,224</b>
	\$108,267	cost/unit		cost/unit	\$130,995

More importantly, it is essential that we leverage 9 percent tax credits for one phase of the development, and we believe our greatest opportunity is in the July 2003 round. Award of tax credits would also ensure the repayment of the Agency loans. The program rules will change in

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2004 in a manner that will significantly reduce our potential to secure 9 percent tax credits in future rounds. A new construction proposal would not allow us to compete in 2003.

## **Overview of Replacement Housing Requirements**

### **Replacement Housing**

Phoenix Park I and II are subject to both federal and state replacement housing law by virtue of the use of CDBG, HOME and tax increment funding in its financing plan. The Agency must follow the more restrictive of the two statutes, which in most instances, is the state law. Under the federal guidelines, the Agency is required to replace 16 bedrooms at or below 80 percent of area median income (AMI) either on or off site. However, under the state guidelines, the Agency is required to replace all units demolished or taken off line at the income level of the former residents, regardless of the actual rent being paid. Because the income level of the residents was predominately very low income (at or below 50 percent AMI), and Phoenix Park will contain half of the units at this level, the Agency must replace at most 320 very low income bedrooms off site (566 bedrooms in Phoenix Park will be used as on site replacement). The Agency has identified four rental projects in North Natomas that are fully funded and currently under construction to meet this requirement: Terracina Meadows, Natomas Park, The Lofts, and Atrium Court Apartments. All replacement units, both on and off site, will carry regulatory covenants for a minimum of 55 years, and will be replaced within four years of the first removed or destroyed unit. The replacement housing plan is on file with the Agency clerk and has been provided to both the local HUD office and the State Department of Housing and Community Development (HCD).

## **FINANCIAL CONSIDERATIONS**

No new funding activities are recommended in this report.

## **POLICY CONSIDERATIONS**

The action recommended in this report is consistent with existing Agency policy and no new policies are being recommended.

## **ENVIRONMENTAL REVIEW**

The proposed action approves a plan for possible future actions that the Agency has not specifically approved, adopted or funded, and is exempt from further review per CEQA Guidelines Section 15262. NEPA does not apply.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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**M/WBE CONSIDERATIONS**

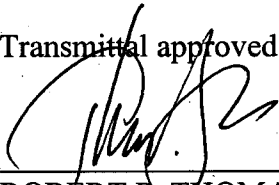
There are no M/WBE considerations applicable to the actions contemplated in this report.

Respectfully submitted,



ANNE M. MOORE  
Executive Director

Transmittal approved,



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ROBERT P. THOMAS  
City Manager

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## Phoenix Park

### **Design & Construction Cost Containment Program**

## Outline

### **i. Outline**

#### **I. Program for Construction Cost Containment**

#### **II. Estimated Construction Cost Breakdown**

#### **III. Cost Management “Design” Alternatives**

#### **IV. Cost Management “Bidding” Alternatives**

#### **V. Design Information**

- Reduced Renderings
  - Site Rendering
  - Resident Activity Center (RAC) Rendering
  - Street Scene Rendering
  - Site Access Plan
  - Parking Detail Plan
- Existing Site Plan
- Site Plan
- RAC Floor Plan & Elevations (2 sheets)
- Support Buildings Floor Plans & Elevations (2 sheets)
- Existing Fourplex Floor Plans & Elevations (2 sheets)
- Redesigned 3-Plex Floor Plans & Elevations (2 sheets)
- Redesigned 4-Plex Floor Plans & Elevations (2 sheets)
- Redesigned 5-Plex Floor Plans & Elevations (2 sheets)

# Phoenix Park

## **Program for Construction Cost Containment**

The program to be utilized by staff to assure that the containment of the controllable construction cost within the Phoenix Park project budget is as follows:

- 1. Value Engineering (VE)**
  - At every opportunity from design to project bidding pursue VE; this process is similar to a “cost benefit analysis” where the most efficient methods and products are retained.
- 2. Strategic Incremental Cost Estimating & Design Improvements**
  - Budget estimate; completed
  - Schematic estimate; completed
  - Design Development estimate; June 2003
  - Construction Documents estimate; August 2003
- 3. Construction Management Firm / Services**
  - RFQ/P July 2003
  - Oversight as Owners Representative
- 4. Cost Management “Design” Alternatives**
  - By staff & consultants
  - June-July 2003
- 5. Cost Management “Bidding” Alternatives [Adds & Deducts]**
  - By staff & consultants
  - August-September 2003
- 6. City Council Reports and Monthly News Briefs**
  - Monthly June-December 2003
- 7. Construction Bidding**
  - September-November 2003

## Phoenix Park

### Estimated Construction Cost Breakdown

	ITEM / BUILDING	TOTAL	COST/SF	COST/UNIT	% OF TOTAL
1	Haz-mat Abatement	\$2,608,070	\$6.99	\$7,245	6.69%
2	Site Improvement Cost	\$3,527,124	\$9.45	\$9,798	9.05%
3	Apartment Conversion Cost	\$26,758,451	\$71.68	\$74,329	68.65%
4	Residents Activity Center Cost	\$1,483,245	\$139.89	\$4,120	3.81%
5	Laundry Buildings - Cost for 4 Bldgs	\$689,828	\$122.66	\$1,916	1.77%
6	Maintenance Building Cost & Equipment	\$366,010	\$248.99	\$1,017	0.94%
7	<b>Subtotal</b>	<b>\$35,432,727</b>	<b>\$94.91</b>	<b>\$98,424</b>	<b>90.91%</b>
8	Contingencies, Escalation & Phasing	\$3,543,273	\$9.49	\$9,842	9.09%
9	<b>Total Estimated Construction Cost</b>	<b>\$38,976,000</b>	<b>\$104.40</b>	<b>\$108,267</b>	<b>100.00%</b>

- n.b 1. Converts 460 2-bedroom condominiums into 360 1-, 2-, 3-, 4-bedroom apartment units.  
 2. Assumes two separately funded projects under one construction contractor.  
 3. Construction start date 1st Quarter 2004 per Tax Credit Regulations.  
 4. Laundry Building cost each \$172,457.  
 5. Assumes mid-range haz-mat abatement cost.  
 6. Total unit space includes 373,318 sq.ft.

# Phoenix Park

## Cost Management Design Alternatives

Item	Description	*
<b>Program Reductions</b>		
	Eliminate Maintenance facility	
	Renovate existing laundry building	3
<b>Site Improvement</b>		
	Use seed for lawns instead of turf (SOD)	
	Replace 24" box trees with 15 gal trees	
	Play Area 1 to lawn	3
	Play Area 2 to lawn	3
	Play Area 3 to Lawn	3
	Water feature to lawn	3
	Replace portions of "WI" fencing with "vinyl clad" chain link	
	Replace CMU walls at trash enclosures with wood fence	1
<b>Apartment Conversion</b>		
	Use existing cabinetry at Residential Units when possible	
	Repair or replace existing roofs only where required	
	Change dual pane windows at Residential Units to single pane	2
	Eliminate dishwashers & garbage disposals	2
	Eliminate half bath in plan # 3a	
	Eliminate bath # 2 in plan # (3 bedrooms) 3 and 4	
	Eliminate all balconies	
	Eliminate all in unit washers and dryer hook-ups	
	Reduce allowance for Flooring	
	Reduce allowance for Lighting	
	Reduce allowance for Appliances	
	Reuse existing stairs at Building Type 3 & 5	1
<b>Resident Activity Center</b>		
	Convert to pre-engineered building	
	Eliminate shade trellis	
	Reduce Hardscape at RAC	
	Replace concrete tile roofing with Asphalt Composition Shingles	
	Eliminate one Toddler Classroom	3
	Eliminate 1/3rd of Multipurpose Room	3
	Reduce Classroom Sizes	3
	Eliminate 1 Playground	3
	Simplify the RAC Roof, Dormers and Exterior finish	
	Leave one existing pool and do not build new pool	2
	Eliminate new Laundry Facility at RAC	3
	Eliminate dropped ceilings (leave upper structure exposed)	2
	Reduce allowance for flooring	
	Reduce allowance for lighting	
	Reduce allowance for appliances	
<b>Laundry Buildings/Maintenance Building</b>		
	Convert to pre-engineered building	
	Eliminate laundry facility	3
	Simplify design complexity & elevation treatments	
	Reduce allowance for Exterior finish & trim	

\* 1. As permitted by Building Code or Map Conditions.  
 2. As permitted by Tax Credit Application.  
 3. Community priority.

