



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, April 15, 2020 – 6:00 pm
801 12th Street Commission Room
Sacramento CA

The April 15, 2020 Sacramento Housing and Redevelopment Commission meeting will be broadcast live on YouTube. To view the meeting please visit:

<https://youtu.be/oxSDvPvs810>

Members of the public are encouraged to submit comments via email at **publiccomments@shra.org**. Comments received prior to 5:30 pm on the day of the meeting will be sent to Commission members in advance of the meeting. Comments received after 5:30 pm, or during the meeting will be read into the record by the Agency Clerk during the meeting.

Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, Staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

The Sacramento Housing and Redevelopment Agency (SHRA), in compliance with the Americans with Disabilities Act (ADA), requests that individuals who require special accommodations to access and/or participate in SHRA Commission meetings to please contact the office at (916) 440-1363 at least 24 hours before the scheduled meeting to ensure that assistance can be provided if needed.

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 – March 4, 2020

CONSENT

1. Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance – City Report
2. Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing Ordinance, And HOME Investment Partnership Program (HOME) – County Report
3. 2019 Sacramento Promise Zone and P3 Program Update – City Report
4. 2019 Sacramento Promise Zone and P3 Program Update – County Report
5. Second Amended to the 2020 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and Per Contract Caps for Routine Services

BUSINESS/DISUCSSION

6. Mirasol Village Project– Loan Commitment of Choice Neighborhoods Funds to Mirasol Village Block D – City Report
7. Mirasol Village Project – Loan Commitment of Choice Neighborhoods Funds to Mirasol Village Block D – County Report
8. Approval of Resolution for Non-State Agencies to Apply for Federal Financial Assistance Under The Disaster Relief and Emergency Assistance Act of 1988, And/Or State Financial Assistance Under the California Disaster Assistance Act From the California Governor’s Office of Emergency Services
9. Authorization to Substantially Amend the 2020-2024 Consolidated Plan; Substantially Amend the 2020 One-Year Action Plan for the Community Development Block Grant (CDBG), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) Funded Projects and Programs for the Coronavirus Aid, Relief, and Economic Security Act (CARES Act); Amendment of Prior Years’ Action Plans; Amend the City and County of Sacramento Citizen Participation Plan; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; Execute Documents for the Administration of Federal Programs related to the Coronavirus Aid, Relief and Economic Security Act (CARES) – City Report
10. Approval of the Substantial Amendment to The 2020-2024 Consolidated Plan; Approval of the Substantial Amendment to the 2020 One-Year Action Plan for the Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG) Funded Projects And Programs for the Coronovirus Aid, Relief, And Economic Security Act (CARES ACT); Authorization to Execute Documents for the Administration of Federal Programs; Approve the Amendment to the Citizen Participation Plan; Amendment to the Sacramento Housing and Redevelopment Agency Budget Related to the Coronavirus Aid, Relief and Economic Security Act (CARES) – County Report

PRESENTATIONS

11. Delta Shores Mixed Income Housing Strategy
12. Housing Authority Resident Update

13. Rental Assistance Demonstration (RAD) Pilot Project Update

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 online at www.shra.org. If you need assistance with locating reports or would like to request copies contact the Agency Clerk at 916-440-1363.



MINUTES
Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
March 4, 2020
Meeting noticed on February 28, 2020

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:01p.m. by Chair Morgan.

MEMBERS PRESENT: Alcalay, Boyd (arrived at 6:10 pm), Morgan, Nunley, Staajabu, Starks (arrived at 6:10 pm).

MEMBERS ABSENT: Griffin (four vacancies)

STAFF PRESENT: La Shelle Dozier, Brad Nakano, James Shields, Tyrone Roderick Williams, Susana Jackson, Sarah O'Daniel, Angela Jones, Karen Wallace, LaTanna Jones, Tanya Tran, Tracy Knighton, Fred Parrish, Maria Avdalas, Victoria Johnson, Michael Taylor, Elyse Jarvis, Edward Lewis, Lira Goff, Vickie Smith.

