



REPORT TO HOUSING AUTHORITY
City of Sacramento
 915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
February 28, 2012

Honorable Chair and Members of the Housing Authority Board

Title: Amendment of U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on Properties Located at 3700 Rio Linda Boulevard and 3725 Cypress Street

Location/Council District: 3700 Rio Linda Boulevard and 3725 Cypress Street, Council District 2

Recommendation: Adopt a **Housing Authority Resolution** authorizing the Executive Director or her designee to amend an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on 3725 Cypress Street to include three parcels located at 3700 Rio Linda Boulevard and the north-south alley located at Roanoke Avenue, contingent upon approval from the City of Sacramento.

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

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The Redevelopment Agency of the City of Sacramento ("Agency") Resolution 2011-021 and the Housing Authority of the City of Sacramento ("Housing Authority") Resolution 2011-005 authorized the Agency and Housing Authority to execute a Disposition and Development Agreement (DDA), in which the Agency transferred three vacant parcels (APNs: 251-0093-013, 251-0093-014, 251-0093-024) located at 3700 Rio Linda Boulevard to the Housing Authority in order for the Housing Authority to build an administrative and maintenance facility and expand the boundaries of the adjacent public Housing Authority senior/elderly community located at 3725 Cypress St (251-0093-027).

Upon approval, the three newly transferred parcels would become part of an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on 3725 Cypress Street allowing the Housing Authority to expend funds on capital projects.

In a separate action, the Housing Authority is requesting abandonment of a north-south alley located at Roanoke Avenue and between the aforementioned parcels from the City of Sacramento. The alley would be included as part of the Declaration of Trust, contingent upon approval from the City of Sacramento. Approval of the lot merger and abandonment of the alley is at the sole discretion of the City of Sacramento.

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). No new policies are recommended in this report.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action, to modify a Declaration of Trust to include additional parcels without a change in density, is considered a minor alteration in land use limitations, and is Categorical Exempt pursuant to CEQA Guidelines Section 15305.

National Environmental Policy Act (NEPA): The proposed action, to modify a Declaration of Trust, is considered an administrative/management activity, and is Exempt pursuant to 24 CFR 58.34(a)(3).

Sustainability Considerations: The proposed action is considered an administrative action which will have no physical impacts and would not impact sustainability in the area.

Other: None

Committee/Commission Action: *Sacramento Housing and Redevelopment Commission:* At its meeting on February 15, 2012, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Chan, Fowler, Gore, Johnson, LeDuc, Morgan, Morton, Rosa, Shah

NOES: none

ABSENT: Alcalay, Stivers

Rationale for Recommendation: The attached resolution will enable the Housing Authority to complete its obligations with HUD and the executed DDA including building an administrative and maintenance facility to support public housing residents, eliminate blighting conditions associated with the alley and implement public housing security improvements.

Financial Considerations: This report does not recommend an amendment to the Housing Authority budget but does authorize the use of capital funds as a resource for administrative costs associated with this project.

February 28, 2012

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 by:


LA SHELLE DOZIER
Executive Director

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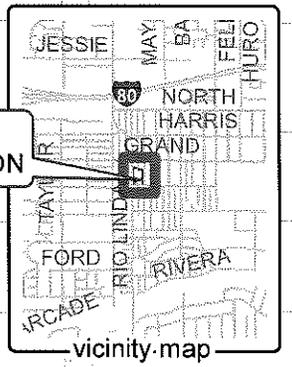
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Approved as to form:

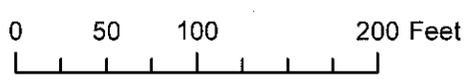

Agency Counsel



3700 Rio Linda Boulevard and 3725 Cypress Street



-  Parcels Proposed for Lot Merge
-  Existing Housing Authority Community



SHRA GIS
December 14, 2011

RESOLUTION NO. 2012 -

Adopted by the Housing Authority of the City of Sacramento

on date of

AMENDMENT OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) DECLARATION OF TRUST (DOT) ON PROPERTIES LOCATED AT 3700 RIO LINDA BOULEVARD AND 3725 CYPRESS STREET

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") Resolution 2011-021 and the Housing Authority of the City of Sacramento ("Housing Authority") Resolution 2011-005 authorized the Agency and Housing Authority to execute a Disposition and Development Agreement (DDA), in which the Agency transferred three vacant parcels (APNs: 251-0093-013, 251-0093-014, 251-0093-024) located at 3700 Rio Linda Boulevard to the Housing Authority in order for the Housing Authority to build an administrative and maintenance facility.
- B. In accordance with the DDA, the Housing Authority will request, in a separate action, a merger of the aforementioned parcels with the adjacent parcel (251-0093-027) that includes an existing Housing Authority senior/elderly community.
- C. The Housing Authority plans to request, also in a separate action, abandonment of the alley between the aforementioned properties from the City of Sacramento. It is anticipated that the alley will become part of the Housing Authority community and eliminate blighting conditions associated with the alley and implement public housing security improvements.
- D. Approval of the lot merger and abandonment of the alley is at the sole discretion of the City of Sacramento.
- E. The Housing Authority must receive governing board approval to place a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) on the newly merged parcels and abandoned alley which gives the Housing Authority the ability to spend funds developing the facility.
- F. All actions proposed, with negligible or no change in use, are considered minor alterations in land use limitations, and are Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15305.
- G. All actions proposed to modify a Declaration of Trust are considered administrative/management activities, and are Exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.35(a)(3).



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

- Section 1. The above recitals, including the environmental findings, are determined to be true and correct and are hereby adopted.
- Section 2. The Executive Director, or her designee, is authorized to amend an existing U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) that exists for 3725 Cypress Street (APN 251-0093-027) to include three parcels located at 3700 Rio Linda Boulevard (APNs: 251-0093-013, 251-0093-014, 251-0093-24) and the north-south alley located at Roanoke Avenue, contingent upon approval from the City of Sacramento.