# Phoenix Park

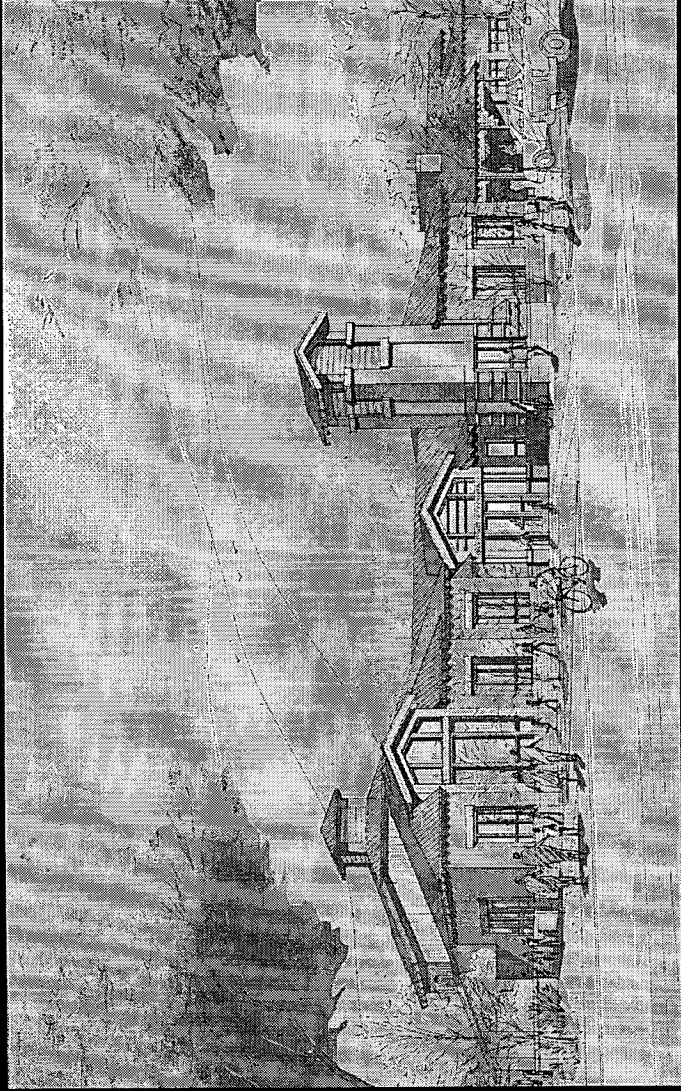
## Cost Management Bidding Alternatives

Item	Description	*
<b>Program Reductions</b>		
	Maintenance facility	
	Renovation of existing laundry building	3
	Laundry facility	3
<b>Site Improvement</b>		
	Use seed for lawns instead of turf (SOD)	
	Replace 24" box trees with 15 gal trees	
	Play Area 1 and replace lawn	3
	Play Area 2 and replace lawn	3
	Play Area 3 and replace lawn	3
	Water Play feature replace with lawn	3
	Replace portions of "WI" fencing with "vinyl clad" chain link	
	Eliminate 8" water supply line required by City Utilities	1
	Replace bulb-outs at crosswalks with painted areas	1
	Retain Franklin Boulevard existing fence	3
<b>Apartment Conversion</b>		
	Repair or replace existing roofs only where required	
	Dishwashers & garbage disposals	3
	Half bath in plan # 3a	3
	Balconies	3
	Reuse existing stairs and Building Type 3 & 5	1
<b>Resident Activity Center</b>		
	Shade trellis	
	Replace concrete tile roofing with Asphalt Composition Shingles	
	Playground	3
	New Laundry Facility at RAC	2
	Pool at RAC	3
	Flooring Types	
	Kitchen Appliances	
	Wall treatments	
	Suspended ceilings	

\* 1. As permitted by Building Code or Map Conditions.  
 2. As permitted by Tax Credit Application.  
 3. Community priority.

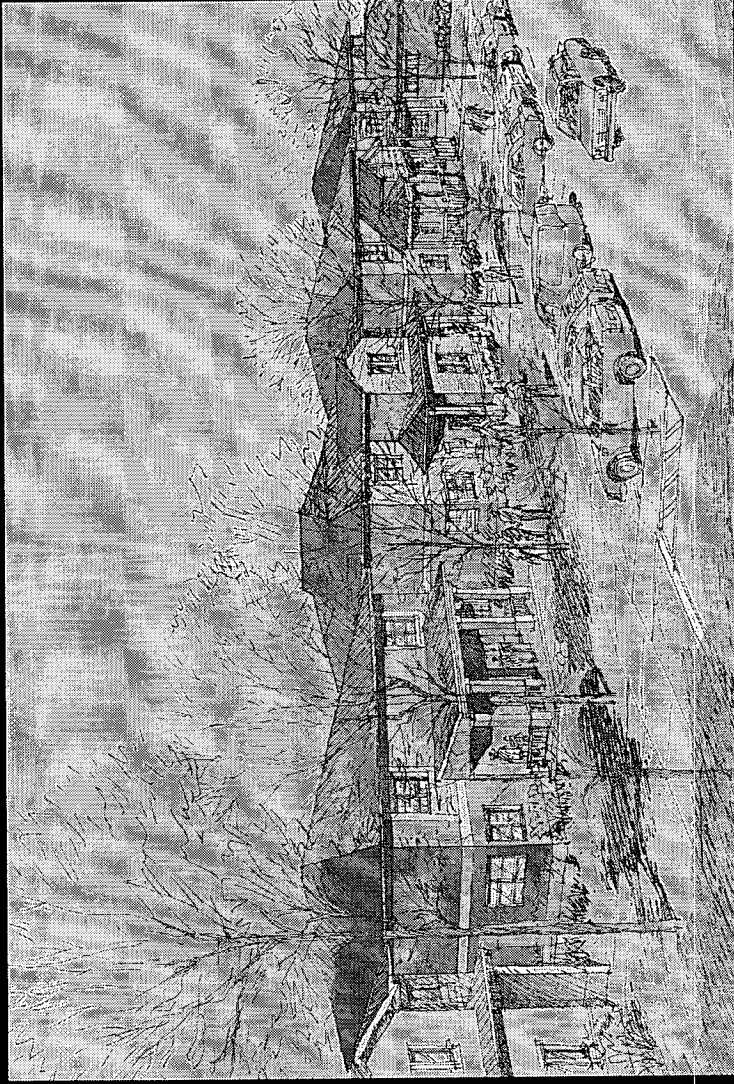
PHOENIX PARK  
RESIDENT'S ACTIVITY CENTER

VEN

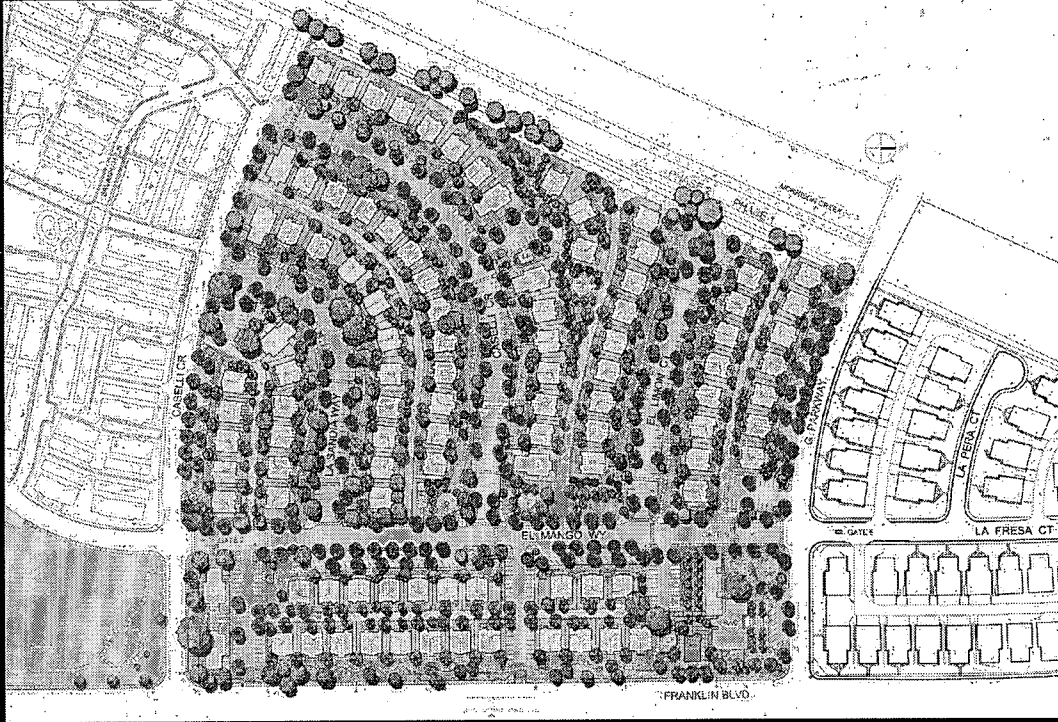


PHOENIX PARK APARTMENTS

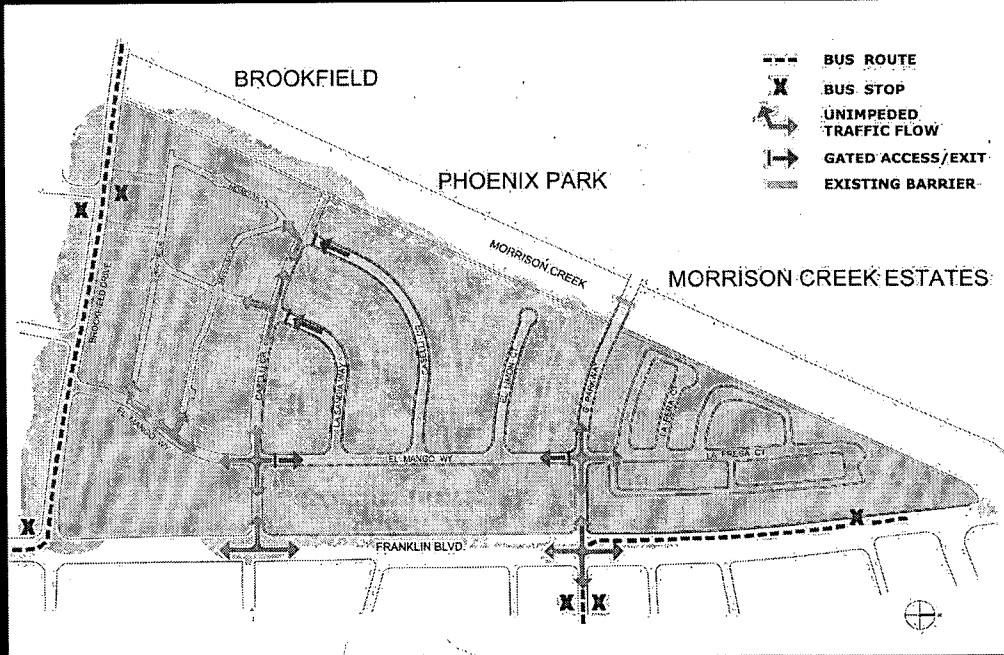
VEN



PHOENIX PARK SITE PLAN



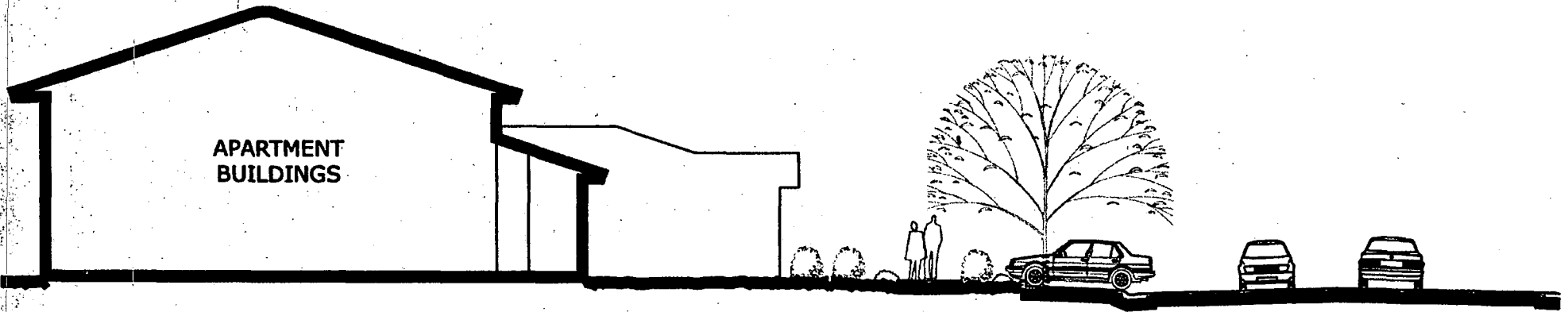
PHOENIX PARK  
SITE ACCESS & BUS STOPS



# PHOENIX PARK STREET PARKING

RESIDENT ACTIVITY CENTER PARKING		REQUIRED	PROVIDED
<b>STAFF PARKING</b>			
REGULAR STALLS			20
ACCESSIBLE STALLS			2
<b>GUEST PARKING</b>			
REGULAR STALLS			7
ACCESSIBLE STALLS			1
<b>TOTAL PARKING</b>	<b>30</b>		<b>31</b>