APPROVAL OF AGENDA

The Agenda was approved as printed without objection.

CITIZENS COMMENTS

None.

APPROVAL OF MINUTES – The February 5, 2020 minutes were approved as submitted without objection.

DISCUSSION/BUSINESS

1. **Amended 2020 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and Per Contract Caps for Routine Services**

James Shields introduced item and a Section 3 presentation which was related to the item. Fred Parrish presented the item. The Section 3 presentation was

made by Fred Parrish, Edward Lewis and Tracy Knighton.

Commissioner Staajabu motioned to pass the staff recommendation for the item listed above. Commissioner Nunley seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Griffin

ABSTAIN: None

Commissioner Boyd asked for follow-up information. Specifically he was interested in how many of the 91 business signed up for Section 3 are minority owned. Commissioner Starks asked for a copy of the Outreach Plan. The Commission members would like to be added to the workshop invitation lists.

2. Mirasol Village Project: Approval Of Mirasol Village Stormwater Treatment Device Access And Maintenance Agreements And Sewer Easement

Victoria Johnson presented the item.

Commissioner Alcalay motioned to approve the staff recommendation for the item listed above. Commissioner Nunley seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Nunley, Staajabu, Starks

NOES: None

ABSENT: Griffin

ABSTAIN: None

PRESENTATIONS

3. Welcome Home Program Update

Michael Taylor presented the item.

The Commission requested demographics of the homebuyers.

4. Authorize The Housing Authority Of The County Of Sacramento And The Department Of Child, Family And Adult Services To Enter Into A Zero-Dollar Memorandum Of Understanding To Support The Foster Youth To Independence Initiative And For The Department of Child, Family And Adult Service To Submit The Allocation Acceptance Form to The California Department Of Housing And Community Development To Secure \$268,095 Allocation Award Under the Housing Navigation Program Award

This item was heard as a Presentation, as it required no specific approval by the Commission and was presented by Maria Avdalas.

Commissioner Starks requested periodic updates on Foster Youth programs.

EXECUTIVE DIRECTOR'S REPORT

Executive Director La Shelle Dozier reviewed the following:

- Next meeting is scheduled for April 1, 2020.
- Commissioners Macedo and Wedding have resigned.
- Staff is working on Emergency Bridge Housing at Grove Avenue which are sleeping cabins for the may open prior to 4/1.
- Health status update on Commissioner Melvin Griffin.
- City and County are taking applications for Commission vacancies.
- Commissioner Starks requested an update on steps taken at resident buildings regarding COVID-19 at a future meeting.

COMMISSION CHAIR REPORT

The RAB is publishing an Article regarding COVID-19 written by Public information Officer Angela Jones in the resident newsletter.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 7:14 pm.

Clerk



April 17, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

RECOMMENDATION

Staff is presenting this information to the Commission for review prior to final review by the City of Sacramento.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Attachment



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

Information
April 21, 2020

Honorable Mayor and Members of the City Council

Title: Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

Location/Council District: Citywide

Recommendation: Receive and file annual reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships (HOME) Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

Contact: Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Presenters: Not applicable.

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: This report provides information to fulfill the annual reporting requirements of the City Housing Trust Fund (HTF) Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships (HOME) Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2019. The Sacramento Housing and Redevelopment Agency (SHRA) administers these ordinances and funds on behalf of the City of Sacramento (City).

Housing Trust Fund – The City Housing Trust Fund Ordinance authorizes the collection of fees on non-residential construction to fund the development of low and very low-income housing. The HTF Ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential development generate revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very

low- and low-income workers to Sacramento. See Attachment 2 for the Housing Trust Fund Annual Report for 2019.

Mixed Income Housing Ordinance – On September 1, 2015, City Council (Council) adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). The Mixed Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is placed in the citywide Housing Trust Fund and is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers. See Attachment 3 for the Mixed Income Housing Ordinance Annual Report for 2019.

