



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
Wednesday, August 1, 2018 – 6:00 pm
801 12th Street, 2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

While the Commission welcomes and encourages participation in the Commission meetings, please limit your comments to three minutes, so that everyone may be heard. If you wish to speak under Citizens Comments or on a posted agenda item, please fill out a speaker card and present it to the Agency Clerk. SHRA provides opportunities for the public to address the Commission at this time in order to listen to opinions regarding non-agendized matters within the subject matter jurisdiction of SHRA. Consistent with the Brown Act, the public comment periods on the agenda are not intended to be “question and answer” periods or conversations with Commission members. Members of the public with questions are encouraged to contact staff before or after the meeting. Commission attendees are requested to silence any electronic devices that they have in their possession during the meeting.

APPROVAL OF MINUTES – June 6, 2018

DISCUSSION/BUSINESS

1. Authorization to Submit State of California's Emergency Solutions Grant (ESG) Program 2018 Application to the State of California Housing and Community Development (HCD) and Amend SHRA Budget

INFORMATIONAL PRESENTATIONS

- 2 Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2017 – City Report
3. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2017 - County Report
4. Twin Rivers Transit Oriented Development and Light Rail Station – Application for National Housing Trust Fund Loan
5. Rental Assistance Demonstration (RAD) Program Overview

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

REPORTS: Copies of documents relating to agenda items are available for review in the Agency Clerk's office located at 801 12th Street, Sacramento CA 95814. Agendas and reports are also posted online at www.shra.org. Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Agency Clerk's office during normal business hours and will also be available at the meeting.

AMERICANS WITH DISABILITIES ACT: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



MINUTES

Sacramento Housing and Redevelopment Commission (SHRC)

Meeting of June 6, 2018

Meeting noticed on June 1, 2018

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Macedo

MEMBERS PRESENT: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Staajabu, Starks

MEMBERS ABSENT: Wedding (two vacancies)

STAFF PRESENT: La Shelle Dozier, David Levin, Vickie Smith, Lira Goff, Tyrone R. Williams, Sarah O 'Daniel, Christine Weichert, Nicole Brown, Victoria Johnson, April Overlie, Mia Lorenz, MaryLiz Paulson, Mark Hamilton

APPROVAL OF AGENDA - no changes – approved as submitted.

CITIZENS COMMENTS

Art Taylor provided comments.

APPROVAL OF MINUTES – May 16, 2018 minutes were approved as submitted.

CONSENT

1. 2018 Mid-Year Revision to the Annual Plan for the Housing Authority of the County of Sacramento and the Housing Choice Voucher Administrative Plan – Public Hearing

Keith Bloom from Mutual Housing spoke in support of the item.

Commissioner Creswell requested a report back on the change recommended by Legal Services.

Commissioner Alcalay motioned to approve the staff recommendation in the reports. Commissioner Griffin seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Simas, Staajabu, Starks

NOES: None

ABSENT: Wedding (two vacancies)

ABSTAIN: None

SPECIAL PRESENTATION

2. Panhandle Mixed Income Housing Strategy

Christine Weichert and Brian Holloway presented the item.

DISCUSSION/BUSINESS

3. Approval of Family Unification Program (FUP) Grant Application and Execution of Three-Party Memorandum of Understanding with Sacramento County Department of Child, Family and Adult Services and Sacramento Steps Forward to Secure Housing Choice Vouchers

Sarah O'Daniel presented the item.

Commissioner Creswell requested to see the final MOU.

Sandra Strong provided comments.

Commissioner Johnson motioned to approve the staff recommendation in the reports. Commissioner Creswell seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Simas, Staajabu, Starks

NOES: None

ABSENT: Wedding (two vacancies)

ABSTAIN: None

4. 700 Block of K Street Project Tax Equity Fiscal Responsibility (TEFRA) Hearing and Approval of Tax Exempt Bonds

Christine Weichert presented the item.

Commissioner Morgan motioned to approve the staff recommendation in the reports. Commissioner Starks seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Simas, Staajabu, Starks

NOES: None

ABSENT: Wedding (two vacancies)

ABSTAIN: None

5. Victory Townhomes, Dixieanne Apartments and Norwood Annex Tax Equity And Fiscal Responsibility Act (TEFRA) Hearing, Approval Of Tax-Exempt Bonds And Approval of Loan Commitments

Nicole Brown presented the item.

Commissioner Alcalay motioned to approve the staff recommendation in the reports. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Simas, Staajabu, Starks

NOES: None

ABSENT: Wedding (two vacancies)

ABSTAIN: None

6. Imperial Tower Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of Tax Exempt Bonds

Nicole Brown presented the item.

Jefferey Tardaguilla provided comment.

Commissioner Creswell requested a report back on the relocation for this project.

Commissioner Starks commented that this could be a valuable public relations opportunity.

Commissioner Morgan motioned to approve the staff recommendation in the reports. Commissioner Griffin seconded the motion. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Simas, Staajabu, Starks

NOES: None

ABSENT: Wedding (two vacancies)

ABSTAIN: None

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following:

- Next meeting is on July 18, 2018
- Commission meetings for June 20th and July 4th will be cancelled.
- Introduced new staff including: Victoria Johnson, April Overlie, Mia Lorenz
- Promise Zone three-year celebration
- June 13th meeting in community related to drone surveillance.
- Staff is applying for a Non-Elderly Disabled (NED) grant to bring additional housing vouchers to Sacramento.

