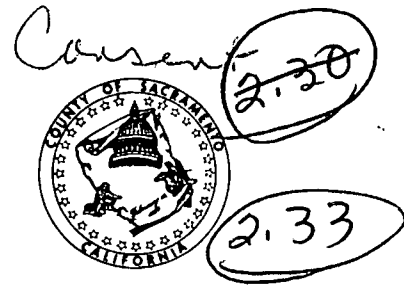




**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



July 23, 1991

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Oak Park Single Family Residential New Construction



**SUMMARY**

This report authorizes the Executive Director to: 1) approve the final plans for a maximum of ten new single family homes to be built by I & T Developers and John O. Day, General Contractor, on property currently owned by the Agency; 2) enter into Disposition and Development Agreements (DDA) and all documents related thereto, with I&T Developers and John O. Day General Contractor, in a form approved by Agency counsel, to construct the homes for sale to low or moderate income families, and to execute all documents necessary to carry out the purposes contemplated by the attached Resolution; and 3) extend loans for purchase money financing, not to exceed \$15,000 per unit as needed, for low or moderate income families purchasing single family houses constructed pursuant to the Agency's approved Disposition and Development Agreements with I & T Developers, John O. Day, General Contractor, Donald Hatler, dba South Bay Investors, or Sacramento Habitat for Humanity. Each such loan shall be secured by a deed of trust on the real property.

The staff recommends adoption of the attached resolutions.

**BACKGROUND**

On January 15, 1991, the Redevelopment Agency of the City of Sacramento authorized staff to issue a Request for Proposals (RFP) for construction of up to ten new single family homes on Agency owned land in the Oak Park Redevelopment Project Area. A RFP was issued on January 22, 1991 and was due to the Agency Clerk on February 25, 1991. Three proposals were received in response to the RFP.

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# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
July 23, 1991  
Page 2

A Selection Committee consisting of two members from the Oak Park Project Area Committee, one member of the Sacramento Housing and Redevelopment Commission, one staff member of the Sacramento Housing and Redevelopment Agency, and one representative from the construction industry was established to review the proposals submitted. After reviewing the proposals and additional information submitted, the Selection Committee recommended entering into a Disposition and Development Agreement with I&T Developers and John Day Construction to construct a total of ten (10) homes. The proposed home designs include many of the amenities found in a higher-priced home, e.g., a fireplace, two stories, and a completely equipped kitchen (i.e., a garbage disposal, built in range, etc.). Both companies are small development firms that have experience in building attractive homes in Del Paso Heights and Oak Park.

Since these contractors have not done business with the Agency before, the Selection Committee recommended that six homes be completed before construction of the other four homes. Agency staff and the two contractors concur with this recommendation. The construction costs were reviewed thoroughly by staff and the representative from the construction industry who served on the Committee. The costs were determined to be reasonable. The contractors' track records evidence strong financial capability to complete the project.

This is the second RFP released for new home construction in Oak Park. The first RFP resulted in the completion of a DDA with Donald Hatler, d.b.a. South Bay Investors, for the construction of three homes. Construction is expected to begin this summer.

## **Project Description**

Each developer will purchase the land from the Agency with a deferred note (site locations shown on Exhibit A). This note will be subordinated to the developers' privately financed construction loan and will be due upon sale of the completed home. If the potential homeowner requires additional financial assistance, however, the Agency will provide a subordinated loan to the home buyer for a portion of the land payment in an amount not to exceed \$15,000. The \$15,000 will be secured by a deed of trust on these properties. The term shall be for twenty years. The principal amount of all such loans shall be repaid with annual interest rate of 5% per year, except that no interest shall accrue in the first five years.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
July 23, 1991  
Page 3

I&T Developers is proposing to build a total of five three-bedroom homes with two car garages. Their housing units will contain 1350 square feet of living space and will sell for \$95,000. John Day Construction is proposing to build a total of five four-bedroom homes with one and one half car garages. Their housing units will contain 1300 square feet of living space and will sell for \$95,000. Site plans and elevations are attached (Exhibit B).

I&T Developers and John Day Construction will submit final building plans to the Agency and the City of Sacramento's Planning Department for approval. It is anticipated that construction will begin in August 1991 and be completed within 180 days.

## **FINANCIAL DATA**

There is no new funding required for the construction of these single family homes since they will be built on Agency owned land. However, if low or moderate income homeowners require assistance for financing, the Agency may defer a portion of the land cost payment up to \$15,000 per loan up to a maximum of \$195,000 for all projects referenced in this report. The principal amount of the loan shall accrue interest at the annual rate of five percent (5%), simple interest for twenty years. No interest shall accrue and all payments shall be deferred during the first five years of the loan term. The average parcel cost is \$21,300.

Previous approval of Oak Park residential new construction by Donald Hatler, d.b.a, South Bay Investors and Sacramento Habitat for Humanity, omitted authorization to provide financing for homebuyers. Staff proposes to include such financing and requests pursuant to this report that the Agency authorize identical purchase money financing to buyers of the South Bay Investors and Sacramento Habitat for Humanity homes.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
July 23, 1991  
Page 4

## **POLICY IMPLICATIONS**

The above recommended actions are consistent with Agency policy to increase housing stock and provide home ownership opportunities in Oak Park. The action is in compliance with the goals of the Oak Park Redevelopment Plan and the Oak Park Housing Marketing Study.

