



INVESTING IN COMMUNITIES

NOTICE OF MEETING

Sacramento Housing and Redevelopment Commission

Wednesday, January 18, 2012 - 6:00 p.m.

801 12th Street, Sacramento, Commission Room

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF ACTION SUMMARY SYNOPSIS

1. Synopsis – December 7, 2011

CITIZENS COMMENTS

2. While the Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Please fill out a speaker card and present it to the Agency Clerk if you wish to speak under Citizen Comments or on a posted agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at this time. Commission attendees are requested to silence any cell phones or pagers that they have in their possession.

PUBLIC HEARING

3. Removal of a United States Department of Housing and Urban Development (HUD) Declaration of Trust on Real Property Located at North B Street and Bannon Street*

BUSINESS

4. Declaration Of Surplus Property; Approval Of The Disposition Of Housing Authority Owned Non-Dwelling Real Property Located At 0 North B Street And Bannon Street To The City Of Sacramento
5. Approval of an Application for the Disposition of Housing Authority Owned Properties located at 4052 Weymouth Lane, 4225 Weymouth Lane, and 7512 Franklin Boulevard, #1, Sacramento, CA
6. Approval of Update to Agency Schedule of Fees and Charges

ELECTION OF SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION OFFICERS FOR 2012

EXECUTIVE DIRECTORS REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

*Commission final action

Staff reports are available for public review on the Agency's website www.shra.org and include all attachments and exhibits. Hard copies are available at the Agency Clerk's office (801 12th Street) for 10 cents per page. A copy of materials for this agenda will be available at the meeting for public review. **Assistance for the Disabled:** Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



SYNOPSIS

**Sacramento Housing and Redevelopment Commission (SHRC)
December 7, 2011**

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:10 p.m. by Chair Gale Morgan.

PRESENT: Alcalay, Chan, Fowler, Johnson, Le Duc, Morgan, Morton, Rosa, Shah, Stivers

ABSENT: Gore

STAFF PRESENT: Vickie Smith, Cindy Parker, Tia Patterson, LaShelle Dozier, Nick Chhotu, Chris Pahule, Cassandra Jennings, Karen Wallace, Christine Weichert, Brian Lengyel, Don Cavier, Greg Wessel, Angela Jones, Mary Liz Paulson, Oillia Alupoie, Angie Cantrill

APPROVAL OF AGENDA

No changes recommended.

1. **APPROVAL OF ACTION SUMMARY SYNOPSIS**

Action Summary Synopsis for November 16, 2011 was approved.

2. **CITIZEN COMMENTS**

none

PRESENTATION

3. **Family Self Sufficiency Program Graduate recognition**

Mary Liz Paulson and Nick Chhotu, SHRA Assistant Directors, introduced graduates from the public housing and housing choice voucher Family Self Sufficiency programs and presented them with their checks.

4. **Vibe Program update**

Nick Chhotu, SHRA Assistant Director, and Kaitlyn Dotson from the Vibe Program updated the Commission on Vibe's activities and status of the organization.



January 18, 2012

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT Removal of a United States Department of Housing and Urban
Development (HUD) Declaration of Trust on Real Property Located at
North B Street and Bannon Street

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to remove a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust inadvertently placed upon real property located at North B Street and Bannon Street (APN 001-0061-025) and to inform HUD of the corrective action.

CONTACT PERSONS

Nick Chhotu, Assistant Director of Housing – Public Housing, 916-440-1334

SUMMARY

In 1983, the Redevelopment Agency of the City of Sacramento deeded Assessor's Parcel number 001-0061-025 to the Housing Authority of the City of Sacramento. The parcel, which was originally purchased by the Redevelopment Agency for \$68,000, was subsequently transferred to the Housing Authority of the County of Sacramento.

At that time, the Housing Authority intended to use the property for a future central maintenance facility. This project never came to fruition and the Housing Authority purchased an existing building at a different location in 1988 for the central maintenance facility. The property has remained vacant and undeveloped since acquisition. The property was not purchased with public housing funds and no public housing funds have been expended on the property.