COMMISSION CHAIR REPORT

Chair Macedo reviewed the discussion at the June executive Committee meeting.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Griffin discussed the need for more senior affordable housing in Rio Linda.

ADJOURNMENT

As there was no further business to be conducted, Chair Macedo adjourned the meeting at 7:34 pm.

Clerk

August 1, 2018



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT Authorization to Submit State of California's Emergency Solutions Grant (ESG) Program 2018 Application to the State of California Housing and Community Development (HCD) and Amend SHRA Budget

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director to: 1) Receive an ESG grant from the State of California Housing and Community Development (HCD), in an amount not to exceed \$400,000 and to amend the Sacramento Housing and Redevelopment Agency (SHRA) budget accordingly. If the award is less than \$400,000, SHRA is authorized to amend its budget accordingly to accept the actual amount of the award. 2) SHRA represents and certifies that it will use ESG funds in a manner consistent and in compliance with all applicable state, federal, and other statutes, rules, regulations, guidelines and laws ("rules and laws"), including without limitation all rules and laws regarding the ESG Program, as well as any and all contracts SHRA may have with the HCD. 3) SHRA hereby agrees to use the ESG funds for eligible activities as approved by HCD and in accordance with all Program requirements, and other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between SHRA and HCD. 4) SHRA's Executive Director is authorized to execute the Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the ESG grant awarded to State ESG Administrative Entity, as HCD may deem appropriate. 5) SHRA's Executive Director is authorized to execute a contract or contracts and any subsequent amendments with duly awarded subrecipient(s) procured through solicitation 2018016-DD for the ESG Rapid Re-Housing Program and with the emergency shelter provider selected through the Small Purchase solicitation (2 CFR Part 200.320(b)) which meets the Simplified Acquisition Threshold.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and
Redevelopment Commission
August 1, 2018
Page 2

CONTACT PERSONS

Tyrone Roderick Williams, Director, 916-440-1319
Susan Salley Veazey, Assistant Director, 916-440-1311

SUMMARY

Annually, the State of California Housing and Community Development Department (HCD) issues an application for the continuum of care allocation (application) for the ESG Program. As a designated Administrative Entity (AE) covering a two year period, SHRA is required to submit a resolution along with the response to the 2018 application.

BACKGROUND

Administrative Entity Process

Beginning in 2016, and every two years thereafter, HCD solicits for a qualified local government entity to act as the AE within its Continuum of Care (CoC) Service Area to administer ESG funding in collaboration with its CoC. To qualify, an AE must:

- Be a unit of general purpose local government that has administered ESG funds as a U.S. Department of Housing and Urban Development (HUD) entitlement during at least one of the past five years;
- Have no unresolved ESG monitoring findings with HUD or HCD that has been determined to pose a substantial risk to HCD;
- Demonstrate the ability and willingness to perform functions of an AE; and
- Be recommended by the CoC and willing to collaborate to the maximum extent feasible with its CoC.

Geographically Contiguous Service Area

HCD allows an AE to administer funding to a geographically contiguous Service Area for rapid re-housing activities only. In 2016, staff at Solano County (or at any of its cities) did not have experience administering ESG funds and, as a result, requested that SHRA serve as its AE for two years. SHRA submitted a Solicitation of Interest (SOI) to HCD to serve in this capacity and, in March 2016, was designated as the AE for Sacramento and Solano counties. This committed SHRA to serve as AE for Solano County for two funding cycles (2016 and 2017 grant years) to provide rapid re-housing (RRH) services to literally homeless individuals and families in the two contiguous counties. SHRA's roles as the AE for Solano County will end August 31, 2019 with the

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and
Redevelopment Commission
August 1, 2018
Page 3

provider contract ending June 30, 2019; additional months of July and August are for HCD's reporting and close-out paperwork.

Non-Entitlement Areas

The application requires AEs to ensure that all funded activities are available to non-entitlement areas of the service area using the Coordinated Entry System and other means. In Sacramento County, the non-entitlement areas are Citrus Heights, Elk Grove and Rancho Cordova; all remaining cities are under the County of Sacramento entitlement umbrella. The AE shall facilitate outreach to reach populations in the non-entitlement areas and shall evaluate participation from these areas, at least annually. Funded activities may also serve households in ESG entitlement areas.

SHRA has, and will continue to, consult and collaborate with Sacramento Steps Forward, the County of Sacramento and its cities on client outreach and performance measures. SHRA will continue to follow HCD's annual reporting instructions and will provide accomplishments in the Action Plan. To satisfy HCD's annual reporting requirement, Sacramento Steps Forward will extract client Coordinated Entry enrollment location from the Homeless Management Information System (HMIS) and provide that information to HCD.

Governing Board Approvals

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA to receive funds and administer HCD's ESG RRH program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233.