## **ENVIRONMENTAL REVIEW**

The proposed action is in furtherance of the Oak Park Redevelopment Plan, and was deemed approved at the time of Plan adoption. Per CEQA Guidelines Sections 15180, 15162 and 15163, no further environmental documentation is required. NEPA does not apply.

## **MBE/WBE**

The RFP discussed in this report was advertised in El Hispano, the Observer, the Sacramento Bee newspapers, BIDWATCH, and the Sacramento Builder's Exchange. In addition, each DDA will contain the appropriate MBE\WBE requirements.

## **VOTE AND RECOMMENDATION OF THE OAK PARK PROJECT AREA COMMITTEE (PAC)**

At its January 9, 1991 meeting the Oak Park PAC delegated its recommendation for selection of contractors to the Selection Committee.

## **VOTE AND RECOMMENDATION OF THE COMMISSION**

At its meeting of July 10, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

**AYES:** Cespedes, Moose, Simon, Wooley, Yew, Strong

**NOES:** None

**NOT PRESENT TO VOTE:** Diepenbrock

**ABSENT:** Amundson, Pernell, Simpson, Williams

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
July 23, 1991  
Page 5

## RECOMMENDATION

Staff recommends adoption of the attached resolution, which authorizes the Executive Director to: 1) review and approve the final plans for ten new homes to be built by I & T Developers and John O. Day, General Contractor, 2) enter into Disposition and Development Agreements and all documents related thereto, with I&T Developers and John O. Day General Contractor, in a form approved by Agency counsel, to construct single family homes for sale to low or moderate income families, and to execute all documents necessary to carry out the purposes contemplated by the attached Resolution, and 3) extend loans for purchase money financing, not to exceed \$15,000 per unit, for low or moderate income families purchasing single family houses constructed pursuant to the Agency's approved Disposition and Development Agreements with I & T Developers, John O. Day, General Contractor, Donald Hatler, dba South Bay Investors, or Sacramento Habitat for Humanity. Each such loan shall be secured by a deed of trust on the real property.

Respectfully submitted,

  
JOHN E. MOLLOY  
Executive Director

TRANSMITTAL TO COUNCIL

July 23, 1991  
D-5

  
WALTER J. SLIPE  
City Manager

Contact Person: Leslie Fritzsche  
440-1315

JEM\KEM\jr

F:\KEM\DDANEWCN

**RESOLUTION NO. 91-060**



ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

**REVIEW AND APPROVAL OF PLANS FOR OAK PARK SINGLE FAMILY RESIDENTIAL NEW CONSTRUCTION; EXECUTION OF DISPOSITION AND DEVELOPMENT AGREEMENTS WITH I & T DEVELOPERS AND JOHN O. DAY GENERAL CONTRACTOR; HOMEOWNER PURCHASE MONEY FINANCING**

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

Section 1: The Executive Director is authorized to review and approve the final plans for ten new homes to be built by I & T Developers and John O. Day, General Contractor.

Section 2: The Executive Director is authorized to enter into Disposition and Development Agreements with I & T Developers and with John O. Day, General Contractor, in a form approved by Agency counsel, to construct single family homes for sale to low or moderate income families, and to execute all documents necessary to carry out the purposes contemplated by this Resolution. Each unit to be constructed shall include three or four bedrooms, attached garages, major kitchen appliances, and other amenities as set forth in the developer's proposals, and shall be sold to a qualified purchaser for \$95,000.

Section 2: The Executive Director is authorized to extend loans for purchase money financing, not to exceed \$15,000 per unit, for low or moderate income families purchasing houses constructed pursuant to the Agency's approved disposition and development agreements with I & T Developers; John O. Day, General Contractor; Donald Hatler, dba South Bay Investors; or Sacramento Habitat for Humanity. Each such loan shall be secured by a deed of trust on the real property. The term shall be for twenty years and the principal amount of the loan shall bear interest at an annual rate of 5%, except that no interest shall accrue in the first five years and all payments shall be deferred during the first five years of the loan term.