A HUD Declaration of Trust (DOT) was recorded with the Housing Authority of the City of Sacramento on the property in 1989, six years after the property had been transferred to the Housing Authority of the County of Sacramento. Staff believes that this DOT was recorded in error. The intent was to place the DOT on an adjacent parcel also owned by the Housing Authority where a VOA shelter is located.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
January 18, 2012
Page 2

The City of Sacramento wishes to acquire the property as is from the Housing Authority of the County of Sacramento for use as a security buffer around their water treatment plant, but can not do so until the DOT has been removed. Staff is therefore recommending approval of the actions recommended in this report to remove the DOT on the property.

FINANCIAL CONSIDERATIONS

The recommended actions in this report require no funding.

POLICY CONSIDERATIONS

This Public Housing Authority complies with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

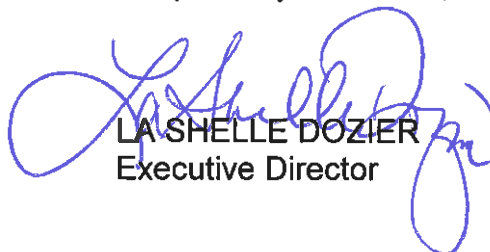
ENVIRONMENTAL REVIEW

The actions herein are administrative in nature and do not constitute a project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378. Although HUD will be informed of the actions correcting an administrative issue, there will be no federal funding involved or federal properties impacted; therefore, the National Environmental Policy Act (NEPA) does not apply. No additional environmental review is required.

M/WBE CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

January 18, 2012

REMOVAL OF A U.S. HUD DECLARATION OF TRUST ON REAL PROPERTY LOCATED AT 0 NORTH B STREET AND BANNON STREET (APN 001-0061-025)

WHEREAS, the Housing Authority of the City of Sacramento requests approval to remove a United States Department of Housing and Urban Development (HUD) Declaration of Trust from the property which staff has determined was accidentally placed on the property which is owned by the Housing Authority of the County of Sacramento; and

WHEREAS, the property was not purchased with public housing funds and no public housing funds have been expended on the property; and

WHEREAS, all actions proposed are administrative in nature, and do not constitute a project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378. No additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, as stated above are approved.

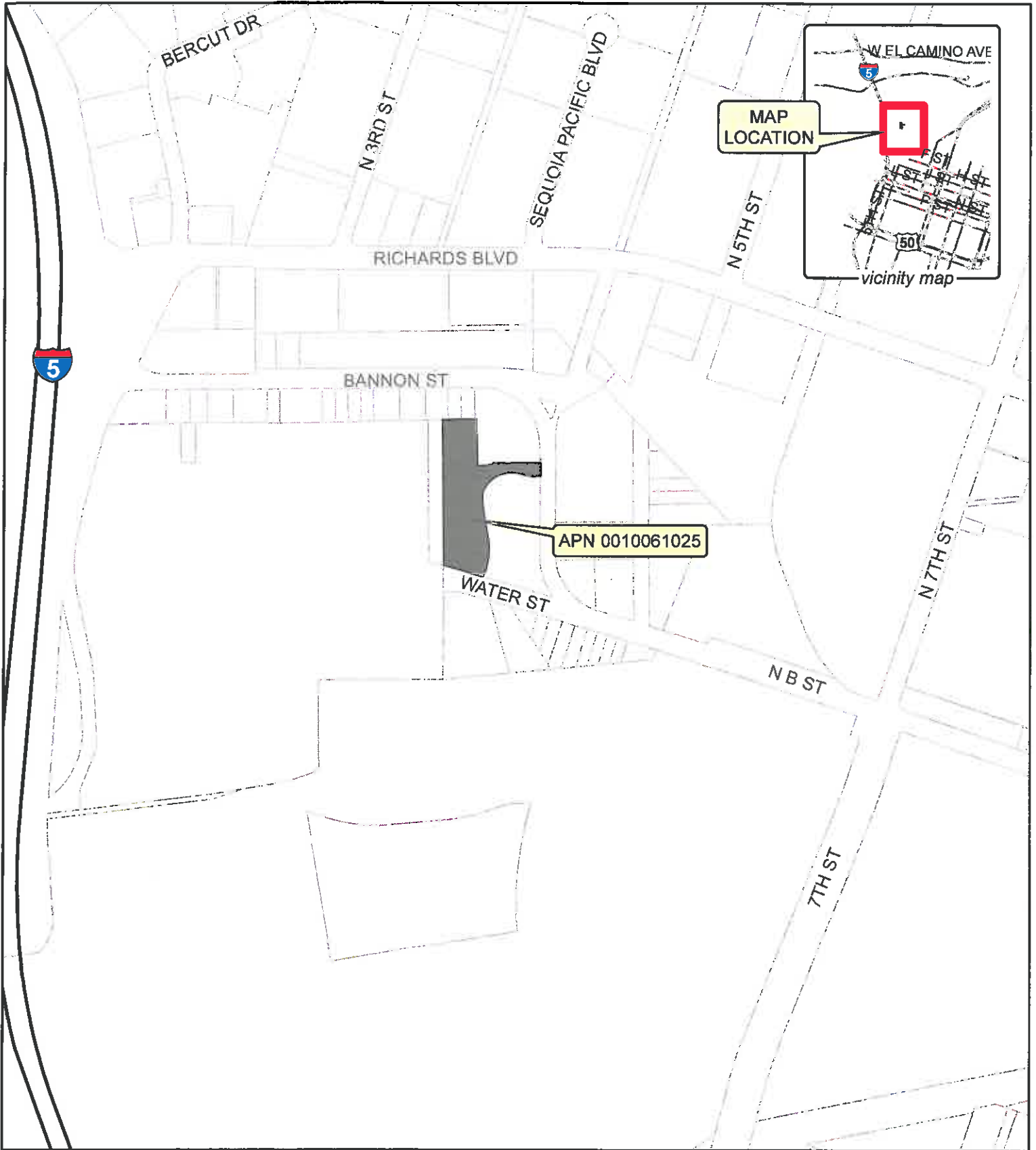
Section 2. The Executive Director, or her designee, is authorized to remove a U.S. Department of Housing and Development Declaration of Trust inadvertently recorded against real property located at 0 North B Street and Bannon Street (APN 001-0061-025) and inform HUD of this corrective action and to provide HUD with necessary documentation, if required by HUD, to affect this action.