As part of this action, the Board also authorized SHRA, through the Commission, to apply annually for the grant and to accept grant funds, execute State agreements, and amend its budget to administer the State ESG Program within the designated CoC Service Areas as determined by the State of California.

Performance Outcome Reporting

Attachment 1 provides the summary of outcomes for the 2016 State-administered ESG grant. Attachment 2 provides award summaries for the 2016 and 2017 State-administered ESG awards.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and
Redevelopment Commission
August 1, 2018
Page 4

2018 State ESG AE Statement of Interest

Once the two-year initial grant agreement period elapsed, HCD requires that grantees submit a new Statement of Interest (SOI) to provide services in order to continue receiving funding. As a result, SHRA submitted the AE SOI on February 27, 2018 to HCD for the next two funding cycles (2019/2020 and 2020/2021). On March 19, 2018, HCD notified staff that SHRA had been approved to continue as the AE for the Sacramento City and County Continuum of Care Service Area which includes the County of Sacramento and its incorporated cities. Solano County has now submitted a separate SOI so SHRA will no longer provide AE functions in the Vallejo/Solano CoC Service Area.

2018 State ESG Grant Award Summaries

Anticipated State ESG 2018 Grant Award - \$211,186

For this grant year, allocation is comprised of the State's federal ESG only.

2018 Bifurcation of State of California ESG

In April 2018, the HCD announced the bifurcation of State of California ESG (SB 2 funds) from the federal ESG thereby reducing the anticipated Sacramento allocation from \$1,036,083 to \$211,186 (\$82,102 for rapid re-housing, \$123,154 for emergency shelter activities, and \$5,930 for SHRA administration). The HCD will notify AEs of final allocations this fall.

The SB 2 funds will be allocated under a separate NOFA to be issued later this summer. On June 27, 2018, HCD announced some of the funds will be made available to Continuum of Care. The announcement did not provide application information.

For this grant year only, HCD encouraged AEs to request double the anticipated allocation as resolutions with a lower than the final award would be rejected.

Anticipated Allocations at \$211,186:

Sacramento County Rapid Re-Housing: \$82,102 (federal ESG)
Sacramento County Emergency Shelter: \$123,154 (federal ESG)
SHRA administration: \$5,930 (federal ESG)
Total - \$211,186

Anticipated Allocations for purposes only of the Resolution at \$400,000:

Sacramento County Rapid Re-Housing: \$244,070 (federal ESG)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and
Redevelopment Commission
August 1, 2018
Page 5

Sacramento County Emergency Shelter: \$150,000 (federal ESG)
SHRA administration - \$5,930 (federal ESG)
Total - \$400,000

Administrative amounts and expenditure dates are established by HCD.

Anticipated HCD Standard Agreement Period:

July 1, 2019 through October 31, 2020; expenditure deadline to be determined by HCD

2018 State ESG Grant Year Required Vendor Solicitation and Award

In this report, staff requests authorization to submit the 2018 grant year application, accept funds and execute a contract with the selected rapid re-housing provider procured through a competitive request for proposals and with the emergency shelter provider selected through a Small Purchase solicitation (2 CFR Part 200.320(b)) which meets the Simplified Acquisition Threshold (\$3,000 to \$150,000).

Anticipated Provider Contract Period:

July 1, 2019 through June 30, 2020
(Allows time for HCD to process reimbursement requests)

Anticipated 2018 Grant Year Accomplishments

Sacramento: Will provide RRH services to at least 20 unduplicated countywide households. Activities to include housing search and placement, case management, rental application fees, security/utility deposits, utility payments, and short-term rental assistance for literally homeless individuals and non-CalWorks eligible families. Provide emergency shelter and services to approximately 80 unduplicated homeless individuals.

FINANCIAL CONSIDERATIONS

The June 8, 2018 2018 NOFA announced Sacramento's anticipated funding amount at \$211,186. Staff is following HCD's April 2018 conference call instructions for AEs to double the amount as resolutions with a lesser amount than final award will not be accepted.

For purposes of this report, utilizing the \$400,000 figure, staff anticipates \$244,070 will fund RRH services, including housing search and placement, case management, short-term rental assistance, rental application fee, security/utility deposits and utility payments for approximately 20 unduplicated literally homeless households, \$150,000

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and
Redevelopment Commission

August 1, 2018

Page 6

will fund emergency shelter for up to approximately 80 unduplicated individuals, and the remaining \$5,930 is available to SHRA for administering the program for a total of \$400,000. The allocation could be less depending on final award.

POLICY CONSIDERATIONS

The actions recommended in this report are consistent with previously approved policies, and state and federal requirements.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The recommended activity is considered an administrative activity and therefore is determined not to be a project subject to provisions of CEQA per 14 California Code of Regulations (CCR) § 15378(b). Additional environmental review will be completed prior to approval of or commitment to any specific activities or projects under the ESG program.

National Environmental Policy Act (NEPA): The recommended activity is considered an administrative and management activity and therefore is determined to be Exempt from NEPA per 24 CFR § 58.34(a)(3), "administrative and management activities". Additional environmental review will be completed prior to approval of or commitment to any specific activities or projects under the ESG program.