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

**FOR CITY CLERK USE ONLY**

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

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

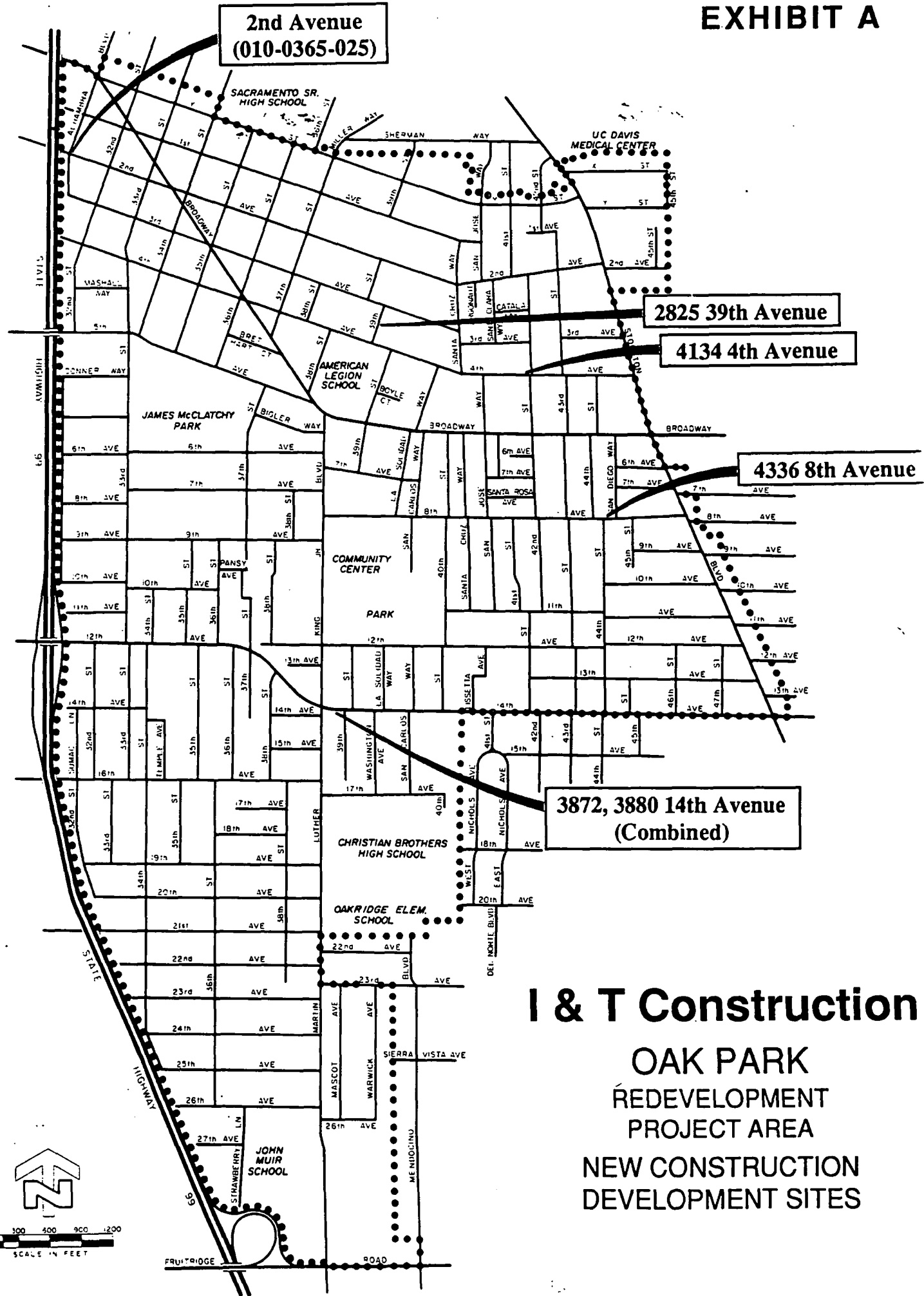
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(010-0365-025)

