

RESOLUTION NO. 2009-007

Adopted by the Housing Authority
of the City of Sacramento

March 24, 2009

SUBMISSION OF AN APPLICATION FOR DISPOSITION OF THE CENTRAL MAINTENANCE FACILITY

BACKGROUND

- A. The Board of Commissioners is authorized by the State of California to represent and act on the behalf of the Housing Authority of the City of Sacramento.
- B. The Housing Authority of the City of Sacramento wishes to reassign the non-dwelling property located at 320 Commerce Circle to the Housing Authority of the City of Sacramento Central Office Cost Center (COCC).
- C. The 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. The Housing Authority of the City of Sacramento has elected to reassign the ownership of its central warehouse to the COCC under the provisions of this notice.
- D. The Housing Authority of the City of Sacramento requests approval from HUD to remove the Declaration of Trust from the property because the property is no longer needed for the operation of public housing projects.
- E. The maintenance facility located at 320 Commerce Circle was not purchased with public housing funds and no public housing funds have been expended on the property.
- F. Before conversion to asset management, this property was utilized as the miscellaneous office space and the central warehouse to provide logistical services in the receipt, storage and distribution of a variety of equipment and materials to the Housing Authority's many developments and is no longer needed for that purpose.
- G. The warehousing function has been relocated from this site to the appropriate Asset Management Projects.
- H. The disposition or reassignment of the non-dwelling real property will not be detrimental to the operation of public housing for the Housing Authority of the City of Sacramento.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. Approve and authorize the Executive Director to submit an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of the 320 Commerce Circle (CA30-P005-002) in Sacramento, California; and
- Section 2. Approve and authorize the Executive Director to apply to HUD for authority to remove 320 Commerce Circle from the Declaration of Trust and Contract for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act prior to this reassignment and transfer the Declaration of Trust and Contract for Loan Guarantee Assistance under Section 108 to the appropriate Housing Authority assets subject to HUD approval; and
- Section 3. Subject to approval from HUD requested in Section 1 above, approve and authorize the Executive Director to reassign 320 Commerce Circle to the Housing Authority of the City of Sacramento's COCC which will allow for the disposal of the property to a unit of local government or to negotiate the terms of sale with a private concern when financing is more readily available; and
- Section 4. Approve and authorize the Executive Director to request an exception under 24 CFR part 85.6(c) to the requirement that the Housing Authority of the City of Sacramento reimburse the federal government for its equity in the project.

Adopted by the Housing Authority of the City of Sacramento on March 24, 2009 by the following vote:

Ayes: Councilmembers Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

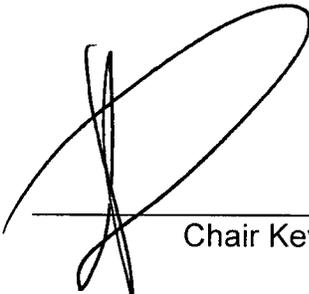
Noes: None.

Abstain: None.

Absent: Councilmember Cohn.

Attest:


Shirley Concolino, Secretary


Chair Kevin Johnson