M/WBE AND SECTION 3 CONSIDERATIONS

The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

- 1 - Performance Outcomes
- 2 - Award summaries
- 3 - Resolution

2016 State ESG (federal) Summary of Performance Outcomes

CA-503: Volunteers Of America

Report period 12/01/2017 - 06/30/2018

Q5a. Report Validations Table

Program Applicability: All Projects	Countywide	Citrus Heights	Elk Grove	Rancho Cordova	Totals
Total number of persons served	64	54	78	81	277
Number of adults (age 18 or over)	47	37	52	47	183
Number of children (under age 18)	17	17	26	34	94
Number of persons with unknown age	0	0	0	0	0
Number of leavers	50	49	61	74	234
Number of adult leavers	39	32	41	44	156
Number of adult and head of household leavers	39	32	41	44	156
Number of stayers	14	5	17	7	43
Number of adult stayers	8	5	11	3	27
Number of veterans	2	1	3	6	12
Number of chronically homeless persons	15	6	11	17	49
Number of youth under age 25	0	1	0	2	3
Number of parenting youth under age 25 with children	0	0	0	2	2
Number of adult heads of household (HH)	41	24	37	31	133
Number of child and unknown-age heads of household	0	0	0	0	0
HH and adult stayers in the project 365 days or more	0	1	0	0	1
Permanently Housed - Exit Destination > 90 Days	3	0	6	7	16
Permanently Housed - Exit Destination < 90 Days	7	12	11	21	51
Temporarily* Housed - Exit Destination > 90 Days	10	0	0	0	10
Temporarily* Housed - Exit Destination < 90 Days	30	37	44	46	157
Total Number of Permanent and Temporarily Housed	50	49	61	74	234

*Includes temporary and institutional housing or client declined to state/refused. Sacramento Steps Forward (HMIS lead) instructs providers to use exit destinations like "client refused" or "no exit interview conducted" when clients disappear/unknown/missed all meetings/no contact/other. SSF states that HMIS/Clarity cannot add or change the destination or reason options.

Attachment 2

Award Summaries 2016 - 2017

2016 State ESG Grant Award - \$893,906

For this grant year, allocation is comprised of the State's federal ESG only.

Allocations:

Sacramento County - \$441,509 (federal ESG)

Solano County - \$441,508 (federal ESG)

SHRA administration - \$10,889 (federal ESG)

Total - \$893,906

Administrative amounts and expenditure dates are established by the HCD.

HCD Standard Agreement Period:

December 1, 2017 through October 31, 2018; expenditure deadline July 22, 2018

2016 State ESG Grant Year Required Vendor Solicitation and Award

In January 2014, SHRA solicited for an ESG RRH provider for Sacramento; Volunteers of America was the selected. In July 2016, SHRA issued a request for proposals for Solano County RRH services. Community Action North Bay (CAN-B) was selected. In September 2016, HCD accepted both solicitations

Provider Contract Period:

December 1, 2017 through June 30, 2018

2016 Grant Year Accomplishments

Sacramento: As of June 30, 2018, VOA served 277 unduplicated persons (133 households). 234 persons exited the program (67 persons permanently housed and 167 temporarily housed) with 43 persons receiving continuing services. Served includes the following activities: housing search and placement, housing stability case management, rental application fees, security/utility deposits, utility payments and short-term rental assistance for literally homeless individuals and families. Please refer to Attachment 1 for additional performance outcomes.

Solano: CAN-B provided RRH services to 162 unduplicated persons (101 households).

2017 State ESG Grant Award - \$980,746

For this grant year, allocation is comprised of the State's own ESG and federal ESG.

Attachment 2

Allocations (includes both state and federal ESG):

Sacramento County - \$700,093 (\$452,038 CA ESG and \$248,055 federal ESG)

Solano County - \$251,000 (federal ESG)

SHRA administration - \$29,653 (\$24,085 CA ESG and \$5,568 federal ESG)

Total - \$980,746

Administrative amounts and expenditure dates are established by HCD.

HCD Standard Agreement Period:

July 1, 2018 through October 31, 2019; expenditure deadline July 30, 2019

2017 State ESG Grant Year Required Vendor Solicitation and Award

In December 2017, HCD accepted SHRA's previous RRH provider solicitations. No additional solicitations are required at this time.

Provider Contract Period:

July 1, 2018 through June 30, 2019

(Post contract period, allows time for State to process reimbursement requests)

Upon expiration of the Solano County RRH provider contract, ending June 30, 2019, SHRA's commitment to providing AE assistance to Solano County is completed by August 31, 2019.

Anticipated 2017 Grant Year Accomplishments

Sacramento: Will provide RRH services to at least 225 unduplicated countywide (includes incorporated cities) households. Activities to include housing search and placement, housing stability case management, rental application fees, security/utility deposits, utility payments and short-term rental assistance for literally homeless individuals and non-CalWorks eligible families.

Solano: Will provide RRH services to at least 30 unduplicated countywide households. Performance outcome is lower due to smaller funding allocation and new provider that will begin operating the program in mid- to late August 2018. Activities to include housing search and placement, housing stability case management, rental application fees, security/utility deposits, utility payments and short-term rental assistance for literally homeless individuals and families.