HOME Investment Partnerships Program – The federal HOME Investment Partnerships Program provides grants to fund a wide range of activities, including construction, acquisition, and/or rehabilitation of affordable housing. See Attachment 4 for the HOME Program Annual Report.

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Council on December 3, 2019, for the allocation of the HTF, Affordable Housing Ordinance, and HOME funds. As approved by the Council on November 5, 2019, pre-applications for funding in 2020 will be accepted on January 2, August 3, and October 1 (based on funding availability).

Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance – On November 1, 2016, Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, No. 2016-0043 (Ordinance), City Code Chapter 18.20. Pursuant to the Ordinance, SHRA is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. To comply with the Ordinance reporting requirements, SHRA sent correspondence in January 2020 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel. See Attachment 5 for the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report.

Policy Considerations: Not Applicable

Economic Impacts: None

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed actions are administrative in nature and are therefore not considered a project under CEQA pursuant to CEQA Guidelines Section 15378.

National Environmental Policy Act (NEPA): The proposed actions are exempt from NEPA pursuant to 24 CFR 58.34(a)(3).

Sustainability Considerations: Not applicable

Commission Action: At its meeting of April 22, 2020, the Sacramento Housing and Redevelopment Commission (Commission) reviewed the information contained in this report.

Rationale for Recommendation: Not applicable

Financial Considerations: The City Housing Trust Fund has collected a total of \$49,032,685 in fees, interest, and loan repayments since the inception of the fund in 1989. A total of \$34,042,468 has been expended on projects, and \$3,675,436 on administration, which is approximately seven percent of total fee revenue. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$2,415,253 as of February 29, 2020.

The City Mixed Income Housing Ordinance has collected a total of \$4,563,354 in fees and interest since the inception of the revised Ordinance in 2015. A total of \$332,428 has been expended on administration, which is approximately seven percent (to the City and to SHRA) of the total fee revenue. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$1,630,927 as of February 29, 2020.

The City HOME Investment Partnerships Program received \$2,878,795 in entitlement, interest and loan repayments in 2019. A total of \$1,670,000 was expended on projects and \$379,412 on administration and project delivery, which is approximately thirteen percent of the 2019 HOME entitlement. After subtracting for projects with budgeted expenditures, the balance available for new projects was negative \$151,267 as of December 31, 2019. Funds received in 2020 will compensate for this negative balance.

Financial considerations for the City Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance are not applicable for the 2019 annual report.

LBE - M/WBE and Section 3 requirements:

Minority and Women's Business Enterprise requirements, Section 3 requirements and LBE do not apply to this report.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-Housing Trust Fund Ordinance Annual Report
- 3-Mixed Income Housing Ordinance Annual Report
- 4-HOME Investment Partnerships Program Annual Report
- 5-Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report

**City of Sacramento
Housing Trust Fund Ordinance**

Annual Report

for

January 1, 2019 to December 31, 2019

Sacramento Housing and Redevelopment Agency

April 2020

HOUSING TRUST FUND ANNUAL REPORT FOR 2019

The Housing Trust Fund (HTF) ordinance was adopted in 1989 to provide local financing for affordable housing near employment centers (Chapter 17.708 of the Sacramento City Code). Fees on non-residential development generate the revenue based on an economic nexus analysis which determined that the construction of commercial developments such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low and low-income workers to Sacramento.

Due to the jobs/housing linkage, trust funds assist housing that is to be occupied by persons eligible to be in the labor force. The City's Housing Trust Fund benefits both very low and low-income households earning up to 80 percent of the area median income.

In 2001, the City Council (Council) amended the City Housing Trust Fund Ordinance to allow the use of commercial development impact fees paid into the North Natomas housing trust fund to be used for the same purposes as the citywide fund. Although the amendment integrated the purposes of the funds, it did not change their different fee schedules. The North Natomas fees are based on land use, while the City fees are based on building types.

On October 12, 2004, the Council approved Ordinance 2004-057 instituting an automatic annual increase for the Housing Trust Fund fee based on changes in the construction cost index. The automatic increase ensures that the fund keeps pace with housing construction costs.

