



**REPORT TO HOUSING AUTHORITY
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
November 1, 2005

Honorable Mayor and
Members of the City Council

Subject: Approval of Budget Augmentation for Roof Replacement for Housing Authority-Owned Property Known as "Oak Park Duplexes."

Location/Council District: 2937-2961 35th Street and 2938-2960 36th Street, Council District 5

Recommendation: Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to amend the Agency Budget to allocate \$122,000 for emergency roof replacement at the Oak Park Duplexes.

Contact: Joseph Gately, Director of Public Housing Maintenance and Management, (916) 566-1242.

Presenter: Joseph Gately, Director of Public Housing Maintenance and Management

Department: Sacramento Housing and Redevelopment Agency

Summary:

This report recommends the augmentation of the Housing Authority maintenance budget by \$122,000 to cover the emergency roofing expenses at the Oak Park Duplexes.

Commission Action: At its meeting of October 19, 2005, the Sacramento Housing and Redevelopment Commission adopted a motion recommending the approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Coriano, Fowler, Gale, Gore, Hoag, Piatkowski, Shah, Simon, Stivers.

NOES: None.

ABSENT: None.

Background Information: The Oak Park Duplexes development, in the City of Sacramento's Oak Park neighborhood, is a twenty-four unit complex, consisting of twelve, three-bedroom duplexes. The development is located at 2937-2961 35th Street (12 units) and 2938-2960 36th Street (12 units). Although the duplexes face two streets (35th and 36th Streets), they are one development. A map has been attached as Attachment I.

As indicated by the Physical Needs Assessments, the roofs were scheduled to be replaced in summer 2006, and were so budgeted. However, the early failure of several roofs in April, 2005, required the Housing Authority to take emergency action to replace the roofs.

The Housing Authority decision to replace the roofs rather than to perform temporary emergency repairs is the most cost effective course of action and is in the best interest of the families currently residing in these units. By acting quickly to replace the roofs, the Housing Authority will avoid the costly and disruptive relocation of the families living in these units at that time. Additionally, the potential liability due to damage of the resident's personal property was a consideration in this emergency action.

Financial Considerations:

The Housing Authority Budget for will be amended to reflect the augmentation of the maintenance budget by \$122,000. The funds will come from the fund balance designated specifically for this project. The funds are derived from the development's own rent revenue; therefore this budget amendment will not impact the progress of any other developing project(s).

Policy Considerations: The recommended actions in this staff report are consistent with Agency policies and no new polices are being recommended.

Environmental Considerations: The roof replacement is exempt from environmental review per CEQA Guidelines Section 15301 and NEPA regulations at 24 CFR Section 58.34(a)(10).

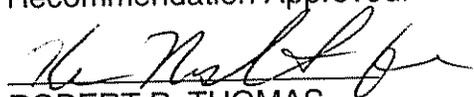
M/WBE Considerations: There are no M/WBE considerations associated with this action.

Respectfully submitted by:



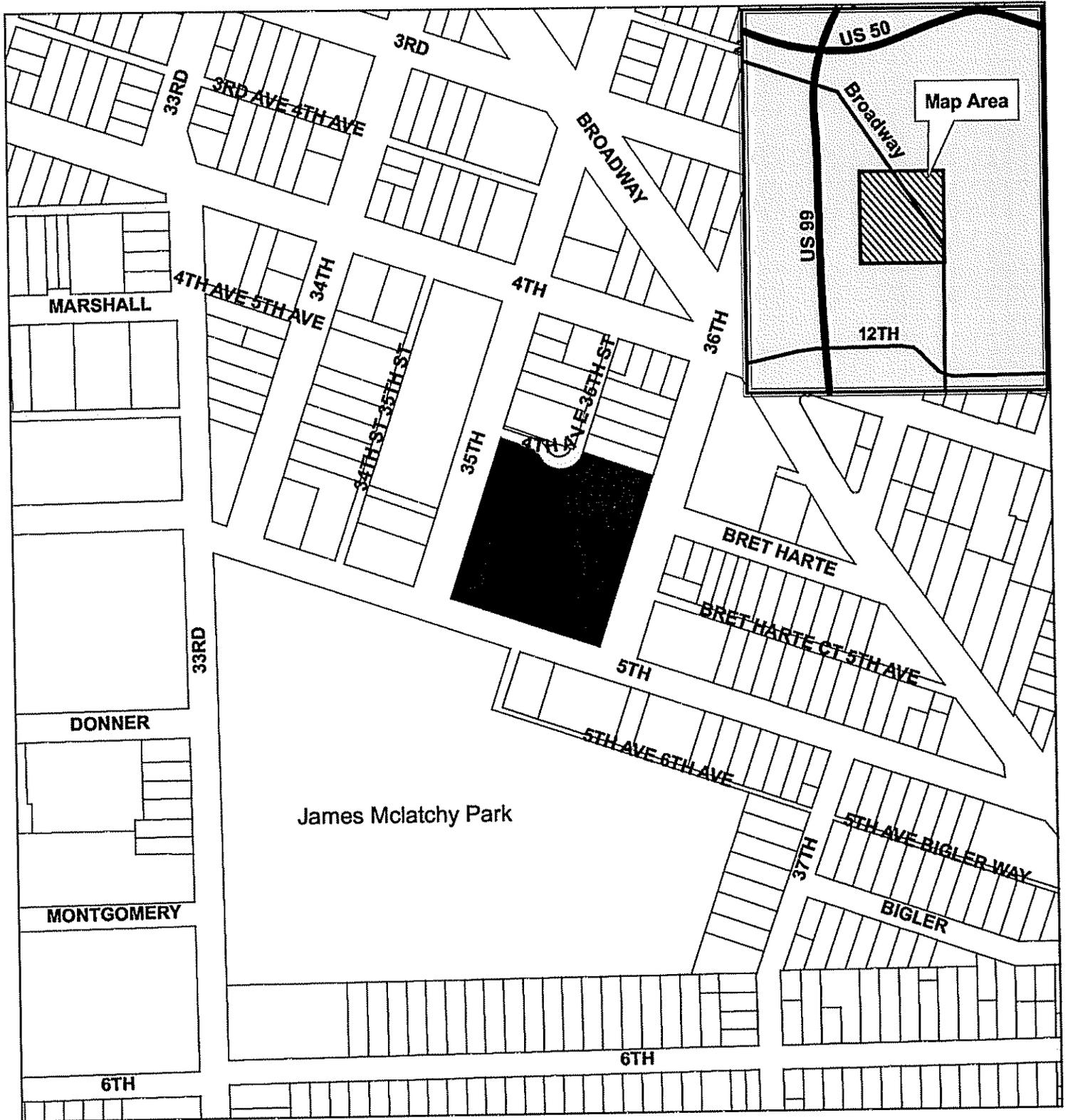
ANNE M. MOORE
Executive Director

Recommendation Approved:



ROBERT P. THOMAS
City Manager

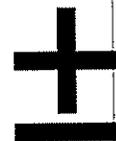
ATTACHMENT I



2937-2961 35th Street
 and
 2938-2960 36th Street
 APN 013 0143 038

Legend

 Subject Property



0 125 250 375 500 Feet



RESOLUTION NO. _____

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

APPROVING TRANSFER OF FUND BALANCE TO THE MAINTENANCE BUDGET FOR LOCALLY FUNDED PROJECTS – OAK PARK DUPLEXES REROOFING

BACKGROUND

- A. The failure of several roofs at the Oak Park Duplexes housing development required emergency roof replacement.
- B. The cost of this unanticipated roof replacement was \$122,000.
- C. There is not enough money in the current maintenance budget for Locally Funded Housing to cover the cost of the roof replacement.
- D. The proposed Budget amendment augments the maintenance budget by \$122,000, by transferring that amount from fund balance in the same Locally Funded Projects fund.

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

Section 1. The Executive Director or her designee is authorized to augment the maintenance budget for Locally Funded Projects by \$122,000 from the fund balance in the Locally Funded Projects fund.