CHAIR

ATTEST:

CLERK

SHRA 0 North B Street and Bannon Street



 Project Parcel

0 500 1,000 Feet



SHRA GIS
December 15, 2011



January 13, 2012

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Declaration of Surplus Property; Approval of the Disposition of Certain County Housing Authority Non-Dwelling Real Property located at 0 North B Street and Bannon Street to the City of Sacramento

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the County of Sacramento.

RECOMMENDATION

The staff recommends approval of the recommendations outlined in this report.

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
February 7, 2012

To: Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Declaration Of Surplus Property; Approval Of The Disposition Of Housing Authority Owned Non-Dwelling Real Property Located At 0 North B Street And Bannon Street To The City Of Sacramento

Supervisory
District: Serna

Contact: Nick Chhotu, Assistant Director of Housing, 440-1334
Brad Satterwhite, Housing Analyst, 449-6220

Overview

Staff recommends that the Housing Authority declare real property located at North B Street and Bannon Street (APNs 001-0210-024 and 001-0061-025) as surplus property, approve an application to the United States Department of Housing and Urban Development (HUD) for disposition of said property, and authorize the sale of the property for fair market value. The prospective buyer is the City of Sacramento. The City intends to use the property to create a security buffer around their Water Treatment Plant. The property, originally planned for a Housing Authority Central Maintenance Facility, has been vacant and undeveloped since acquisition.

Recommendations

Adopt a **Housing Authority Resolution**: 1) declaring the property to be surplus; 2) approving the disposition of certain County of Sacramento Housing Authority non-dwelling real property located at 0 N B Street and Bannon Street (APN 001-0210-024, 001-0061-025) to the City of Sacramento for \$319,700, and 3) authorizing the Executive Director to amend the Housing Authority's budget to accept sales proceeds in the amount of \$251,712.36 of the total \$319,700 and allocate up to \$67,987.64 of sales proceeds to the Project 2-A Tax Increment Fund.

Measures/Evaluation

It is the intent of the Housing Authority to transfer ownership of the non-dwelling property to the Housing Authority of the County of Sacramento Central Office Cost Center (COCC) and use the proceeds from the sale of the non-dwelling property to contribute to its capital and operating fund needs by disposing of assets no longer needed for the operation of public housing projects.