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4134 4th Avenue

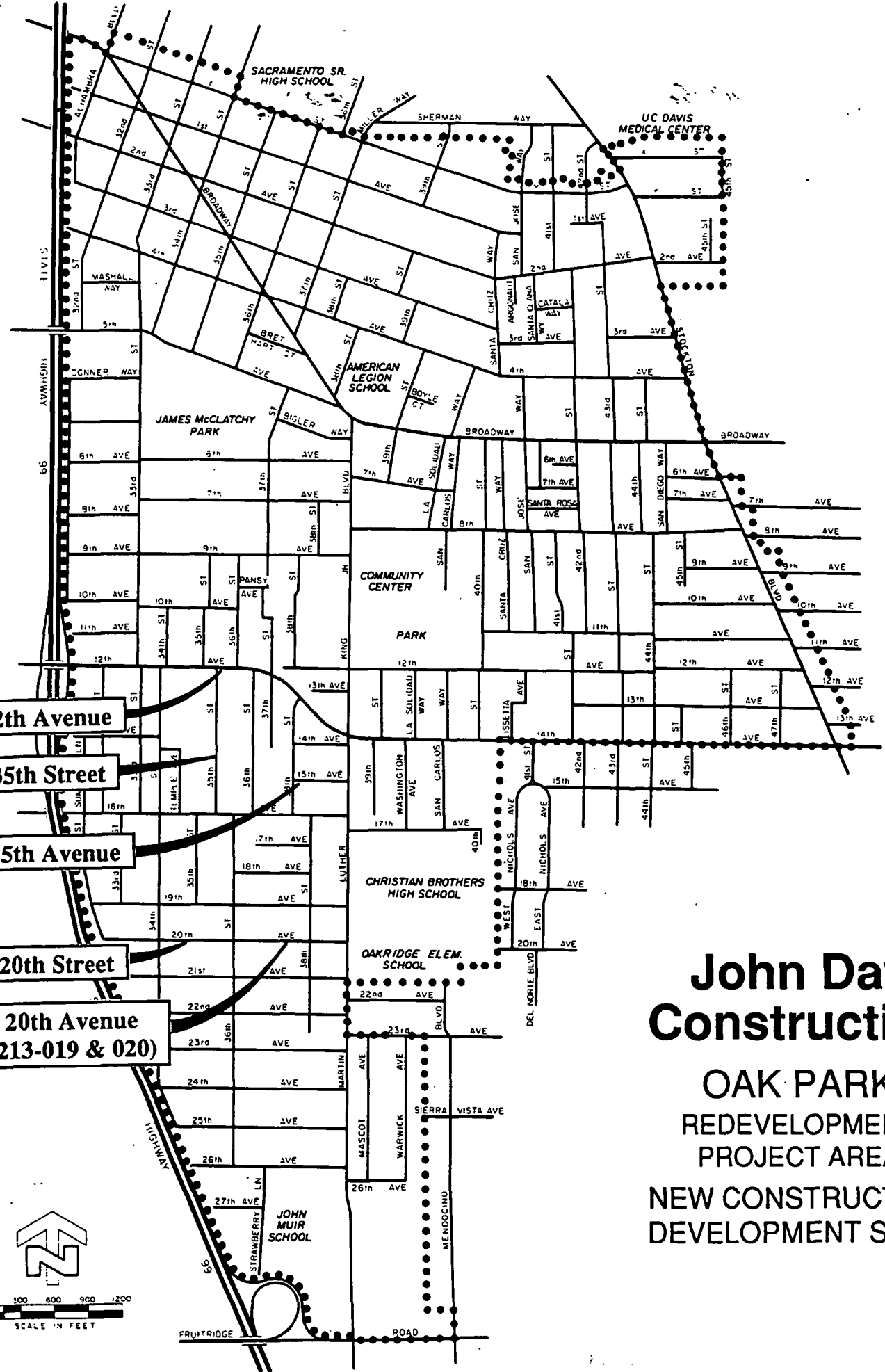
4336 8th Avenue

3872, 3880 14th Avenue  
(Combined)



**I & T Construction**  
**OAK PARK**  
 REDEVELOPMENT  
 PROJECT AREA  
 NEW CONSTRUCTION  
 DEVELOPMENT SITES

..... PROJECT AREA BOUNDARY



3510 12th Avenue

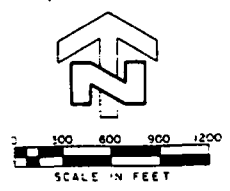
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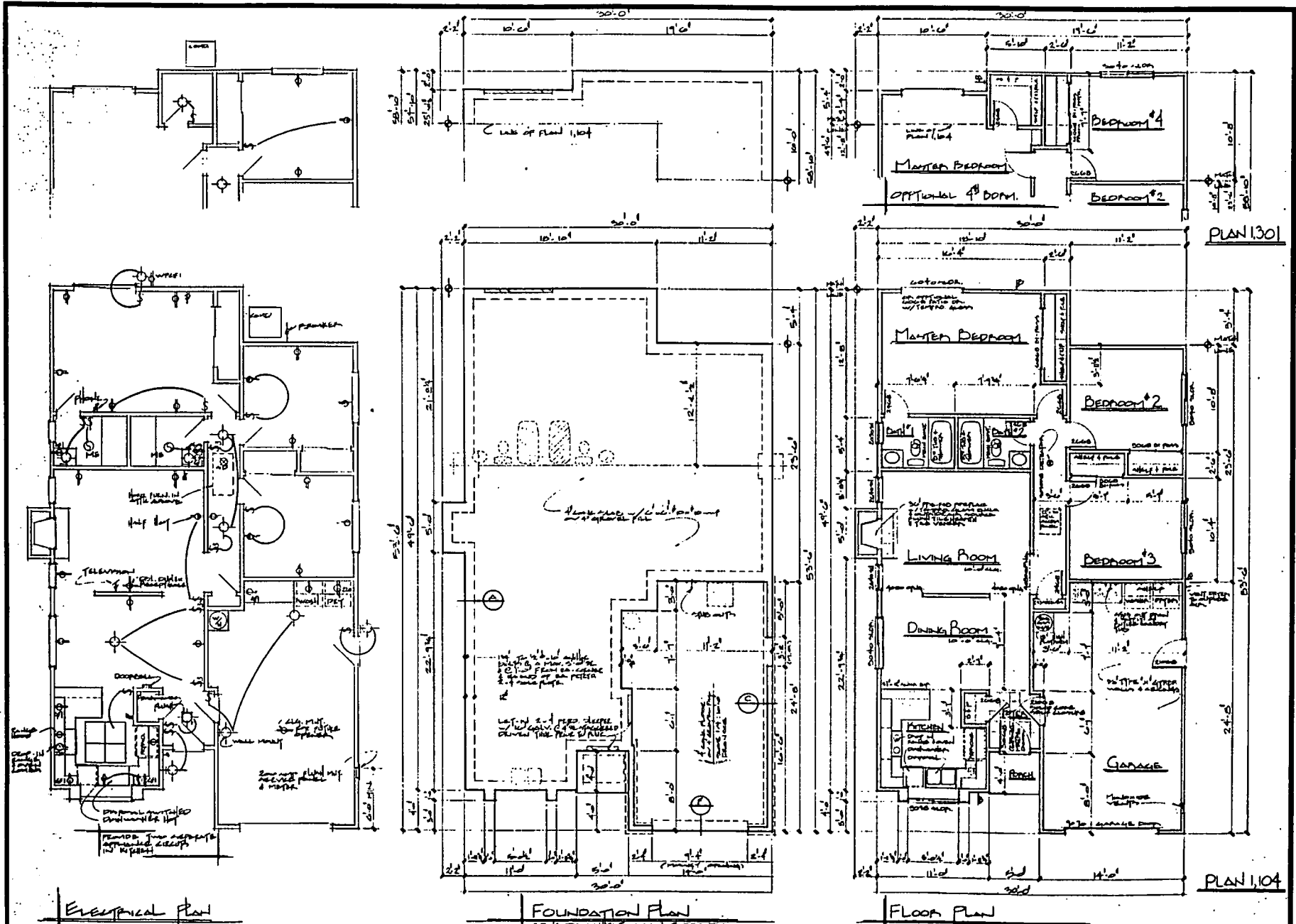
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**John Day  
Construction**  
**OAK PARK  
REDEVELOPMENT  
PROJECT AREA**  
**NEW CONSTRUCTION  
DEVELOPMENT SITES**