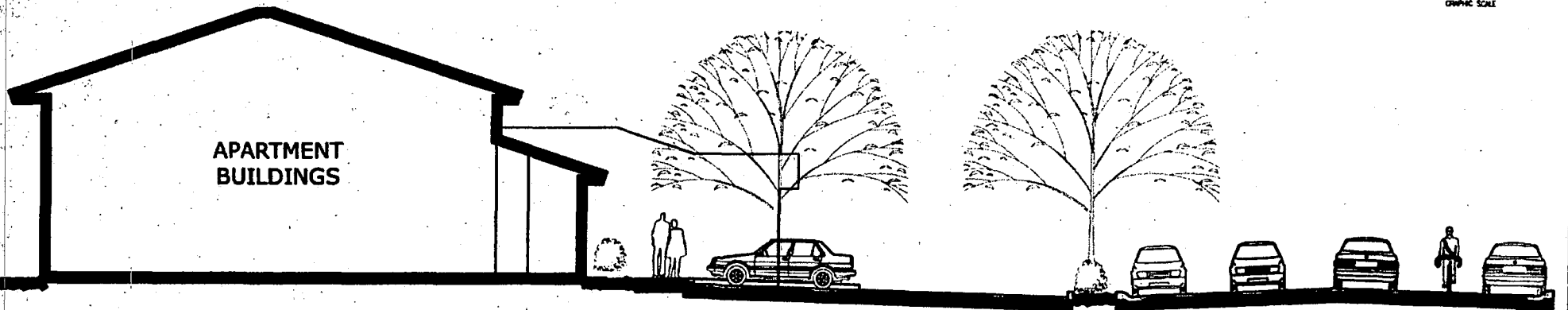
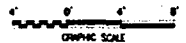
RESIDENT PARKING		REQUIRED	PROVIDED
		1.5 PER UNIT	
REGULAR STALLS		520	520
ACCESSIBLE STALLS		20	20
<b>VISITOR PARKING</b>		1 PER 15 STALLS	
REGULAR STALLS		35	39
ACCESSIBLE STALLS		1	4
STREET PARKING			65
<b>TOTAL PARKING</b>		<b>576</b>	<b>645</b>



TYPICAL 90 DEGREE PARKING

SIDEWALK      PARKING

STREET



TYPICAL ANGLED PARKING

SIDEWALK

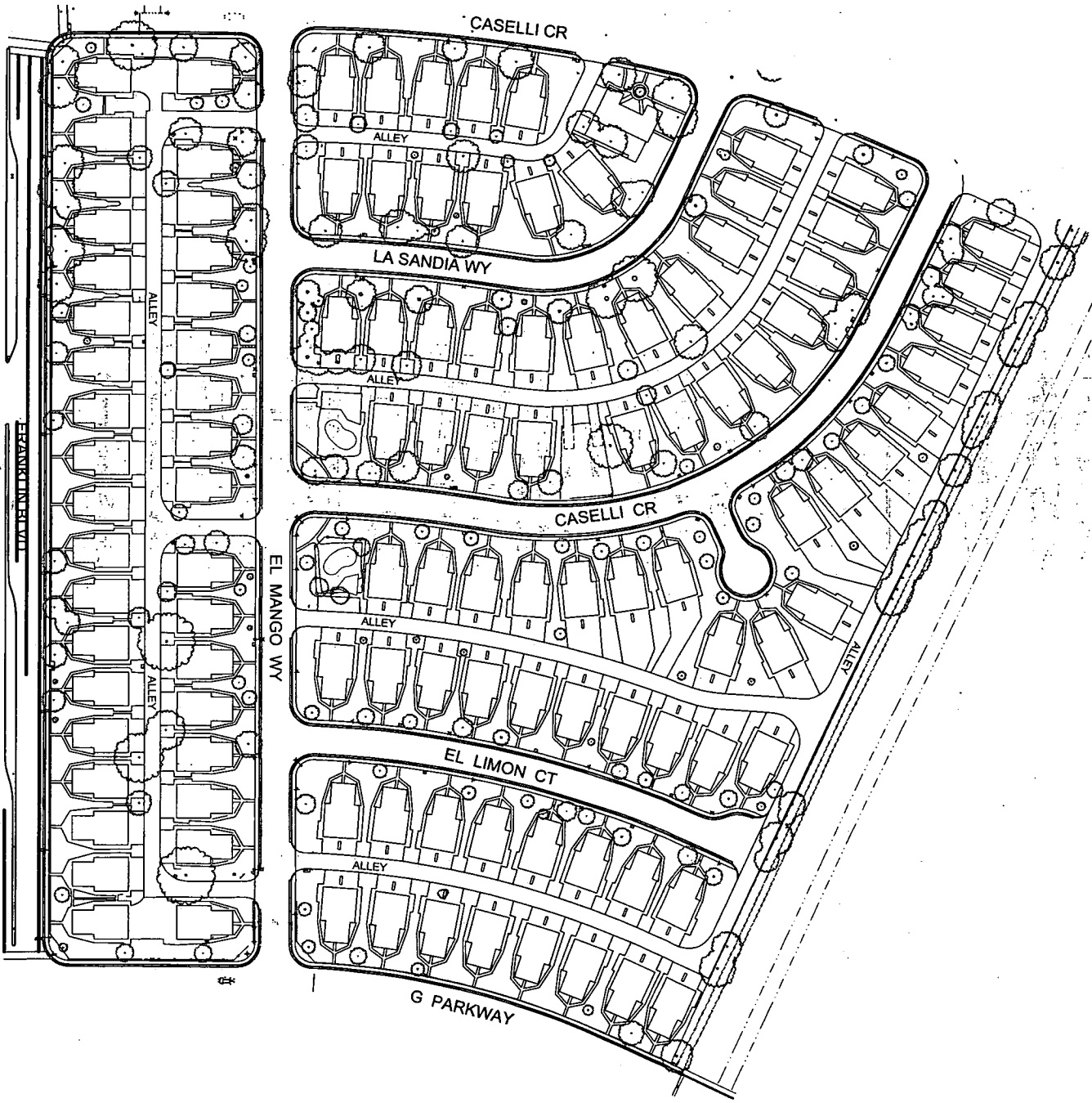
ANGLED PARKING LOT

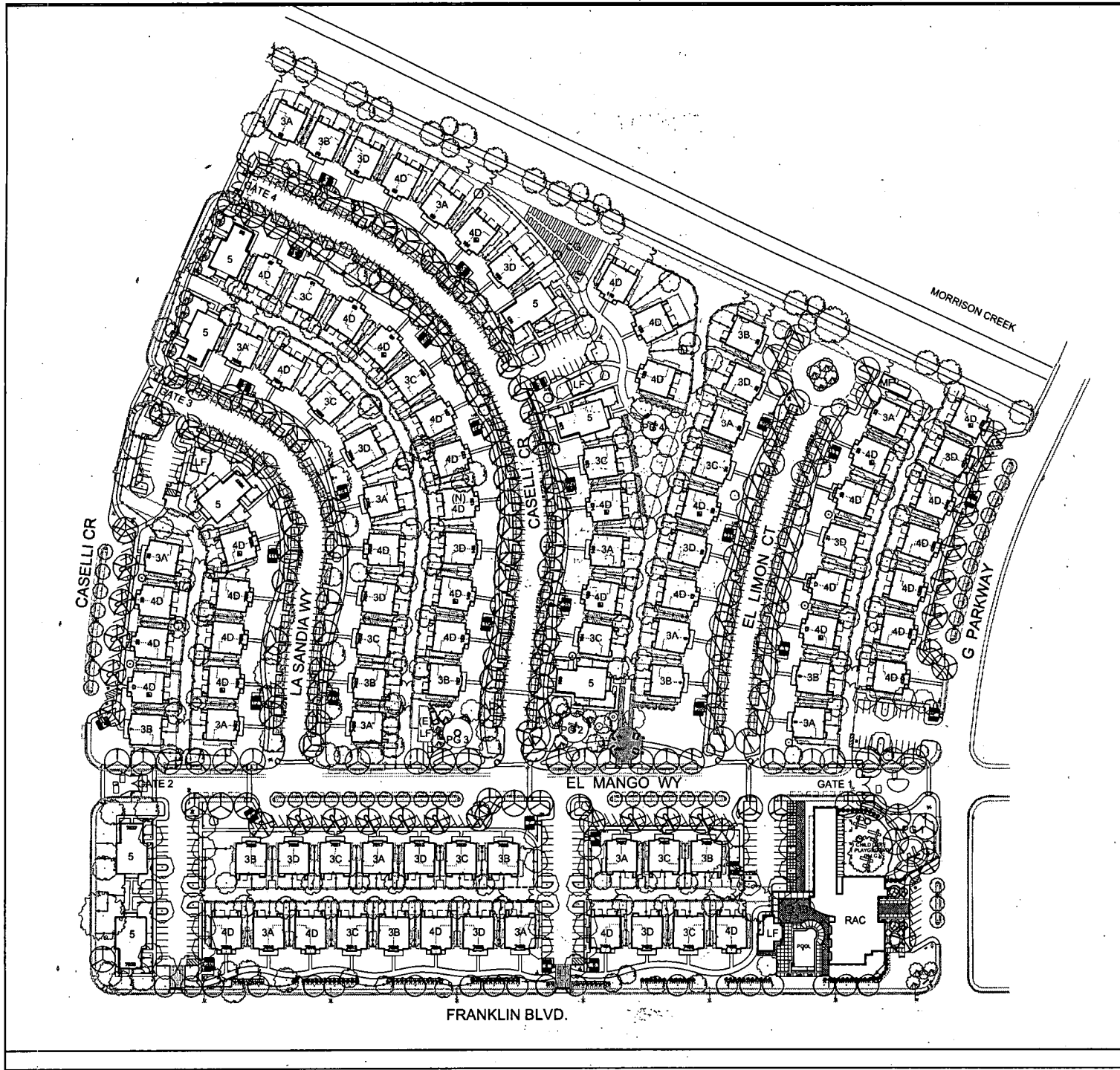
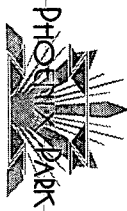
PARKING