Fiscal Impact

It is estimated that \$319,700 will be received through the sale of the property, \$251,712.36 of which will be allocated to the COCC and \$67,987.64 will be reassigned to the Project 2-A Tax Increment Fund. Any remaining funds will be transferred to the COCC. The proceeds of the sale to the prospective buyer (City of Sacramento) is considered program income to the Housing Authority.

BACKGROUND

The Housing Authority acquired APN 001-0210-024 from the City of Sacramento in 1983 for \$60,300. APN 001-0061-025 was deeded to the Housing Authority in 1983 by the Redevelopment Agency of the City of Sacramento, who originally purchased the parcel for \$67,987.64 with Project 2-A Tax Increment Funds (Downtown Tax Increment). In 1983, steps were taken to merge these two parcels into one legal parcel. However, the assessor did not change the parcel book layout. As a result, the parcel acquired from the City continued to show as a separate legal parcel, APN 001-0210-024.

Originally it was the intent of the Housing Authority to use the property for the construction of a central maintenance facility. This project never came to fruition and the Housing Authority purchased an existing building at a different location in 1988 for the central maintenance facility. The subject property has remained vacant and undeveloped since acquisition.

DISCUSSION

The City of Sacramento wishes to acquire the property for use as a security buffer around their water treatment plant, and staff is recommending the sale of the property to them at fair market value for this purpose. HUD has issued PIH (Public and Indian Housing) Notice 2008-17 (HA) which provides guidance on the disposition of certain Public Housing Program assets. The Housing Authority is proposing to dispose of this property using the procedure outlined in this notice.

Proceeds from the sale are considered program income and will be transferred to the Central Office Cost Center (COCC). Funds will be used for future activities and projects to assist housing projects for persons of low-income consistent with Sections 34212 and 34312.3 (c) and/or 33334.2 of the Health & Safety Code. In addition, the original \$67,987.64 allocated by the Redevelopment Agency for acquisition will be repaid.

COMMISSION ACTION

It is anticipated that, at its meeting of January 18, 2012, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Board in the event this does not occur.

MEASURES/EVALUATIONS

It is the intent of the Housing Authority to reassign ownership of the non-dwelling property to the COCC and use the proceeds from the sale of the non-dwelling property to contribute to its capital and operating fund needs by disposing of assets no longer needed for the operation of public housing projects and it is not required for the foreseeable needs of the Housing Authority.

FINANCIAL ANALYSIS

It is estimated that \$319,700 will be received through the sale of the property, \$251,712.36 of which will be allocated to the COCC and \$67,987.64 will be reassigned to the Project 2-A Tax Increment Fund. Any remaining funds will be transferred to the COCC. The proceeds from the sale of the non-dwelling property will contribute to its capital and operating fund needs by disposing of assets no longer needed for the operation of public housing projects.

POLICY CONSIDERATIONS

Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

The disposition of the subject property is consistent with the approved 2012 Public Housing Agency Annual Plan, the Housing Authority Asset Repositioning Strategy approved in 2007, and the United States Department of Housing and Urban Development (HUD) Notice PIH (Public and Indian Housing) 2008-017 (HA) which provides guidance on disposition of certain public housing program assets under public housing asset management.

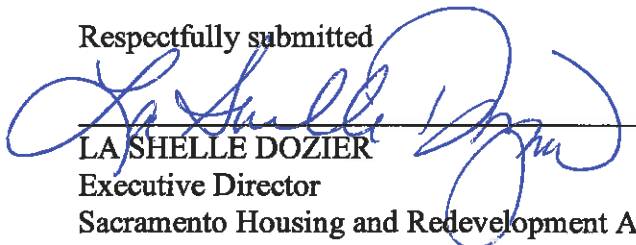
ENVIRONMENTAL REVIEW

The proposed actions to transfer an existing property from one governmental agency to another with negligible or no expansion of existing use are categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

M/WBE CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully submitted


LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED

BRADLEY J. HUDSON
County Executive

Attachments:

RES – County HA Resolution
ATT I – Site Map

RESOLUTION NO. _____

ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO

ON DATE OF

DECLARATION OF SURPLUS PROPERTY; APPROVAL OF THE DISPOSITION OF CERTAIN COUNTY OF SACRAMENTO HOUSING AUTHORITY NON-DWELLING REAL PROPERTY LOCATED AT 0 N B STREET AND BANNON STREET TO THE CITY OF SACRAMENTO

WHEREAS, the Housing Authority considers the non-dwelling property located at 0 N B Street consisting of two parcels, APN 001-0210-024 and 001-0061-025 (collectively the “Property”) to be excess to the needs of the Housing Authority; and

WHEREAS, the City of Sacramento wishes to acquire the real property as is for use as a security buffer around their water treatment plant; and

WHEREAS, the Housing Authority finds that the proceeds of the sale to the City of Sacramento shall be considered program income to the Housing Authority of the County of Sacramento and the Redevelopment Agency of the City of Sacramento and shall be used to assist housing projects for persons of low-income consistent with Sections 34212 and 34312.3 (c), and/or 33334.2 of the Health & Safety Code; and

WHEREAS, the Housing Authority of the County of Sacramento wishes to reassign \$67,987.64 of proceeds to the Project 2-A Tax Increment Fund and any remaining proceeds from the sale of the non-dwelling to the to the Housing Authority of the County of Sacramento Central Office Cost Center (COCC); and

WHEREAS, the United States Department of Housing and Urban Development (HUD) has issued Notice PIH (Public and Indian Housing) 2008-17 (HA) providing guidance on disposition of certain Public Housing Program assets to the COCC under public housing asset management; and

WHEREAS, the Housing Authority of the County of Sacramento has elected to reassign the ownership of said non-dwelling real property to the COCC under the provisions of this notice; and

WHEREAS, it has been determined that the proposed actions to transfer an existing property from one governmental agency to another with negligible or no expansion of existing

use are categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO:

Section 1: After a properly noticed public hearing held on January 18, 2012, at 801 12th Street, Sacramento, CA, the Housing Authority of the County of Sacramento has determined that the above facts, including but not limited the environmental findings, are true and correct and that this non-dwelling Property is not required for the foreseeable needs of the Housing Authority.

Section 2: It is also determined that this disposition is incidental to, and does not interfere with, continued operations of the Housing Authority.

Section 3: It is also determined that the non-dwelling Property is being conveyed at it fair market value.

Section 4: It is further determined that a portion of the proceeds of the sale will be returned to Housing Authority of the County of Sacramento Central Office Cost Center for use by the Housing Authority in its efforts to provide housing units for low income families or persons.

Section 5: The Executive Director is authorized to sell the non-dwelling Property to the City of Sacramento and enter into all commercially reasonable documents, as approved as to form by the Housing Authority's Counsel, necessary to carry out such sale.

Section 6: The Executive Director is authorized to amend the Housing Authority's budget to accept the sales proceeds in the amount of \$251,712.36.

Section 8: The Executive Director is authorized to allocate up to \$67,987.64 of sales proceeds to the Project 2-A Tax Increment Fund.

Section 9: The Executive Director is authorized to follow United States Department of Housing and Urban Development procedures for disposition if and to the extent such procedures may be applicable to this sale.

Declaration Of Surplus Property; Approval Of The Disposition Of Housing Authority Owned Non-Dwelling Real Property Located at) North B Street And Bannon Street To The City Of Sacramento

Page 3

On a motion by Member _____, seconded by Member _____, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California this 7th day of February, 2012, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