..... PROJECT AREA BOUNDARY



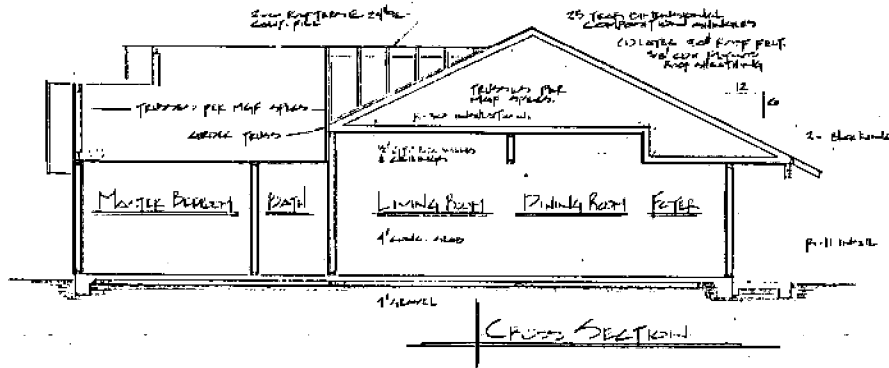



ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

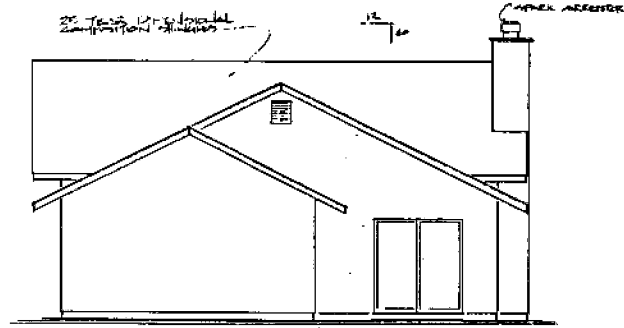
A SINGLE FAMILY HOME w/3 Bedrooms 2 Baths 104  
A SINGLE FAMILY HOME w/4 Bedrooms 1 Bath 130



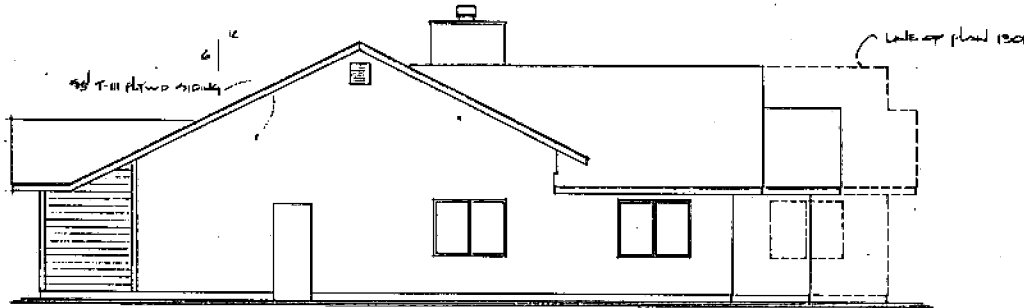
02-10-11
1/4" = 1'-0"
02/10/11



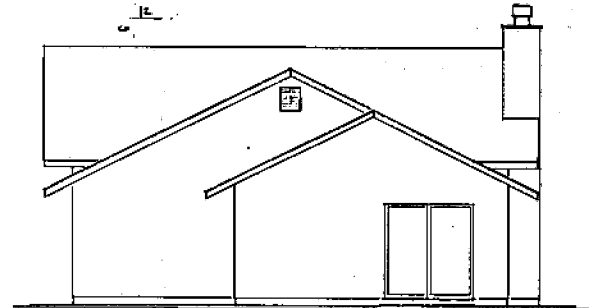
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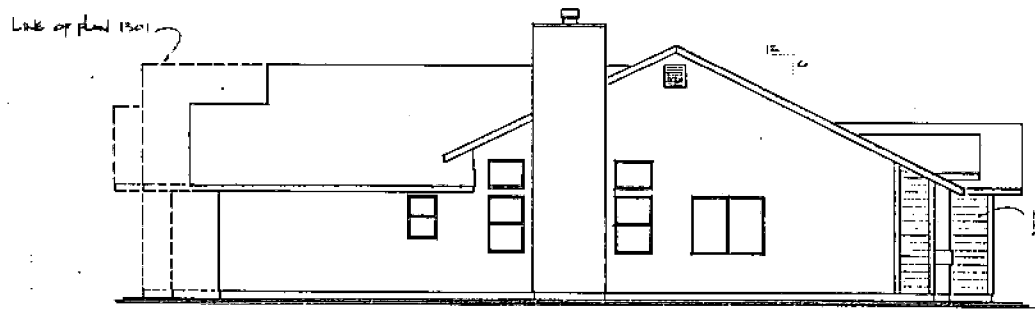
REAR ELEVATION PLAN 1301



