

RESOLUTION NO. 2010-002

Adopted by the Housing Authority
of the City of Sacramento

March 9, 2010

APPROVAL OF THE 626 I STREET MODERNIZATION PROGRAM; ACCEPTANCE OF THE AMERICAN RECOVERY REINVESTMENT ACT (ARRA) COMPETITIVE GRANT AWARD; AND APPROVAL OF LOCAL FUNDS TO LEVERAGE PROJECT FINANCING AND AUTHORIZATION TO SELECT AND AWARD CONSTRUCTION CONTRACTS

BACKGROUND

- A. The Housing Authority of the City of Sacramento (Housing Authority) applied for and received an allocation of Capital Fund Recovery Competition (CFRC) funds through the American Recovery and Reinvestment Act of 2009 (ARRA).
- B. The US Department of Housing and Urban Development - Office of Capital Improvements Recovery (OCI) announced the Capital Fund Recovery Competition - Notice of Fund Available (NOFA) of the American Recovery and Reinvestment Act of 2009, which provides additional Capital Funds to Public Housing Agencies participating in the public housing program throughout the nation.
- C. The Housing Authority was awarded \$10 million in CFRC funding to be used to renovate Riverview Apartments located at 626 I Street.
- D. To meet expedited timelines to obligate the funds, ARRA provides that any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to Capital Fund Stimulus Grants. Housing Authority's shall instead follow the federal procurement requirements.
- E. All trade work for the 626 I Street Modernization project will be in compliance with federal procurement requirements and competitively bid by the selected General Contractor through a public process. This process will include requiring minimum qualification standards for each sub-contractor to be compensated for performing the work.
- F. The proposed action is exempt from environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15301(a) and (d). The proposed action is categorically excluded from environmental review under the National Environmental Policy Act (NEPA) per 24 CFR Section 58.35(a) (3)(ii) & (iii), which excludes rehabilitation of multifamily residential buildings, and commercial structures.

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

- Section 1. All the evidence having been duly considered, the findings stated above, including the environmental findings, are approved.
- Section 2. The Executive Director or her designee is authorized to amend the Housing Authority budget to accept and expend the award of \$10 million under the American Recovery Reinvestment Act (ARRA) Capital Funds Recovery Competition (CFRC) Grant for Public Housing Agencies (PHA) for the 626 I Street Project.
- Section 3. The Executive Director or her designee is authorized to amend the Housing Authority budget to accept and expend up to \$4.2 million, comprised of \$3.2 million of Merged Downtown Tax Increment Housing Set-aside funds and up to \$1 million in Community Development Block Grant (CDBG) in the form of a conditional grant to be used for the 626 I Street Project.
- Section 4. The Executive Director or her designee is authorized to execute an OPA with the Redevelopment Agency of the City.
- Section 5. The Executive Director or her designee is authorized to issue a Request for Qualifications and select a General Contractor to provide pre-construction and construction management services for the rehabilitation and modernization of the 626 I Street Project.
- Section 6. The Executive Director or her designee is authorized to award a construction management contract to the selected General Contractor to manage the construction of all the competitively bid subcontractors for the trade work in compliance with federal procurement policy.
- Section 7. The Executive Director or her designee is authorized to transfer project cost savings, if any, to other priority capital needs identified in the 2009 Kitchell Capital Needs Assessment.
- Section 8. The Executive Director or designee is authorized to solicit and award contracts as necessary to complete improvements to 626 I Street to make it ready for occupancy, subject to the unencumbered Agency budget allocation for the Project.

Adopted by the Housing Authority of the City of Sacramento on March 9, 2010 by the following vote:

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

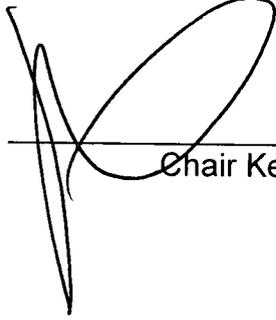
Noes: None.

Abstain: None.

Absent: None.

Attest:


Shirley Concolino, Secretary


Chair Kevin Johnson