STREET

BIKE LANE

PARKING

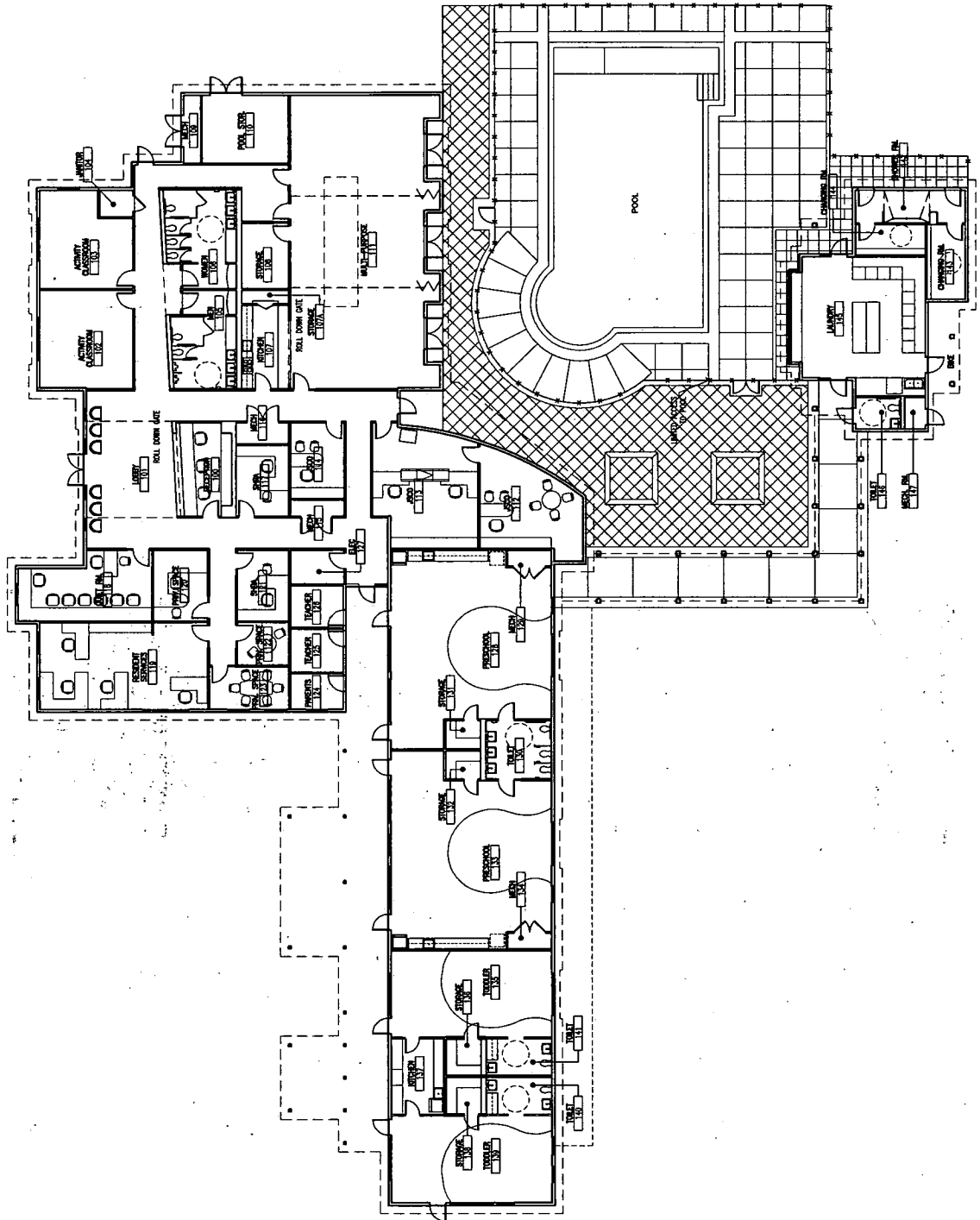




**LEGEND**

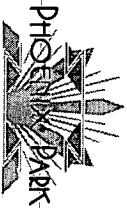
- RELOCATED BUILDING
- RECREATIONAL ACTIVITY CENTER & CHILD CARE CENTER
- PLAYGROUND
- COMMUNITY GARDEN
- BIKE PATH
- LAUNDRY FACILITY
- MAINTENANCE FACILITY
- EXISTING FIRE HYDRANT
- WROUGHT IRON FENCE, GATES AT FRONT YARDS, 14'-0" MIN. CLR. GATES BETWEEN REAR YARDS FOR UTILITY MAINTENANCE ACCESS, 4'-0" HIGH AT PERIMETER, 2'-0" HIGH BETWEEN PRIVATE YARDS
- PRIVATE BACKYARDS - EXISTING ALLEYS ARE ABANDONED & CONVERTED TO PRIVATE BACKYARDS. EXISTING ALLEY PARKING WILL REMAIN AND SIDEWALK DRAINAGE MAINTAINED. EXISTING CONCRETE DRIVEWAYS IN ALLEYS WILL ALSO REMAIN AS PAVED PRIVATE BACKYARDS, BUT SECTIONS WILL BE REMOVED FOR PLANTING AREAS.
- TENANT & GUEST ENTRY GATE - CARD CONTROL & TELEPHONE INTERCOM
- TENANT ENTRY GATE - CARD CONTROL
- EXIT GATE - AUTOMATIC
- EXIT GATE ONLY - AUTOMATIC
- EXIT GATE ONLY - AUTOMATIC
- NEW ACCESSIBLE RAMP & CROSSWALKS
- NEW MAILBOX
- NEW TRASH & RECYCLING ENCLOSURES TO MEET LOCAL REQUIREMENTS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE, SEE LANDSCAPE DWGS.
- EXISTING LIGHT POLE
- NEW LIGHT FIXTURES
- CONVERTED APARTMENT BUILDING
- BUILDING # & # OF UNITS
- PORCH STYLE, SEE SHI. A3.8
- TYPICAL 60' PARKING, SEE 2/A1.12
- HOC STALL, W.O.
- PLANTING AREA
- 4'-0" SIDEWALK
- SHADE TREE, SEE LANDSCAPE DWGS.
- EXISTING CURB
- TYPICAL 60' PARKING, SEE 1/A1.12
- SIDEWALK
- SHADE TREE, SEE LANDSCAPE DWGS.





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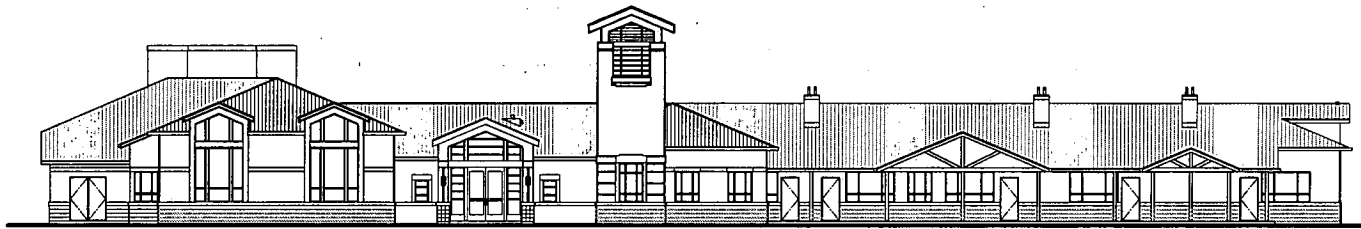




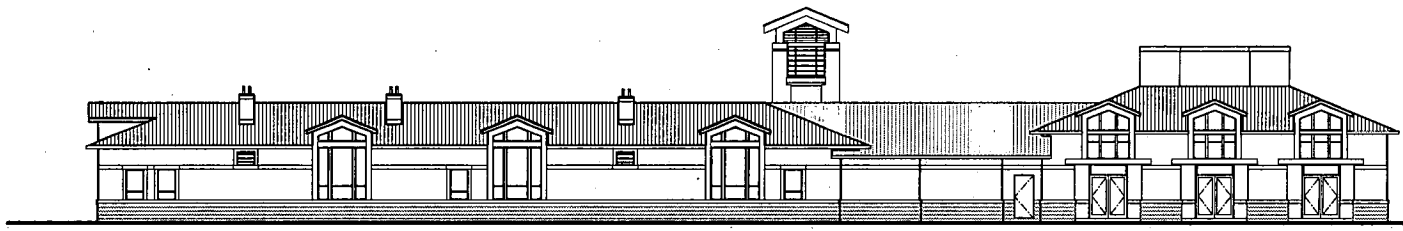
Phoenix Park Housing  
Sacramento Housing & Redevelopment Agency

Resident Activity Center With  
Child Care & Laundry Elevations

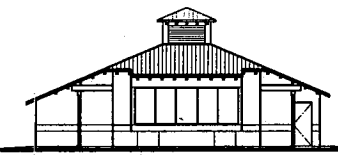
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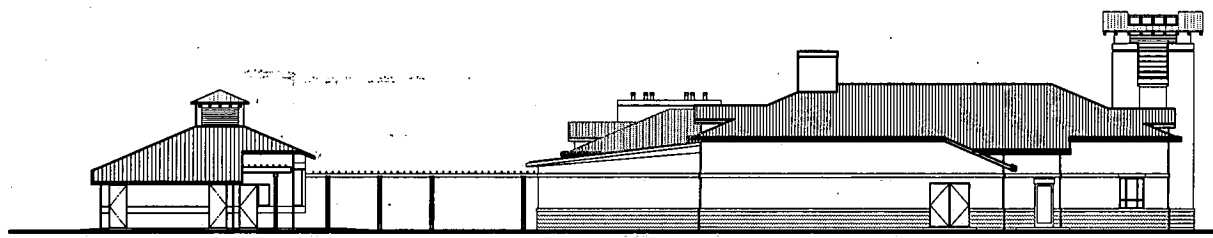
NORTH ELEVATION (RAC) | 1