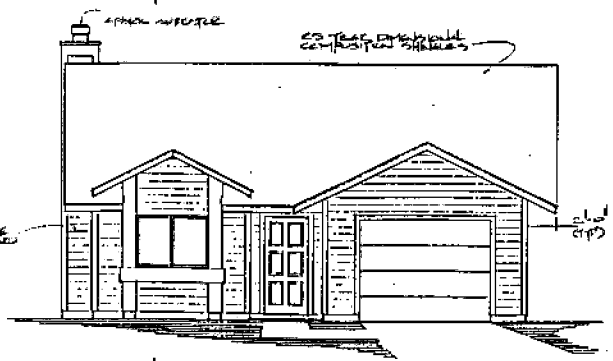
RIGHT ELEVATION



REAR ELEVATION PLAN 104



LEFT ELEVATION



FRONT ELEVATION

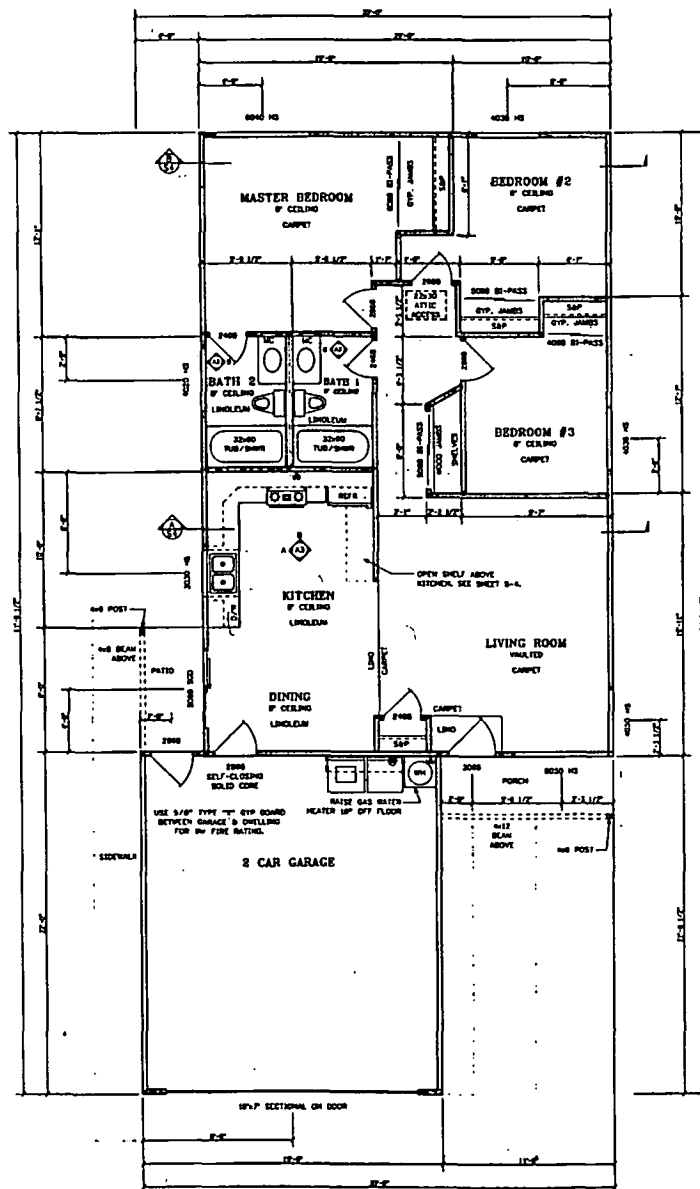
REVISION	DATE

THE CONTENTS OF THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THESE DRAWINGS SHALL BE INDICATED BY A REVISION TABLE. THESE DRAWINGS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT.

SKYLAR FAMILY HOME 3 Bed 2 Bath 104  
+ OPTIONAL 4 Bedroom 1301



DATE	02-19-11
BY	MA
PROJECT	0210101-101



ROOF MOUNTED HVAC UNIT.  
VERIFY MAKE & MODEL AND  
LOCATION PRIOR TO CONSTRUCTION.