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

August 1, 2018

AUTHORIZATION FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY AND ADMINISTER THE STATE OF CALIFORNIA'S EMERGENCY SOLUTIONS GRANT PROGRAM WITHIN THE SACRAMENTO CONTINUUM OF CARE ALLOCATION SERVICE AREA; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF THE STATE ESG PROGRAM AND OTHER ENVIRONMENTAL RELATED FINDINGS

WHEREAS, All, or a Necessary Quorum and Majority of the Commissioners of the Sacramento Housing And Redevelopment Commission, A Corporate Body, Corporate and Politic (State ESG Administrative Entity) Hereby Consent to, Adopt and Ratify the Following:

WHEREAS, the State of California (State), Department of Housing and Community Development (Department) issued a Notice of Funding Availability (NOFA) for the Continuum of Care Allocation dated June, 8, 2018, under the Emergency Solutions Grants (ESG) Program (Program); and

WHEREAS, the Sacramento Housing and Redevelopment Agency (SHRA) is an approved ESG Administrative Entity; and

WHEREAS, the Department may approve funding allocations for the ESG Program, subject to the terms and conditions of the NOFA, Program guidelines and requirements, and the Standard Agreement and other contracts between Department and ESG grant recipients; and

WHEREAS, the recommended activity is not a project subject to the provisions of the California Environmental Quality Act (CEQA) pursuant 14 California Code of Regulations (CCR) §15378(b); and

WHEREAS, the recommended action is an exempt activity under the National Environmental Policy Act pursuant to 24 CFR §58.34(a)(3).

AUTHORIZATION FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY AND ADMINISTER THE STATE OF CALIFORNIA'S EMERGENCY SOLUTIONS GRANT PROGRAM WITHIN THE SACRAMENTO CONTINUUM OF CARE ALLOCATION SERVICE AREA; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF THE STATE ESG PROGRAM AND OTHER ENVIRONMENTAL RELATED FINDINGS

Page 2 of 3

NOW THEREFORE BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The above recitals, including the environmental recitals are found to be true and correct.

Section 2: If SHRA receives grant funds from Department, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state, federal, and other statutes, rules, regulations, guidelines and laws ("rules and laws"), including without limitation all rules and laws regarding the ESG Program, as well as any and all contracts SHRA may have with Department.

Section 3: SHRA is hereby authorized and directed to receive an ESG grant, in an amount not to exceed \$400,000 for the Sacramento Continuum of Care Service Area in accordance with all rules and laws. If the award is less than anticipated to the extent necessary to implement and ensure the timely completion of ESG-funded programs, SHRA's Executive Director is authorized to amend the Agency budget accordingly to the actual grant amount.

Section 4: SHRA hereby agrees to use the ESG funds for eligible activities as approved by the Department and in accordance with all Program requirements, and other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between State ESG Administrative Entity and Department.

Section 5: SHRA's Executive Director is authorized to execute the Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the ESG grant awarded to State ESG Administrative Entity, as the Department may deem appropriate.

Section 6: SHRA's Executive Director is authorized to execute contract or contracts and any subsequent amendments with duly awarded subrecipient(s) procured through request for proposal 2018016-DD for the ESG Rapid Re-Housing Program and with the emergency shelter provider selected through the Small Purchase solicitation (2 CFR Part 200.320(b) which meets the Simplified Acquisition Threshold.

PASSED AND ADOPTED at a regular meeting of the Sacramento Housing and Redevelopment Commission this 1st day of August, 2018 by the following vote.

AYES:

NOES:

ABSENT:

AUTHORIZATION FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY AND ADMINISTER THE STATE OF CALIFORNIA'S EMERGENCY SOLUTIONS GRANT PROGRAM WITHIN THE SACRAMENTO CONTINUUM OF CARE ALLOCATION SERVICE AREA; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF THE STATE ESG PROGRAM AND OTHER ENVIRONMENTAL RELATED FINDINGS

Page 3 of 3

ABSTAIN:

RECUSAL:

TAWNY MACEDO, CHAIR

ATTEST:

VICKIE SMITH, CLERK



August 1, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report for 2017 – City Report

SUMMARY

The attached report is submitted to you for information only.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



**REPORT TO COUNCIL AND
HOUSING AUTHORITY
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

**Consent
August 21, 2018**

**Honorable Mayor and Members of the City Council
Chair and Members of the Housing Authority Board**

**Title: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report (CAFR) For The Year Ended December 31, 2017**

Location/Council District: Citywide

Recommendation: Receive and File

**Contact: Russell Robertson, Finance Director, (916) 449-6256; Susana Jackson,
Finance Manager, 440-1373, Sacramento Housing and Redevelopment Agency**

Presenters: None

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that these documents for the year ending December 31, 2017 are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the **Introductory Section** with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the **Financial Section** which is comprised of the Independent auditor's report and the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. The **Statistical Section** provides information

SHRA Comprehensive Annual Financial Report

on selected financial, demographic, and operating trend information. Lastly, the **Other Supplemental Information section** includes Housing and Urban Development (HUD) grant closeout letters and the Senate Bill 341-Low and Moderate Income Housing Asset Fund Report.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

Policy Considerations: There are no policy implications as a result of this informational report.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) section 15378(b).