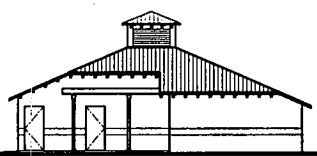
SOUTH ELEVATION (RAC) | 2



NORTH ELEVATION (LAUNDRY FACILITY) | 5



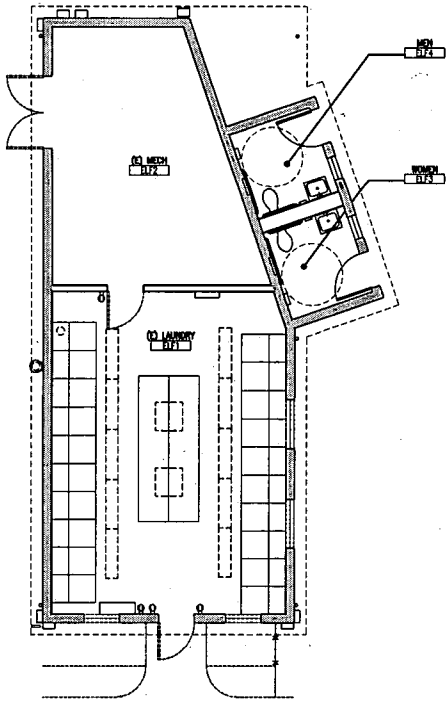
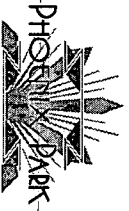
EAST ELEVATION (RAC & LAUNDRY FACILITY) | 3



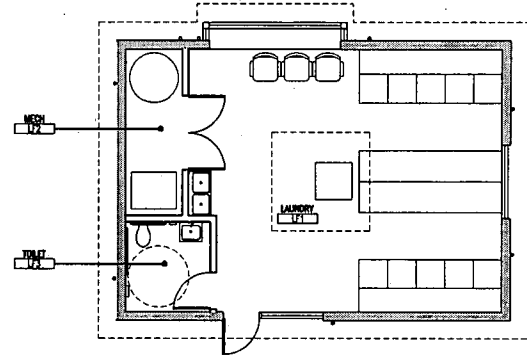
SOUTH ELEVATION (LAUNDRY FACILITY) | 6



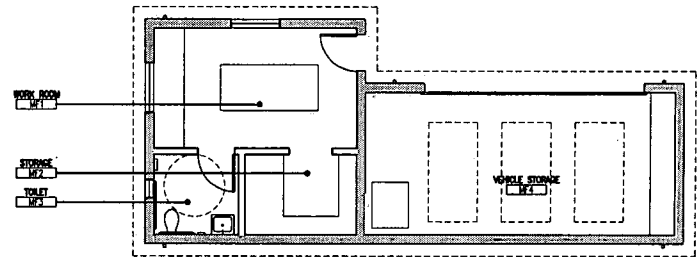
WEST ELEVATION (RAC & LAUNDRY FACILITY) | 4



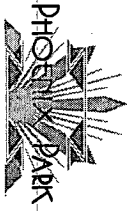
EXISTING LAUNDRY FACILITY FLOOR PLAN



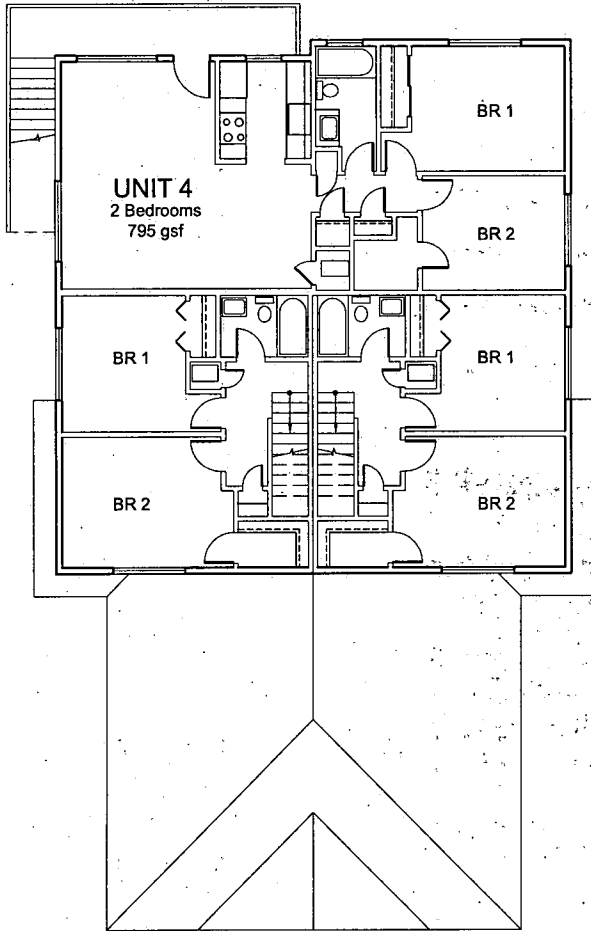
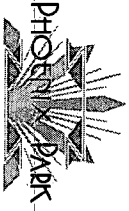
LAUNDRY FACILITY FLOOR PLAN



MAINTENANCE FACILITY FLOOR PLAN

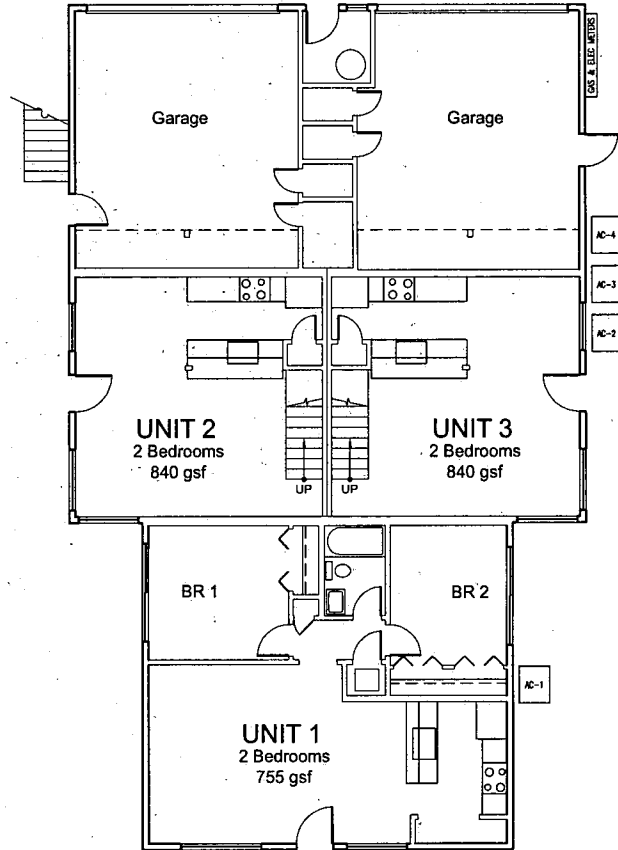


SOUTH ELEVATION - EXISTING LAUNDRY FACILITY   11	EAST ELEVATION - MAINTENANCE FACILITY   6	FRONT ELEVATION - LAUNDRY FACILITY   1
NORTH ELEVATION - EXISTING LAUNDRY FACILITY   12	SOUTH ELEVATION - MAINTENANCE FACILITY   7	BACK ELEVATION - LAUNDRY FACILITY   2
	NORTH ELEVATION - MAINTENANCE FACILITY   8	SIDE ELEVATION - LAUNDRY FACILITY   3
	WEST ELEVATION - EXISTING LAUNDRY FACILITY   9	SIDE ELEVATION - LAUNDRY FACILITY   4
(20)		
NOT USED   15	EAST ELEVATION - EXISTING LAUNDRY FACILITY   10	WEST ELEVATION - MAINTENANCE FACILITY   5

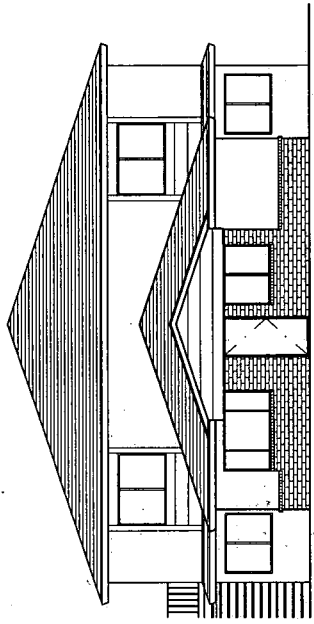


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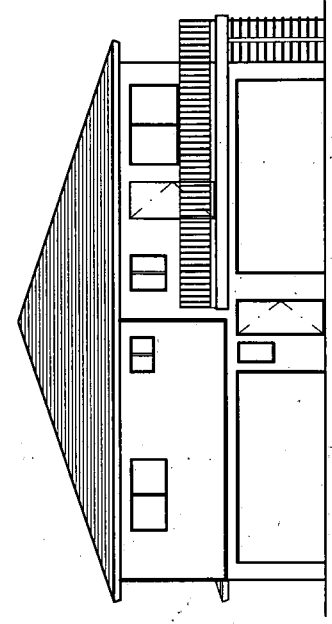
SECOND FLOOR PLAN | 2



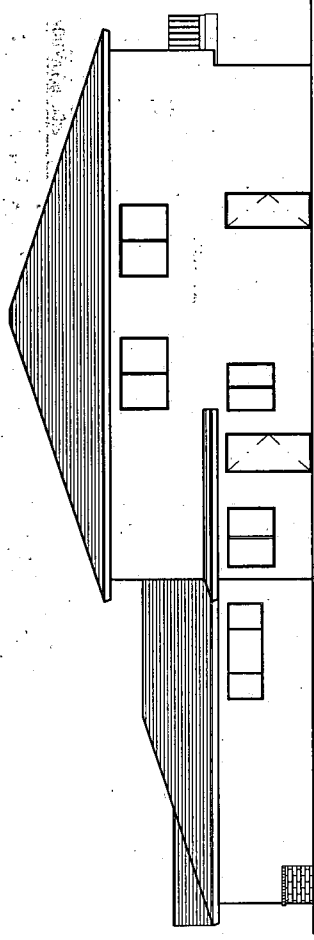
FIRST FLOOR PLAN | 1



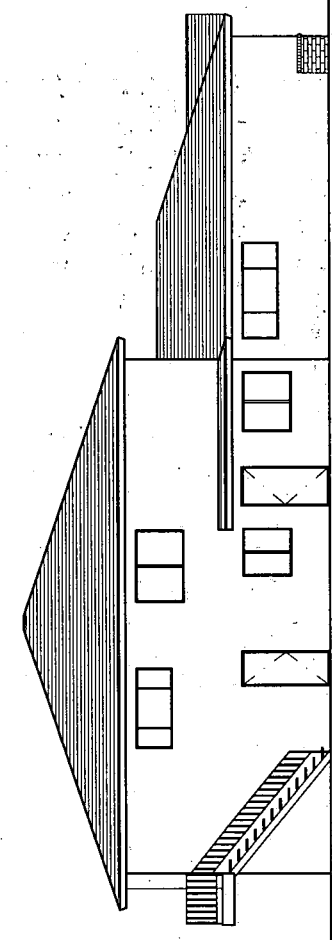
FRONT ELEVATION 1



BACK ELEVATION 2



SIDE ELEVATION 3



SIDE ELEVATION 4

(22)