SEE E-1 FOR ELECTRICAL PLAN  
FLOOR AREA: 1040 SQ FT

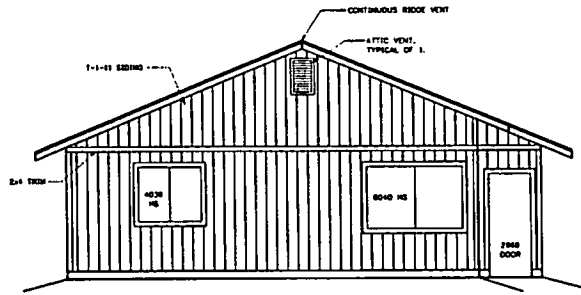


FLOOR PLAN

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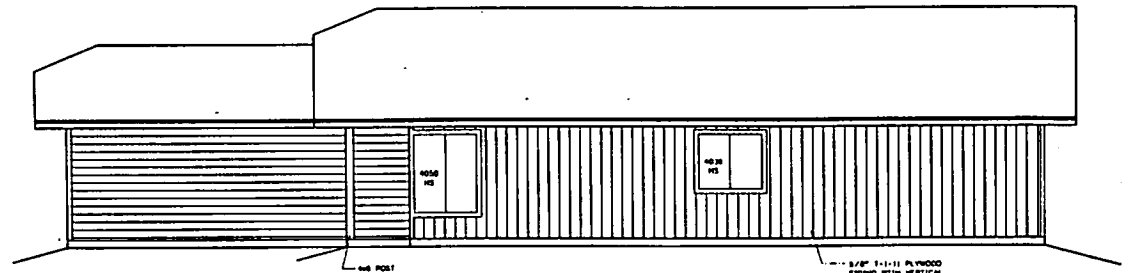
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FIELD DIMENSIONS TAKE PRECEDENCE

DO NOT SCALE  
FIELD DIMENSIONS TAKE PRECEDENCE



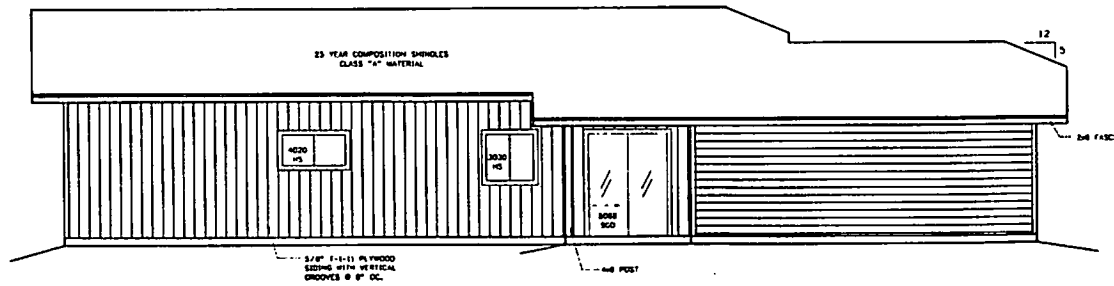
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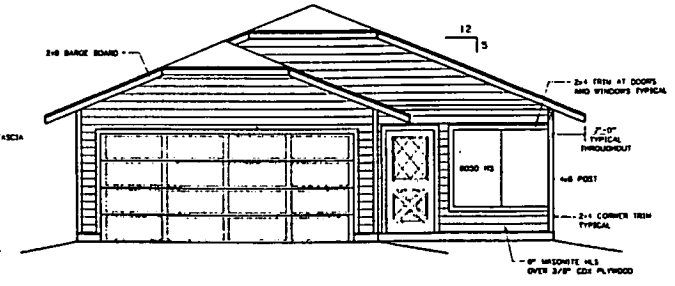
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LEFT ELEVATION

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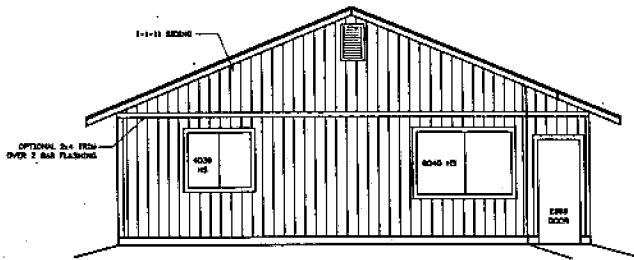


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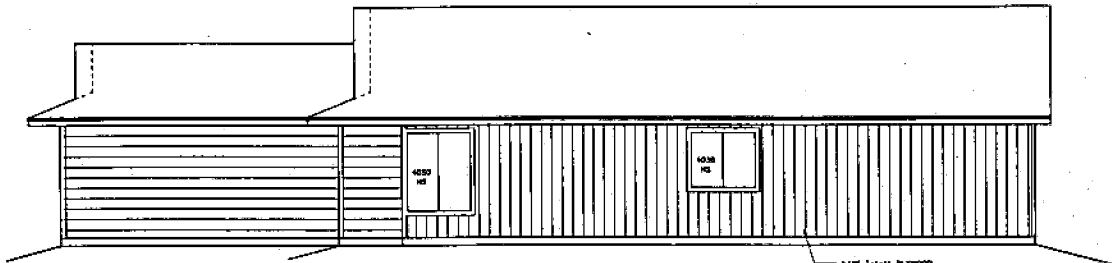
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FIELD DIMENSIONS TAKE PRECEDENCE