To consolidate fees in one location, on February 14, 2017, the Council removed Chapter 17.708 of the Sacramento City Code and added Article IV to Chapter 18.56 to Title 18 of the Sacramento City Code, relating to the Development Impact Fee (DIF) program. The DIF program was developed to prioritize and restructure impact fees and includes the Housing Trust Fund fees. Council also approved Ordinance 2017-0013 to add Article IV to Chapter 18.56 and deleting Chapter 17.708 of the Sacramento City Code, relating to the Housing Trust Fund fee.

Citywide Developments

As of July 1, 2019

Building Type/HTF Fee Level (Fee/SqFt)	
Office	\$2.60
Hotel	\$2.48
Commercial	\$2.09
Manufacturing	\$1.62
Warehouse	\$0.71

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2019, including:

- beginning and ending balance
- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for developments and operations
- amount budgeted, but not expended, for developments
- balance available for new developments

2019 City Housing Trust Fund Financial Information

Beginning Balance	
	\$ 9,229,793

Income	
Fees Collected	\$1,937,766
Interest	\$197,476
Loan Repayment	\$1,104,372
Total Income	\$3,239,614

Balance and Total Income	
	\$12,469,407

Expense	
Operations	\$346,200
Projects	\$808,426
Total Expense	\$1,154,626

Ending Balance	
Remaining Project Balances	\$8,899,528
Balance Available for Projects	\$2,415,253
Ending Balance	\$11,314,781

The 2019 City Housing Trust Fund Expenditures table below identifies current Housing Trust Fund developments, expenditures, and balance available. For each development, the chart also identifies the Housing Trust Fund restricted units, the total number of housing units, and the loan maturity date.

2019 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2018 Expenditure	Remaining Balance	Loan Maturity Date
700 Block of K	700 K St.	5	137	\$ 790,000	\$ 586,026	\$ 42,000	10/1/2071
Twin Rivers	321 Eliza St.	28	80	\$ 5,000,000	\$ 0	\$ 5,000,000	N/A
Bel-Vue	1123 8 th St.	13	22	\$ 2,100,000	\$ 222,400	\$ 557,528	7/1/2059
Arden Way Ph 2	880 Arden	7	67	\$ 1,300,000	\$ 0	\$ 1,300,000	N/A
Metro at 7 th Ph I	7 th & F St.	8	65	\$ 1,200,000	\$ 0	\$ 1,200,000	N/A
Capitol Park*	1125 9th St.	6	134	\$ 800,000	\$ 0	\$ 800,000	N/A
TOTAL		67	505	\$11,190,000	\$ 808,426	\$ 8,899,528	\$ 0

*Approved in February 2020

1989-2019 City Housing Trust Fund Income Report

Year	City Fees Collected	Interest Income	Loan Income	Total Income
1989-1994	4,245,331	95,501		4,340,832
1995	416,276	88,020		504,296
1996	656,201	103,340		759,541
1997	667,167	105,717	821	773,705
1998	1,637,034	184,924	49,188	1,871,146
1999	1,209,832	230,422	5,000	1,445,254
2000	710,079	272,790	15,000	997,869
2001	484,138	184,757	31,313	700,208
2002	2,336,496	10,105	23,642	2,370,243
2003	1,313,586	138,628	123,081	1,575,295
2004	1,166,373	3,642	979,864	2,149,879
2005	1,566,784	156,350	58,905	1,782,039
2006	2,913,727	226,675	204,225	3,344,627
2007	2,700,187	351,634	198,592	3,250,413
2008	2,270,234	273,355	222,170	2,765,759
2009	454,668	123,427	185,748	763,843
2010	257,702	158,357	192,127	608,186
2011	255,282	118,144	242,628	616,054
2012	130,389	235,339	199,417	565,145
2013	382,413	188,291	1,466,191	2,036,895
2014	387,879	191,146	362,430	941,455
2015	916,249	33,472	1,232,395	2,182,116

2016	1,969,735	51,082	2,170,588	4,191,405
2017	1,070,962	91,614	1,865,479	3,028,055
2018	1,894,459	162,374	171,977	2,228,811
2019	1,937,766	197,476	1,104,372	3,239,614
Total	\$33,950,949	\$3,976,582	\$11,105,153	\$49,032,685

The City Housing Trust Fund Developments table and map identifies all properties which received Housing Trust Funds and the total number of units produced.