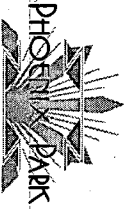


Phoenix Park Housing  
 Sacramento Housing & Redevelopment Agency

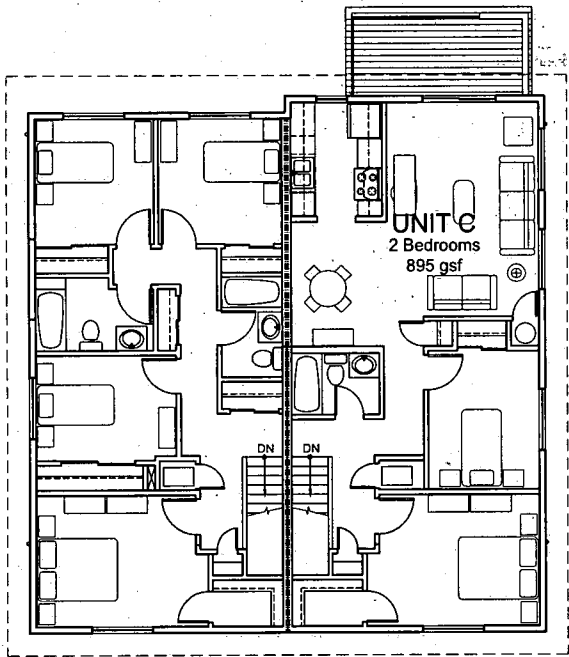
Existing Residential  
 4-Plex Elevations



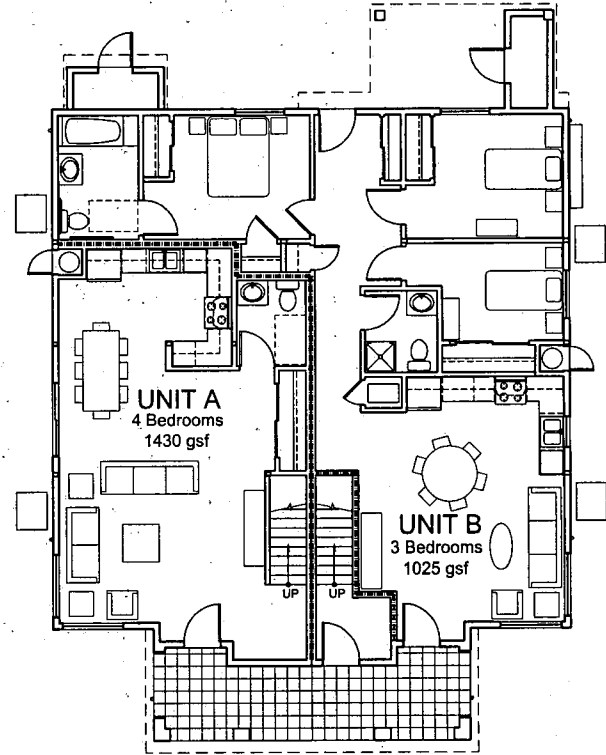
06/29/2003



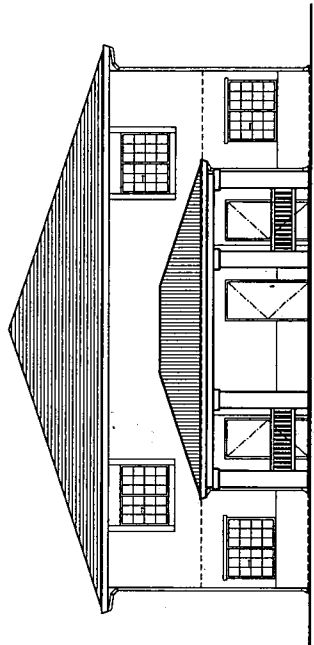
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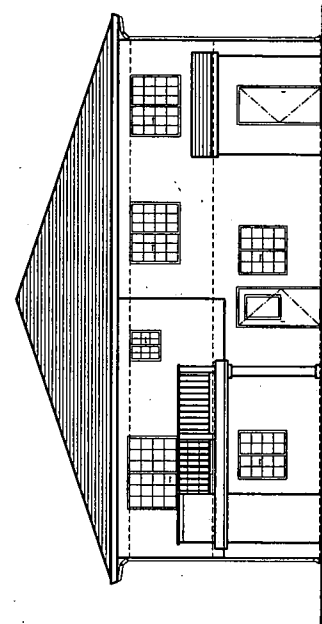
SECOND FLOOR PLAN



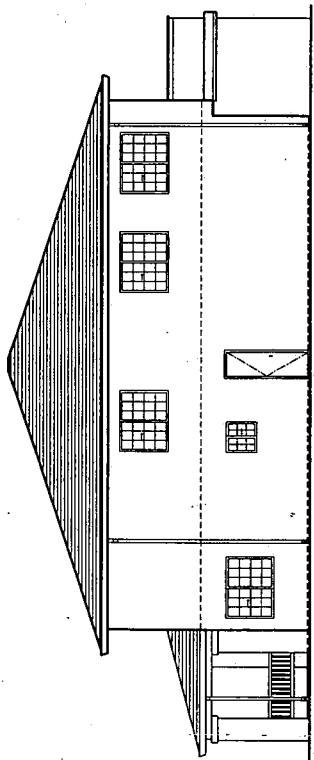
FIRST FLOOR PLAN



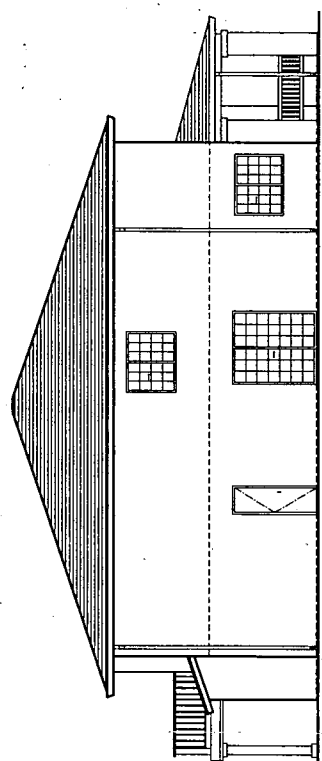
1 FRONT ELEVATION



2 BACK ELEVATION



3 SIDE ELEVATION



4 SIDE ELEVATION

(24)