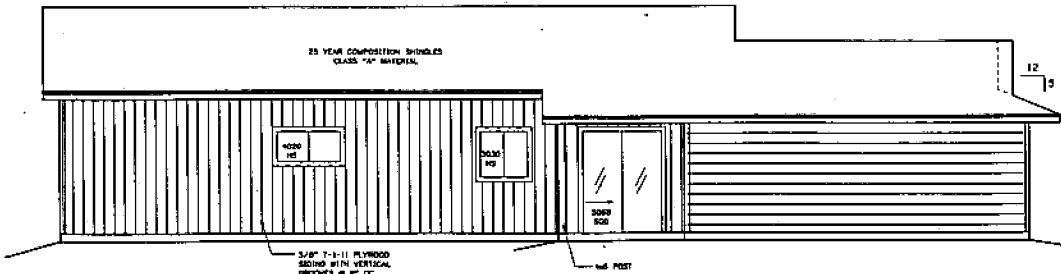
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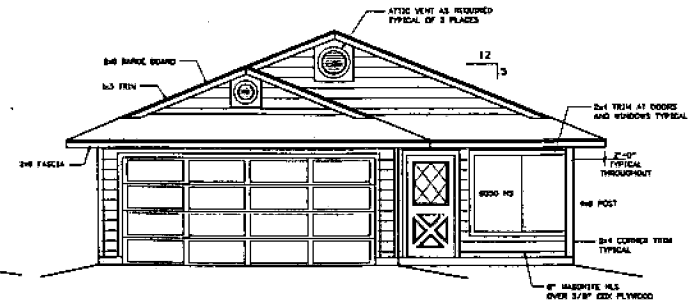
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LEFT ELEVATION

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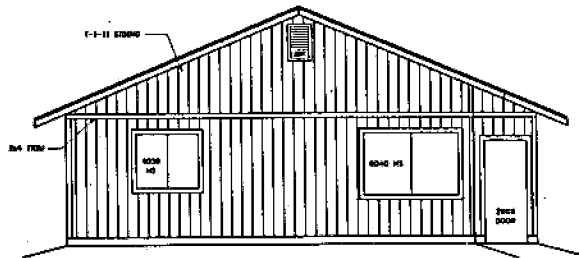


FRONT ELEVATION

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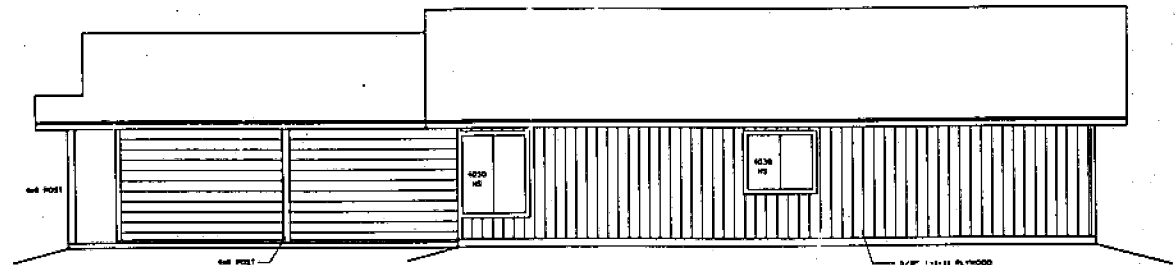
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DO NOT SCALE  
FIELD DIMENSIONS TAKE PRECEDENCE



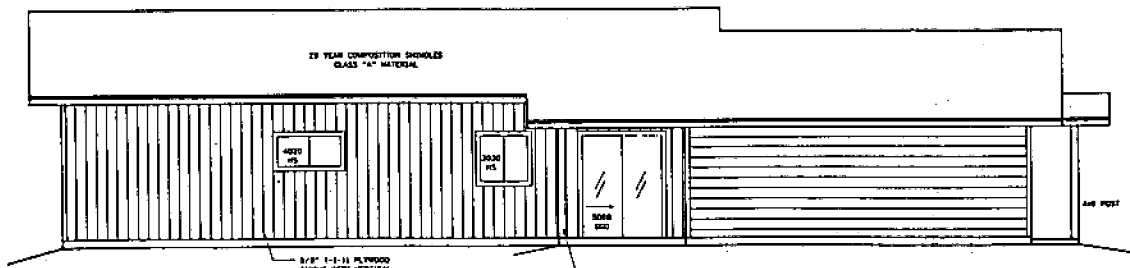
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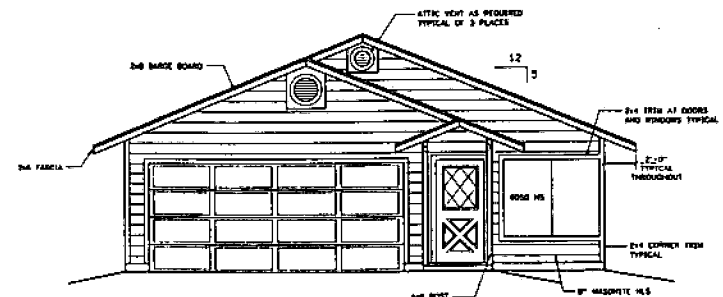
RIGHT ELEVATION

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LEFT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

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ELEVATION STYLE "B"