City Housing Trust Fund Developments

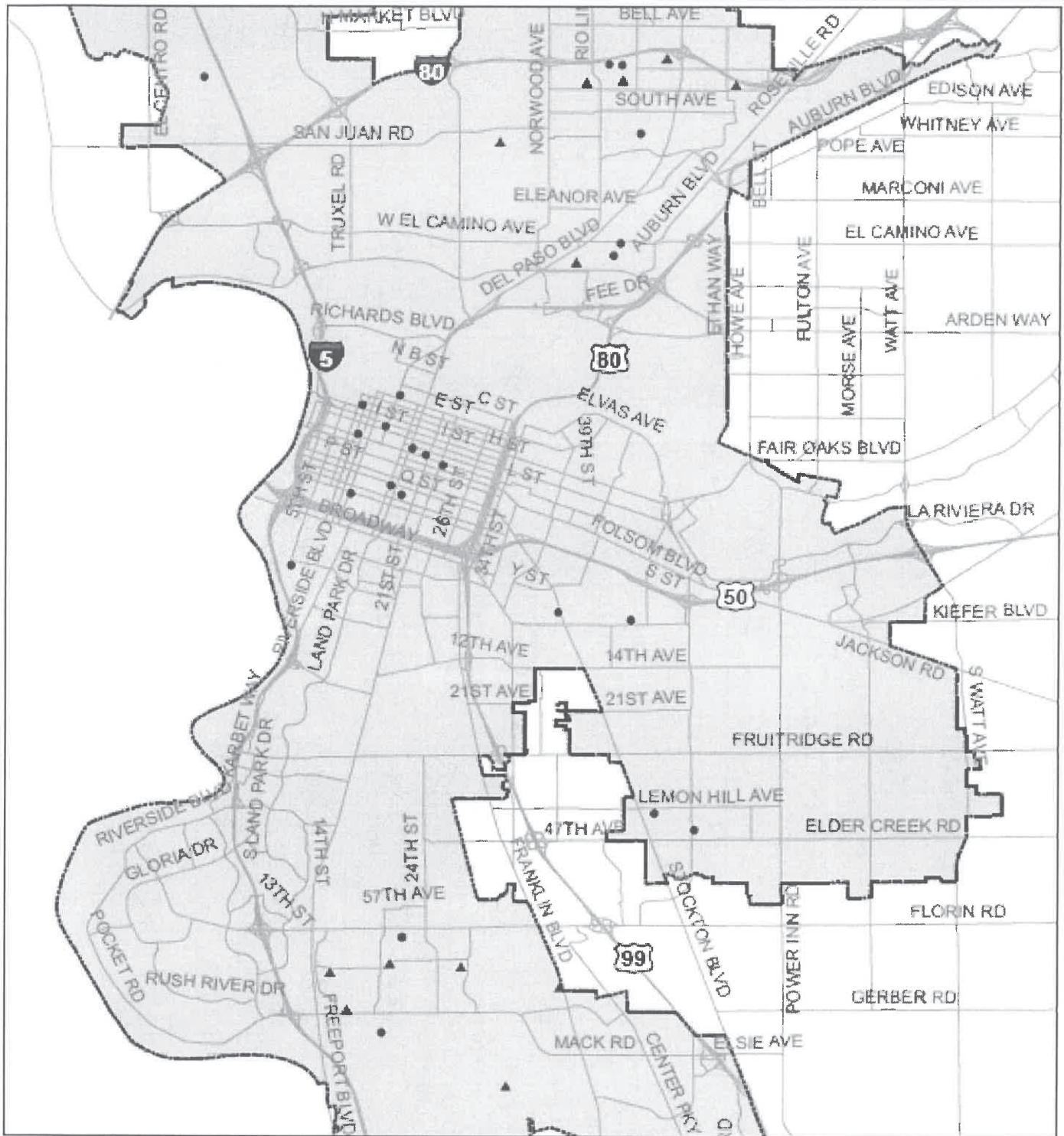
Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Completed	18th & L Mixed-Use Development	176
Completed	2151 68th Avenue	1
Completed	2221 63rd Avenue	1
Completed	2761 Utah Street	1
Completed	3836 Dayton St.	1
Completed	63 Butterworth Ave.	1
Completed	700 Block of K	137
Completed	729 Morrison Avenue	1
Completed	7445 Carella Drive	1
Completed	7588 Red Willow Street	1
Completed	7672 Manorside Drive	1
Completed	7860 Deerhaven Way	1
Completed	7th & H	150
Completed	Atrium Court Apartments	224
Completed	Bel-Vue Apartments	22
Completed	Copperstone Village	103
Completed	Coral Gables Apartments	4
Completed	Danbury Park	140
Completed	Del Paso Nuevo Phases I-III	77
Completed	Del Paso Nuevo Phase IV	37
Completed	Fremont Mews	119
Completed	Kelsey Village	20
Completed	Kennedy Estates Apartments	98