Sustainability Considerations: N/A

Other: The proposed action is an exempt activity pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

Commission Action: At its meeting of August 1, 2018, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

Rationale for Recommendation: This item is for information only and no action is required.

Financial Considerations: This is an informational report only

August 21, 2018

SHRA Comprehensive Annual Financial Report

LBE - M/WBE and Section 3 Considerations: The items discussed in this report are informational only and therefore, there are no LBE, M/WBE or Section 3 requirements.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Table of Contents

- 01 Report
- 02 Attachment: Comprehensive Annual Financial Report
- 03 Attachment: Norwood Audited Financial Statements 2017
- 04 Attachment: SHARP Corporation Audited Financial Statements 2017
- 05 Attachment: Shasta Hotel Audited Financial Statements 2017



August 1, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report for 2017 – County Report

SUMMARY

The attached report is submitted to you for information only.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
August 21, 2018

To: Board of Supervisors of the County of Sacramento
Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Sacramento Housing And Redevelopment Agency Comprehensive Annual
Financial Report For The Year Ended December 31, 2017

Supervisorial
District: All

Contact: Russell Robertson, Director of Finance, 916-440-6256
Susana Jackson, Finance Manager, 916-440-1373

Overview

The 2017 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2017. An independent public accounting firm has audited the CAFR financial statements.

Recommendations

This is an informational report only, receive and file.

Measures/Evaluation

The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2017, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

Fiscal Impact

This report reflects the financial results of the Agency at December 31, 2017. The report is for informational purposes only.

BACKGROUND

The 2017 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2017. An independent public accounting firm has audited the CAFR financial statements.

DISCUSSION

The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2017, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the Introductory Section with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the Financial Section which is comprised of the Independent auditor's report and the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. The Statistical Section provides information on selected financial, demographic, and operating trend information. Lastly, the Other Supplemental Information section includes Housing and Urban Development (HUD) grant closeout letters and the Senate Bill 341-Low and Moderate Income Housing Asset Fund Report.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

COMMISSION ACTION

At its meeting of August 1, 2018, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

MEASURES/EVALUATIONS

The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2017, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

FINANCIAL ANALYSIS

This is an informational report only.

POLICY CONSIDERATIONS

There are no policy implications as a result of this informational report.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed action is an administrative activity and it is not considered a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) section 15378(b).

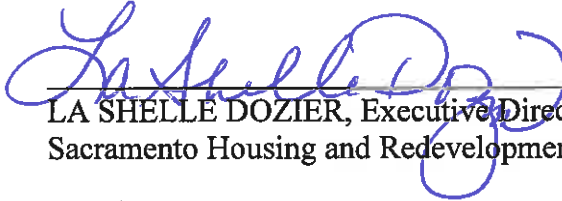
National Environmental Policy Act (NEPA): The proposed action is an exempt activity pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

M/WBE AND SECTION 3 CONSIDERATIONS

The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive


LA SHELLE DOZIER, Executive Director
Sacramento Housing and Redevelopment Agency

By: _____
ROBERT B. LEONARD
Deputy County Executive

Attachments:

- ATT 1 – 2017 Comprehensive Annual Financial Report (CAFR)
- ATT 2 – 2017 Norwood Audited Financial Statements
- ATT 3 – 2017 SHARP Corporation Audited Financial Statements
- ATT 4 – 2017 Shasta Hotel Audited Financial Statements



August 1, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Twin Rivers Transit Oriented Development and Light Rail Station - Application for
National Housing Trust Fund Loan

SUMMARY

The attached report is submitted to you for information only.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



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

Consent
July 31, 2018

Honorable Mayor and Members of the City Council

**Title: Twin Rivers Transit Oriented Development and Light Rail Station –
Application for National Housing Trust Fund Loan**

Location/Council District: 321 Eliza Street, Council District 3

Recommendation: Adopt a **City Council resolution** that (a) approves McCormack Baron Salazar, Inc. as designated Developer and Housing Lead for the Twin Rivers Transit Oriented Development and Light Rail Station project (Project), to apply to the California Department of Housing and Community Development for a National Housing Trust Fund (NHTF) loan in the maximum amount of \$10,000,000 for Phase 1 housing at the Project.

Contact: Contact: Tyrone Roderick Williams, Director of Development, 916-440-1316;
Susan Salley Veazey, Assistant Director, 914-440-1311

Presenters: Not applicable.

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: In 2015, the Housing Authority of the County of Sacramento as property owner and grantee along with the City of Sacramento as co-grantee were awarded a \$30 million Choice Neighborhoods Implementation (CNI) Grant for the Twin Rivers Transit Oriented Development and Light Rail Station Project. The CNI grant primarily supports the housing program and master plan for Twin Rivers which includes one-for-one replacement of all 218 Twin Rivers public housing units within a newly constructed, 487-unit mixed-income community.