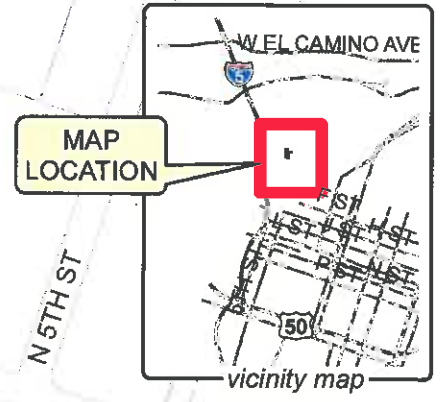
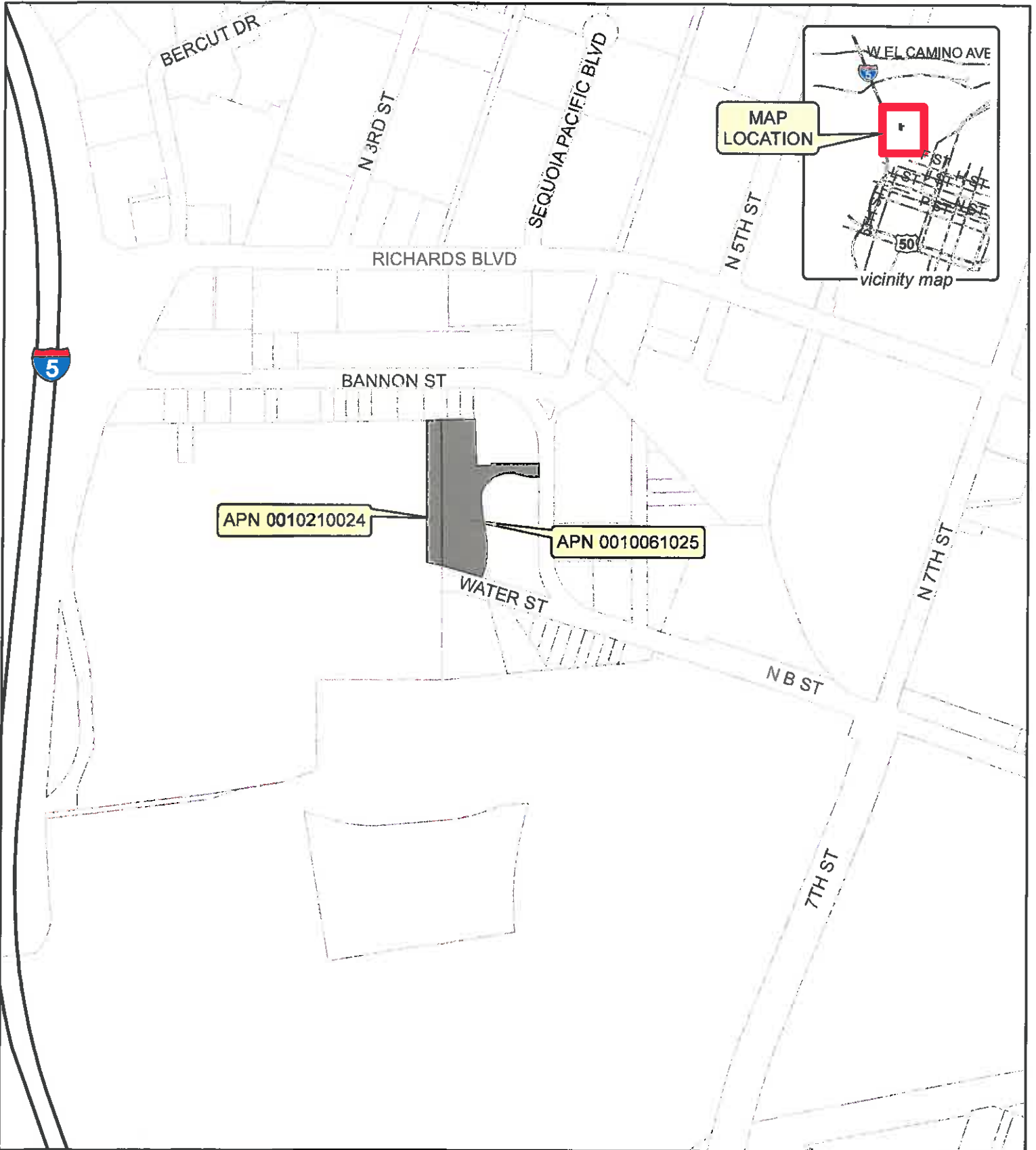
Chair of the Housing Authority
of Sacramento County, California

(SEAL)

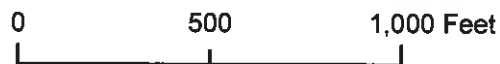
ATTEST: _____
Clerk



0 North B Street and Bannon Street



Project Parcels



SHRA GIS
November 7, 2011