Completed	La Valentina	81
Completed	Land Park Woods	75
Completed	Lemon Hill Townhomes	74
Completed	Morrison Point Subdivision	22
Completed	North Avenue Apartments	80
Completed	Pensione K Apartments	137
Completed	Phoenix Park	360
Completed	Phoenix Park II	182
Completed	Ridgeway Studios	22
Completed	Silverado Creek Apartments	168
Completed	St Anton Building	64
Completed	Surreal Estates, Ink	11
Completed	Terracina Gold, Village 1 And 3	160
Completed	Terracina Gold, Village 2	120
Completed	Terracina Meadows Apartments	156
Completed	Valencia Point	168
Completed	Victory Townhomes/Evergreen Estates	76
Completed	Willow Glen	135
TOTAL UNITS		3,431

Parties interested in receiving notices of meetings at which this report is presented may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date on which they are filed. Renewal requests for mailed notices should be made on or before April 1st of each year.



Housing Trust Fund Expenditures



- City of Sacramento
- Single Family Housing Trust Fund Project
- Multifamily Housing Trust Fund Project



SHRA GIS
April 1, 2019

**City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2019 to December 31, 2019**

Sacramento Housing and Redevelopment Agency

April 2020

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2019

On September 1, 2015, the City Council (Council) repealed Chapter 17.712 of the City Code, known as the Mixed Income Housing Ordinance (No. 2000-039), and adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). As part of this revision, the City contracted with a consultant to perform a residential nexus analysis which demonstrates the relationship between the development of market-rate residential units and the need for additional workforce housing. The revised Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to provide housing for a variety of incomes and family types. The fee-generated revenue is placed in a citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the supply available for low-income households earning up to 80 percent of the area median income.

Pursuant to subsection 17.712.070 of the revised Ordinance, this annual report provides information on revenue and production generated by the City Mixed Income Housing Ordinance's housing impact fees.

Housing Impact Fee As of July 1, 2019

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$2.78
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$2.78
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.20

* "Net acre" for the purposes of this fee, means the total area of a site excluding portions that cannot be developed, such as public and private streets, and open space.

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2019, including:

- beginning and ending balance
- revenue, including the amount of fees collected and interest earned
- amount of expenditures for operations and developments
- amount budgeted, but not expended, for developments
- balance available for new developments

**2019 City Mixed Income Housing Fund
Financial Information**

Beginning Balance	
	\$ 2,162,955
Income	
Fees Collected (single/duplex dwellings)	\$ 2,179,716
Interest	\$ 51,530
Total Income	\$ 2,231,246
Balance and Total Income	
	\$ 4,394,201
Expense	
Operations	\$ 163,275
Total Expenses	\$ 163,275
Ending Balance	
Remaining Project Balances	\$ 2,600,000
Balance Available for Projects	\$ 1,630,927
Ending Balance	\$ 4,230,927

Production Accomplished

The City Mixed Income Housing Fund Expenditures table below identifies current funding commitments of a Mixed Income Housing development, expenditures and remaining balance. For each development, the chart also identifies the Mixed Income Housing restricted units, the total number of housing units and the loan maturity date.