The first phase of housing (Phase 1) includes townhomes, multifamily and garden-style walk-up buildings for a total of eight structures, 77 on-grade parking spaces, and 104 units comprised of one to four bedrooms. Phase 1 will also contain a majority of the amenities for the entire 487-unit Project, including property management and resident services offices, two resident community rooms, a fitness center, a business center with Wi-Fi, swimming pools, a playground and barbeque areas. A detailed Site Map is included as Attachment 3.

Financing for Phase 1 was approved by City Council on January 9, 2018 (Resolutions 2018-011 through 013). The approved project relied on \$14 million in a competitive Affordable Housing and Sustainable Community (AHSC) loan application that was not secured in the latest funding round. To press forward with Phase 1 Housing, the Agency and the Developer, McCormack Baron Salazar Inc. (MBS), have identified an alternative source of competitive funding from the State Department of Housing and Community Development (HCD) - National Housing Trust Fund (NHTF).

This report requests approval for the Developer to submit an NHTF loan application to HCD. The loan application is due August 21, 2018, and, if successful, will provide \$10 million in loan funds needed for Phase 1 Housing. The Agency and MBS have adjusted the unit mix to increase the availability of Low Income Housing Tax Credit equity available to the project to close the funding gap and to increase competitiveness of this NHTF application. If awarded the funds, the Agency will return to the City Council for final financial approvals which will include the adjusted project summary.

Policy Considerations: The recommended actions are consistent with a) the Agency's previously approved Multifamily Lending and Mortgage Revenue Bond Policies, Priority 1 - Preservation (Resolution No. 2009-148); b) the 2013-2021 Housing Element, which encourages the provision of a variety of quality housing types to encourage neighborhood stability, including options for extremely low-income households (Resolution No. 2013-415); c) the Sacramento Promise Zone Plans and Goals, Sustainably Built Community sub-goal to increase housing types and transit growth to promote livability and connectivity within the Promise Zone (Resolution No. 2015-263); d) the Downtown Housing Initiative and Initiation of the Downtown Specific Plan, to bring 10,000 places to live to Downtown Sacramento by year 2025 (Resolution No. 2015-282); e) the 2007 Asset Repositioning Strategy of the City and County Housing Authorities; f) the 2013-2019 Consolidated Plan; and g) the River District Specific Plan adopted February 15, 2011.

Economic Impacts: The construction of this first phase of new multifamily housing is expected to create approximately 426 total jobs (approximately 242 direct jobs and 184 jobs through indirect and induced activities) and create \$35,522,558 in total economic output (\$21,653,212 of direct output and another \$13,869,345 of output through indirect and induced activities). *The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.*

Environmental Considerations: California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA): A combined Initial Study/Environmental Assessment (IS/EA) was prepared for the Twin Rivers Transit-Oriented Development Project pursuant to CEQA requirements under Title 14, §15070 of the California Code of Regulations (CCR), and NEPA requirements under Title 24, Code of Federal Regulations (CFR) Part 58.36. The SHRC approved the final environmental document on behalf of the Agency at its meeting on July 19th. Along with site entitlements, the Planning and Design Commission for the City of Sacramento made findings pursuant to CEQA and adopted the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP) on July 27, 2017, and subsequently issued a Notice of Determination (NOD) pursuant to CEQA and a Finding of No Significant Impact (FONSI) pursuant to NEPA. On August 22, 2017, the County Board of Supervisors adopted the MND and associated MMRP and approved the Project. On August 24th, the Agency issued the NOD for the Project pursuant to CEQA. No further environmental review is required for the proposed actions.

Sustainability Considerations: The Project has been reviewed for consistency with the goals, policies, and targets of the 2035 General Plan. If approved, the project will advance the following goals, policies, and targets that will directly or indirectly conserve energy resources and reduce greenhouse gas emissions, in part, from the 2035 General Plan: a) Housing Element – Strategies and Policies for Conserving Energy Resources – Climate Action Plan, subsection 7.2: improving the energy efficiency in new buildings; and b) Environmental Resources - Air Quality and Climate Change subsection 6.1.7: reduce greenhouse gas emissions from new development, promoting water conservation and recycling, promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; and promoting energy-efficient building design and site planning.

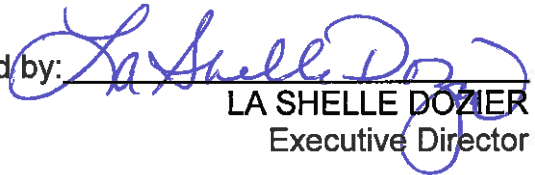
Commission Action: At its meeting of August 1, 2018, the Sacramento Housing and Redevelopment Commission (Commission) will hear an informational presentation regarding this item.

Rationale for Recommendation: The actions recommended in this report enable the Agency to continue to fulfill its mission to provide a range of affordable housing opportunities in the City and are consistent with the Agency's previously approved Multifamily Lending and Mortgage Revenue Bond Policies, the City of Sacramento's 2013-2021 Housing Element, Promise Zone plans and goals, and the Downtown Housing Initiative and Initiation of the Downtown Specific Plan. On January 9, 2018 the City Council approved the submission of a \$20 million Affordable Housing and Sustainable Communities (AHSC) loan application that included an allocation of \$14 million for the Project's first phase of housing (Resolution 2018-0012). The AHSC application was accepted for approval consideration but ultimately did not score well enough to receive an award. In combination with additional tax credit equity from deeper affordability levels, the \$10 million NHTF loan will replace the AHSC funds and allow the first phase of housing to move forward as originally anticipated.