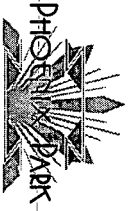


Phoenix Park Housing  
 Sacramento Housing & Redevelopment Agency

Residential Building 3  
 (3-Plex) Elevations

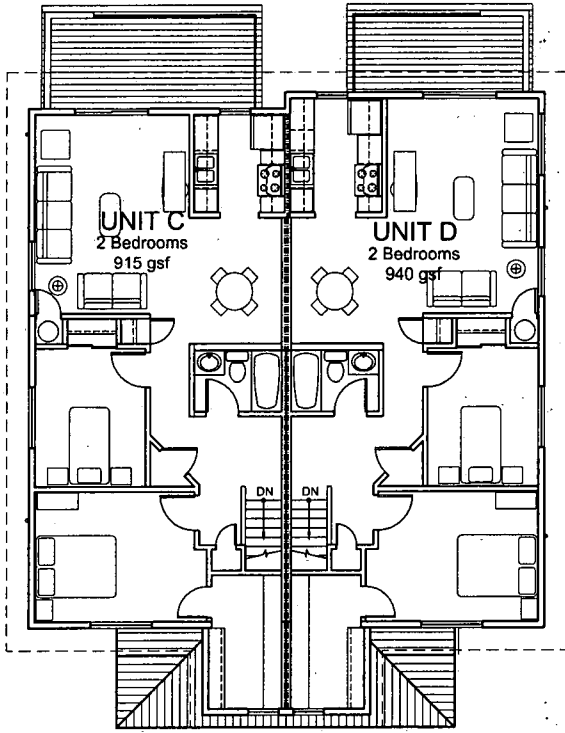


06/09/2003

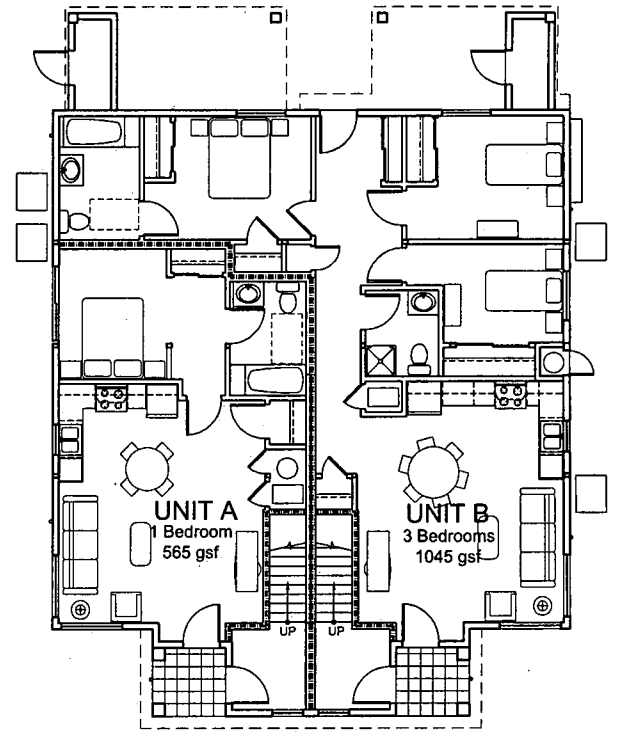


Phoenix Park Housing  
 Sacramento Housing & Redevelopment Agency

Residential Building 4  
 (4-Plex) Floor Plans

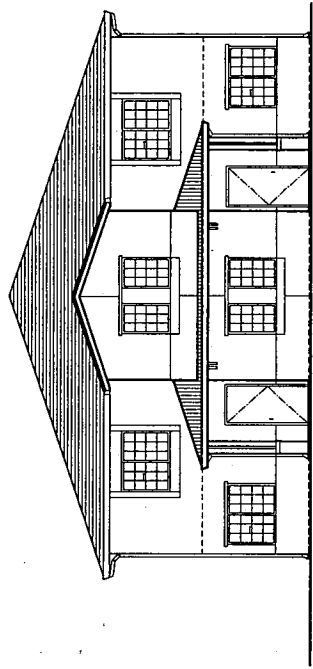


SECOND FLOOR PLAN 1/4" = 1' 2

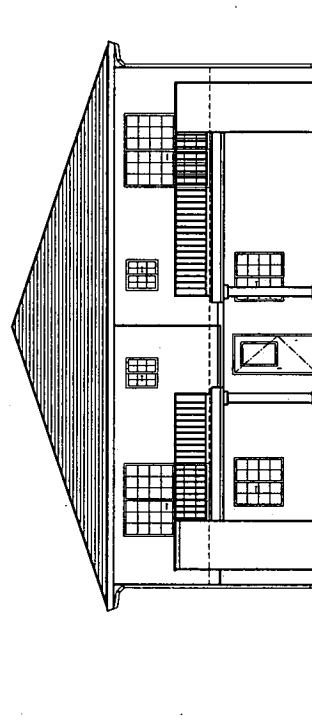


FIRST FLOOR PLAN 1/4" = 1' 1

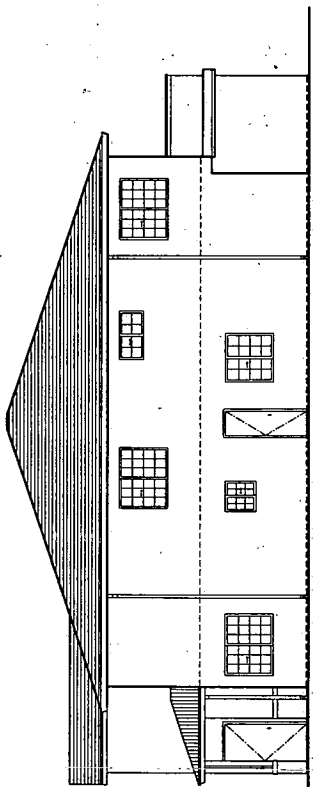
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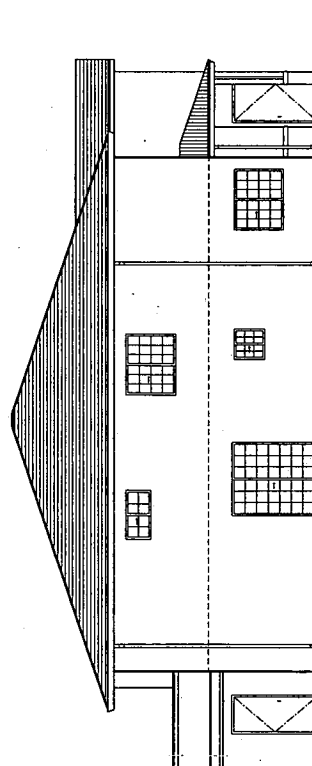
FRONT ELEVATION 1/4" 1



BACK ELEVATION 1/4" 2



SIDE ELEVATION 1/4" 3



SIDE ELEVATION 1/4" 4

(26)

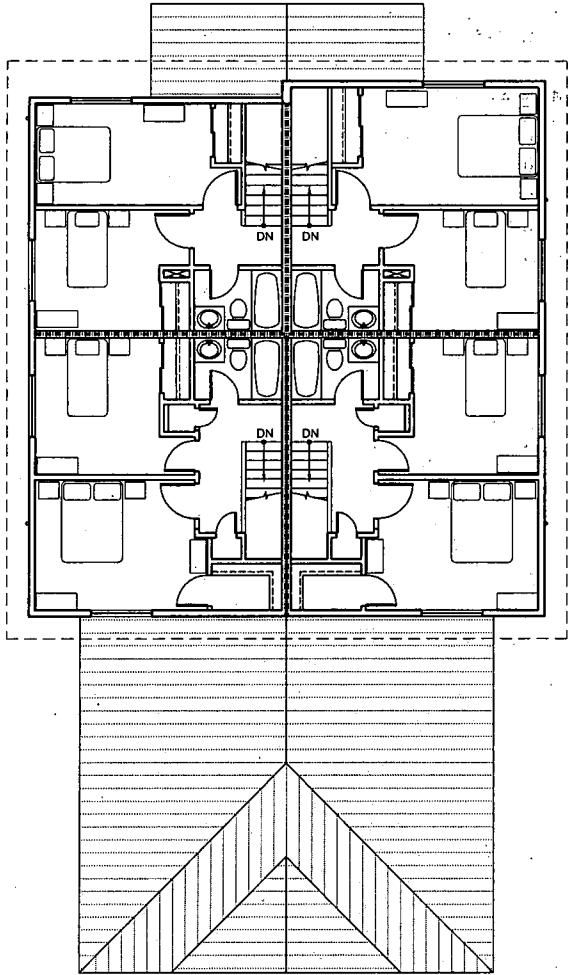
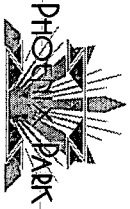


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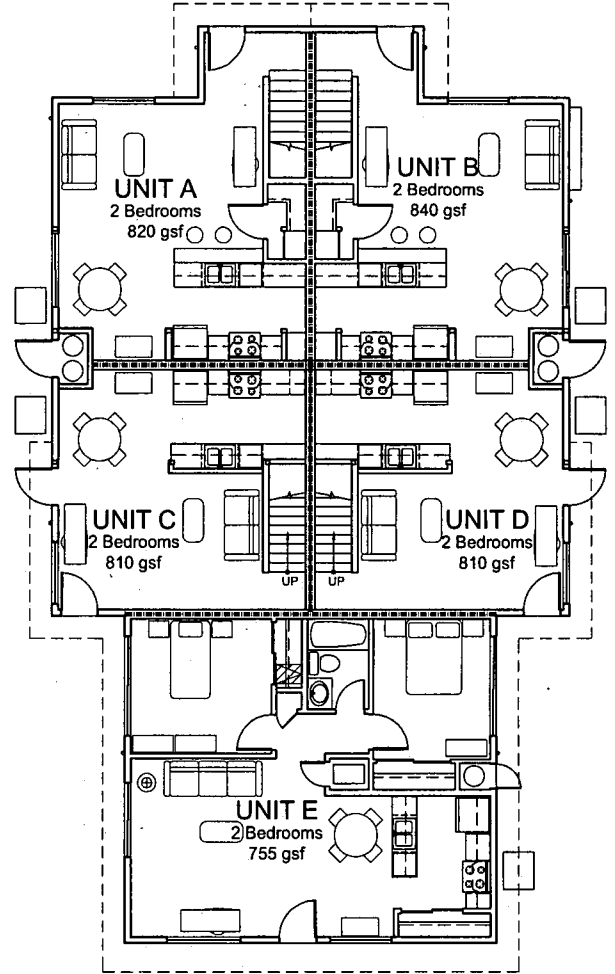
Residential Building 4  
 (4-Plex) Floor Plans



06/09/2003

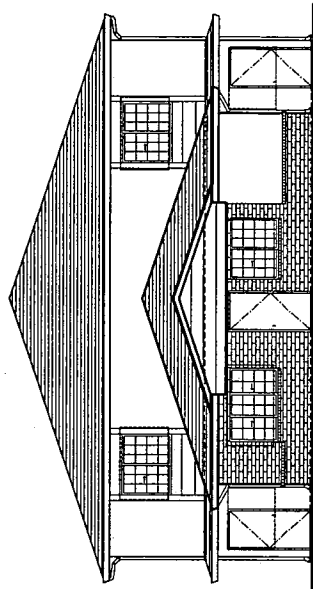


SECOND FLOOR PLAN

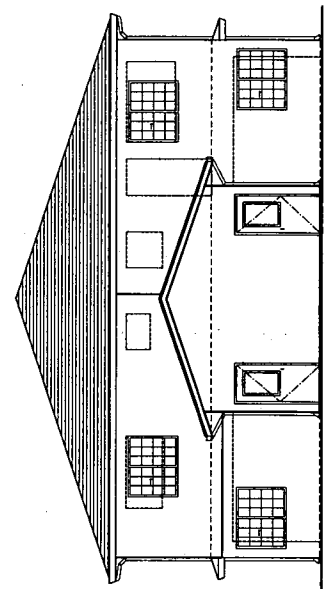


FIRST FLOOR PLAN

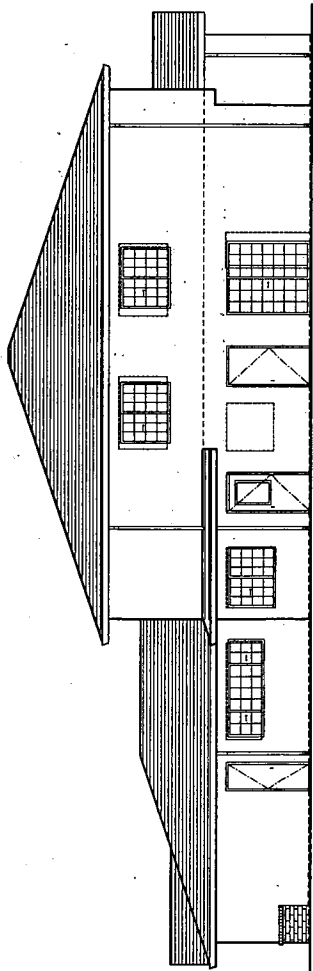
( 27 )



