

RESOLUTION NO. 2007-006

Adopted by the Housing Authority
of the City of Sacramento

May 22, 2007

APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE HOUSING AUTHORITY AND REDEVELOPMENT AGENCY FOR THE REHABILITATION AND MODERNIZATION OF SIX HOUSING AUTHORITY OWNED HOMES LOCATED IN THE DEL PASO HEIGHTS REDEVELOPMENT AREA

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Del Paso Heights Redevelopment Plan ("Redevelopment Plan") and the 2003 – 2008 Implementation Plan for the Del Paso Heights Project Area ("Project Area").
- B. For the past few years, the Federal Housing and Urban Development Department (HUD) have instituted major regulatory changes for public housing programs nationwide deeply impacting the Sacramento Housing Authority's (HA) budget and ability to rehabilitate and modernize its public housing stock.
- C. Six properties in the Del Paso Heights Redevelopment Area were taken out of the public housing inventory due to the chronic need for repairs that made the operation, and maintenance of these units incredibly high. These homes are currently non-performing properties, boarded and vacant with no identified Housing Authority funds for modernization and rehabilitation.
- D. Redevelopment Agency Staff recommends Agency financial assistance totaling \$752,000 for the rehabilitation and modernization of six currently vacant, and boarded, Housing Authority –owned homes (637 Grand Ave., 3812, 3820 & 3832 Alder St., 3945 Palmetto St. and 3925 Dry Creek Rd).

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

- Section 1. It is found and determined that the proposed action is exempt from CEQA review pursuant to CEQA Guidelines Section 15301(d) as the rehabilitation of an existing structure.
- Section 2. The Executive Director, or her designee, is authorized to allocate \$752,000 in Del Paso Heights Tax Increment bond funds to the Housing Authority Housing revitalization project.

Section 3. The Executive Director is authorized to enter into an OPA with the Housing Authority, substantially in the form attached, as approved by Agency Counsel, for the purpose of providing \$752,000 in assistance for the rehabilitation and modernization of six public Housing Authority-owned homes (637 Grand Ave., 3812, 3820 & 3832 Alder St., 3945 Palmetto St. and 3925 Dry Creek Rd).

Adopted by the City of Sacramento Housing Authority on May 22, 2007 by the following vote:

Ayes: Members Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters and Chair Fargo.

Noes: None.

Abstain: None.

Absent: Member Tretheway


Chair Heather Fargo

Attest:


Dawn Bullwinkel, Assistant Secretary