Financial Considerations: Financing for Phase 1 of the housing portion of the project was approved by City Council on January 9, 2018 (Resolutions 2018-011 through 013). The project was approved with four percent bond financing and tax credits, along with several sources of public financing including \$7 million of CNI grant funds, \$7 million of Agency gap financing funds, and \$14 million out of a total \$20 million competitive Affordable Housing and Sustainable Community (AHSC) loan. Replacing the \$14 million of AHSC loan funds with up to \$10 million of NHTF loan funds in combination with approximately \$5 million of additional tax credit equity has no significant impact on Project financing. No additional Agency funding is required under the revised financing scenario.

LBE - M/WBE and Section 3 requirements: LBE considerations do not apply to this report. 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. Section 3 requirements will be applied to the extent as may be applicable. Developer will be encouraged to work with the Sacramento Employment and Training Agency, the Greater Sacramento Urban League or similar programs, for employment opportunities.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Attachments

- 01 Description/Analysis
- 02 Resolution
- 03 Detailed Site Map

RESOLUTION NO. 2018 -

Adopted by the Sacramento City Council

On date of

AUTHORIZING MCCORMACK BARON SALAZAR, INC. TO APPLY ON BEHALF OF TWIN RIVERS PHASE 1, LP FOR A NATIONAL HOUSING TRUST FUND LOAN AND EXECUTE RELATED DOCUMENTS FOR THE TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT AND LIGHT RAIL PROJECT

BACKGROUND

- A. The California Department of Housing and Community Development (Department) is authorized to allocate National Housing Trust funds (NHTF) funds made available from the U.S. Department of Housing and Urban Development (HUD). The NHTF Program was established under Section 1338 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992. The Department is authorized to approve funding allocations for the NHTF Program for purposes set forth in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 93, and the State of California's National Housing Trust Fund Allocation Plan.
- B. On June 2, 2018 the Department issued a Notice of Funding Availability announcing the availability of funds under the NHTF program (NOFA).
- C. In response to this NOFA, McCormack Baron Salazar, Inc. (Developer) on behalf of Twin Rivers Phase 1, LP (Applicant) is applying to the Department as designated Housing Lead on behalf of the City of Sacramento for an allocation of NHTF funds.
- D. If the Developer's application is selected, Developer and Applicant will enter into an agreement with the State of California to carry out the project.
- E. McCormack Baron Salazar Inc. is the designated developer and Housing Lead for the City of Sacramento for the Twin Rivers Transit Oriented Development and Light Rail Station Project (Project).
- F. A combined Initial Study/Environmental Assessment (IS/EA) was prepared for the Twin Rivers Transit-Oriented Development Project pursuant to California Environmental Quality Act (CEQA) requirements under Title 14, §15070 of the California Code of Regulations (CCR), and National Environmental Policy Act (NEPA) requirements under Title 24, Code of Federal Regulations (CFR) Part 58.36.
- G. On July 27, 2017, along with site entitlements, the City Planning and Design Commission made findings pursuant to CEQA and adopted the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.

H. A Finding of No Significant Impact (FONSI) pursuant to NEPA and a Notice of Determination (NOD) pursuant to CEQA have been filed for the project; no further environmental review is required for the proposed actions.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. In response to this NOFA, Developer is authorized on behalf of Twin Rivers Phase 1, LP (Applicant) to submit an application to the Department to participate in the NHTF program for an allocation of funds not to exceed Ten Million Dollars (\$10,000,000) for the construction of new multifamily rental housing for extremely low-income households located in Phase 1 of the Project located in the City of Sacramento.
- Section 2. The Developer is authorized to enter into and execute any and all documents in the name of the Applicant as may be required for submission and approval of the NHTF program application.
- Section 3. If the application for funding is approved by the Department, the Developer and Applicant shall use the NHTF funds for grant eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant shall also execute a standard agreement, any amendments thereto, and any and all documents other documents or instruments necessary or required by the Department or HUD for participation the NHTF program (collectively, the Required Documents).



UNIT COUNT BY TYPE

Block	1 BR	2 BR	3 BR	4 BR	5 BR	Total	Dw./Ac	Gar./Ac
A	2.52	39	48	19	1	107	36.6	77
B	1.66	24	31	10	1	66	39.8	50
C	2.75	49	19	8	6	82	29.8	64
D	3.25	28	38	14	4	85	26.2	82
E	1.15	18	30	10	6	65	56.5	47
F	2.68	27	43	12	1	82	30.6	100
Total	14.41	185	209	73	18	487	33.8	420
		38.0%	42.5%	15.0%	3.7%	0.4%		



MCCORMACK BARON SALAZAR / SHRA
TWIN RIVERS
OVERALL PLAN - BLOCKS A - E