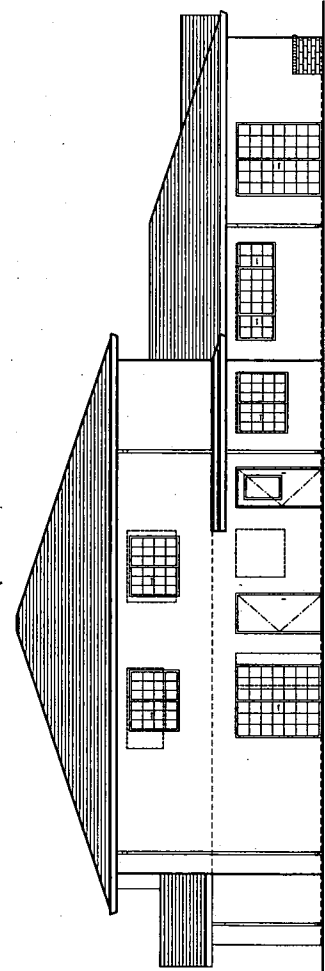
FRONT ELEVATION 1



BACK ELEVATION 2



SIDE ELEVATION 3



SIDE ELEVATION 4

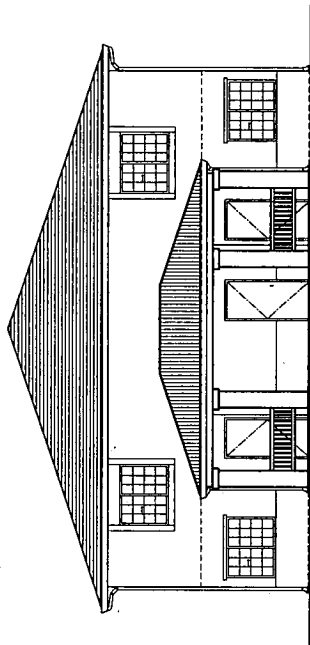
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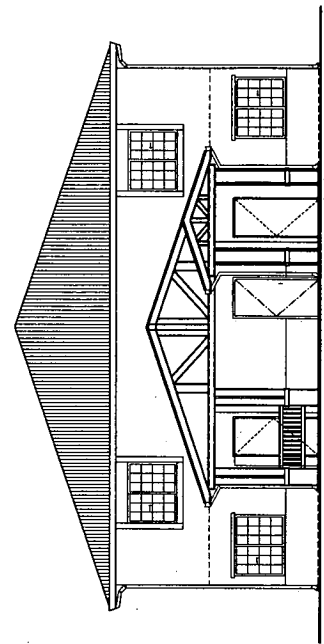
Phoenix Park Housing  
 Sacramento Housing & Redevelopment Agency

Residential Building 5  
 (5-Plex) Elevations

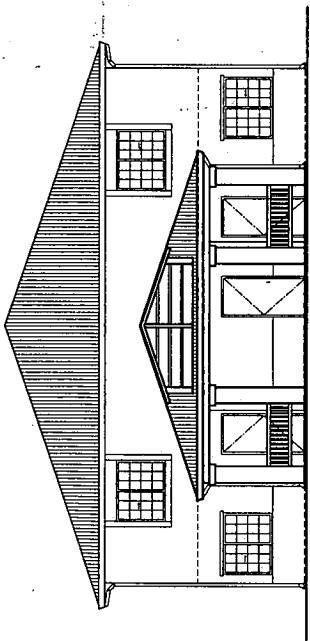




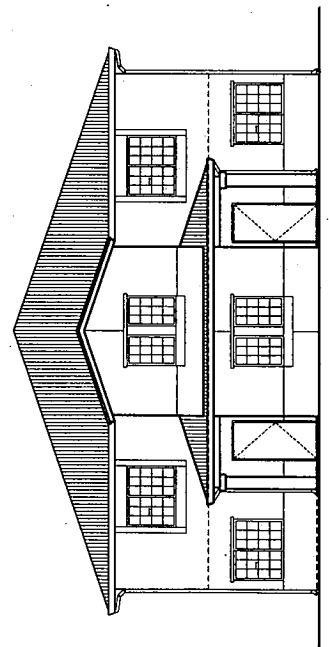
PORCH "A" ELEVATION 1



PORCH "B" ELEVATION 2



PORCH "C" ELEVATION 3



PORCH "D" ELEVATION 4

(29)



## Phoenix Park

**Estimated Construction Cost Comparison  
Rehabilitation v. New Construction**

ITEM / BUILDING	rehab		new	
	TOTAL	COST/SF	COST/SF	TOTAL
1 Haz-mat Abatement & Demo	\$2,608,070	\$6.99	\$12.32	\$4,600,000
2 Site Improvement Cost	\$3,527,124	\$9.45	\$10.71	\$4,000,000
3 Apartment Conversion Cost	\$26,758,451	\$71.68	\$85.00	\$31,732,030
4 Residents Activity Center Cost	\$1,483,245	\$139.89	\$139.89	\$1,483,245
5 Laundry Buildings - Cost for 4 Bldgs	\$689,828	\$122.66	\$122.66	\$689,828
6 Maintenance Building Cost & Equipment	\$366,010	\$248.99	\$248.99	\$366,010
<b>7 Subtotal</b>	<b>\$35,432,727</b>	<b>\$94.91</b>	<b>\$114.84</b>	<b>42,871,113</b>
8 Contingencies, Escalation & Phasing	\$3,543,273	\$9.49	\$11.48	4,287,111
<b>9 Total Estimated Construction Cost</b>	<b>\$38,976,000</b>	<b>\$104.40</b>	<b>\$126.32</b>	<b>\$47,158,224</b>
	\$108,267	cost/unit	cost/unit	\$130,995

- n.b 1. Converts 460 2-bedroom condominiums into 360 1-, 2-, 3-, 4-bedroom apartment units.  
2. Total unit space includes 373,318 sq.ft.

602B



**RESOLUTION NO. 2003-467**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

ON DATE OF

**REPLACEMENT HOUSING PLAN  
FOR PHOENIX PARK I AND II**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO:

Section 1: After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2: Pursuant to and consistent with the requirements of the Federal Housing and Community Development Act of 1074 and the California Health & Safety Code Section 33413, the replacement housing plan, as on file with the Agency Clerk, is adopted for the Phoenix Park Project I and II.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR-CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**APPROVED**  
JUN 24 2003  
OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2003-007**

**ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**

ON DATE OF

**FILED**  
JUN 24  
SACRAMENTO HOUSING AUTHORITY  
CITY OF SACRAMENTO

**REPLACEMENT HOUSING PLAN  
FOR PHOENIX PARK I AND II**

**BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF  
SACRAMENTO:**

Section 1: After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2: Pursuant to and consistent with the requirements of the Federal Housing and Community Development Act of 1974 and the California Health & Safety Code Section 33413, the replacement housing plan, as on file with the Agency Clerk, is adopted for the Phoenix Park Project I and II.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4.2B

ATTACHMENT V

APPROVED  
JUN 24 2003  
OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 2003-042

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

APPROVED  
JUN 24  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

**REPLACEMENT HOUSING PLAN  
FOR PHOENIX PARK I AND II**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

Section 1: After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2: Pursuant to and consistent with the requirements of the Federal Housing and Community Development Act of 1974 and the California Health & Safety Code Section 33413, the replacement housing plan, as on file with the Agency Clerk, is adopted for the Phoenix Park Project I and II.

\_\_\_\_\_  
CHAIR

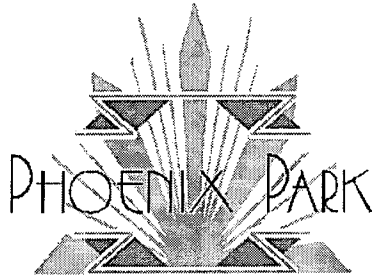
ATTEST:

\_\_\_\_\_  
SECRETARY

FOR CITY CLERK USE ONLY

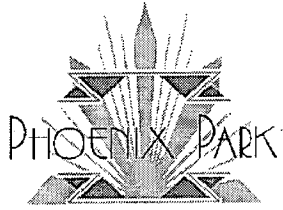
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



# Program for Construction Cost Containment

- Project Management and Oversight
  - Value Engineering
  - Strategic Incremental Cost Estimating and Design Improvements
  - Construction Management Services
  - Cost Management Design and Bidding Alternatives (incl. \$4 million adds/deducts)
  - Construction Bidding & Contingency (\$3.5 million)



# Rehab v/s New Construction

- New construction costs more:
  - Rehab Construction Cost \$108,267
  - New Construction Cost \$130,995
- Demolition costs increase
- Architecture, Engineering, and infrastructure costs increase
- Relocation, legal expenses, and acquisition do not change

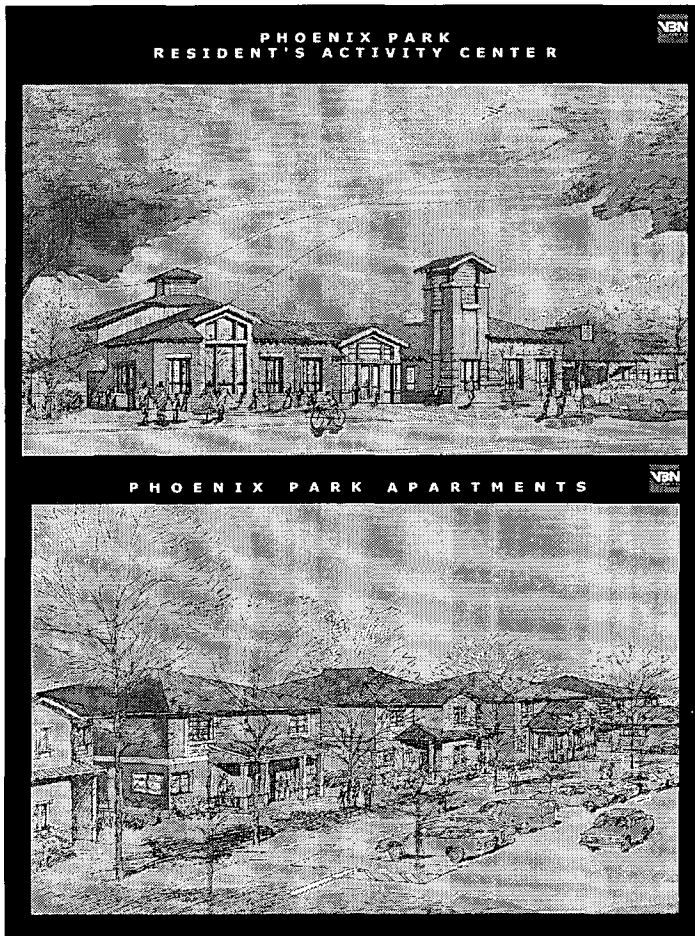


# Replacement Housing Plan

- Must comply with both Federal and State requirements
  - State requires much more replacement
  - Phoenix Park provides 141 units for inclusionary housing in other areas
  - Plan can be adopted on June 24th
- Federal requires 16 bedrooms
  - State considers tenant income levels and bedroom counts
  - State requires up to 321 very low income bedrooms
  - Very low income units produced in other project



# Program Commitment



- ✓ Continue 3-pronged approach:
  - Housing initiatives
  - Safety initiatives
  - Social/Resident services initiatives
- ✓ Monthly Council reports
- ✓ Fulfill Program for Cost Containment