2019 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2019 Expenditure	Remaining Balance	Loan Maturity Date
Arden Wy Ph2	880 Arden	2	67	\$ 300,000	\$ 0	\$ 300,000	TBD
Capitol Park*	1125 9 th St	16	134	\$ 2,300,000	\$ 0	\$ 2,300,000	TBD
TOTAL		18	201	\$ 2,600,000	\$ 0	\$ 2,600,000	

*Approved February 2020

2016-2019 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Income	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$ 1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
2019	\$ 2,179,716	\$ 51,530	\$ 0	\$ 2,231,246
TOTAL	\$ 4,474,862	\$88,492	\$ 0	\$ 4,563,354

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on December 3, 2019 for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

There are no recommended changes at this time.

Adjustments to the Fee

The fees established pursuant to this section shall be adjusted automatically to take into consideration inflation on July 1 of each year by a factor equal to the percentage increase, if any, in the construction cost index for San Francisco (based on 1913 U.S. average = 100) during the 12 months ending on the preceding March 1 as published by Engineer News Record/McGraw-Hill Construction Weekly, or any substitute index that the city council adopts by resolution.

Developments

No developments have been constructed to date.

**City of Sacramento
HOME Investment Partnerships Program
Annual Report
for
January 1, 2019 to December 31, 2019**

Sacramento Housing and Redevelopment Agency

April 2020

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2019

The federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the City's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 65 percent of AMI.

**2019 CITY HOME PROGRAM
FINANCIAL INFORMATION**

Beginning Balance	
	\$ 7,572,500

Income	
Entitlement	\$ 2,442,993
Interest	\$ 67,250
Loan Income	\$ 368,551
Total Income	\$ 2,878,795

Balance and Total Income	
	\$ 10,451,295

Expense	
Operations	\$ 379,412
Project Expenses	\$ 1,670,000
Total Expense	\$ 2,049,412

Ending Balances	
Remaining Project Balances	\$ 8,552,245
Remaining Admin Balance	\$ 75,996
Balance Available for Projects	\$ (151,267)
Ending Balance	\$ 8,447,154

2019 City HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2019 HOME Expenditure	Remaining Balance	Loan Maturity Date
Bel-Vue	1123 8 th St	4	22	\$ 600,000	\$ 270,000	\$ 60,000	7/1/2059
Lavender Courtyard	16 th & F St	11	53	\$ 1,905,525	\$ 0	\$ 1,905,525	TBA
Norwood Annex	3301 Norwood Av	11	15	\$ 1,100,000	\$ 50,000	\$ 1,050,000	5/1/2076
St Francis Terrace	2525 L St	11	48	\$ 2,247,000	\$ 0	\$ 254,700	4/1/2075
Victory Townhomes & Dixieanne	1075 & 1048 Dixieanne Ave	11	76	\$ 2,430,000	\$ 1,350,000	\$ 1,080,000	5/1/2076
Village Park	350 Morey Ave	11	50	\$ 1,022,000	\$ 0	\$ 102,200	4/1/2075
Whispering Pines	7610 Amherst St	9	96	\$ 1,700,000	\$ 0	\$ 1,700,000	TBD
Arden Way Phase 2	880 Arden Way	11	67	\$ 2,400,000	\$ 0	\$ 2,400,000	TBD
TOTAL		79	427	\$13,104,525	\$1,670,000	\$8,552,425	

The City HOME Developments table identifies all properties that received HOME funds and the total number of units produced and currently regulated, followed by a map with the location of each development.

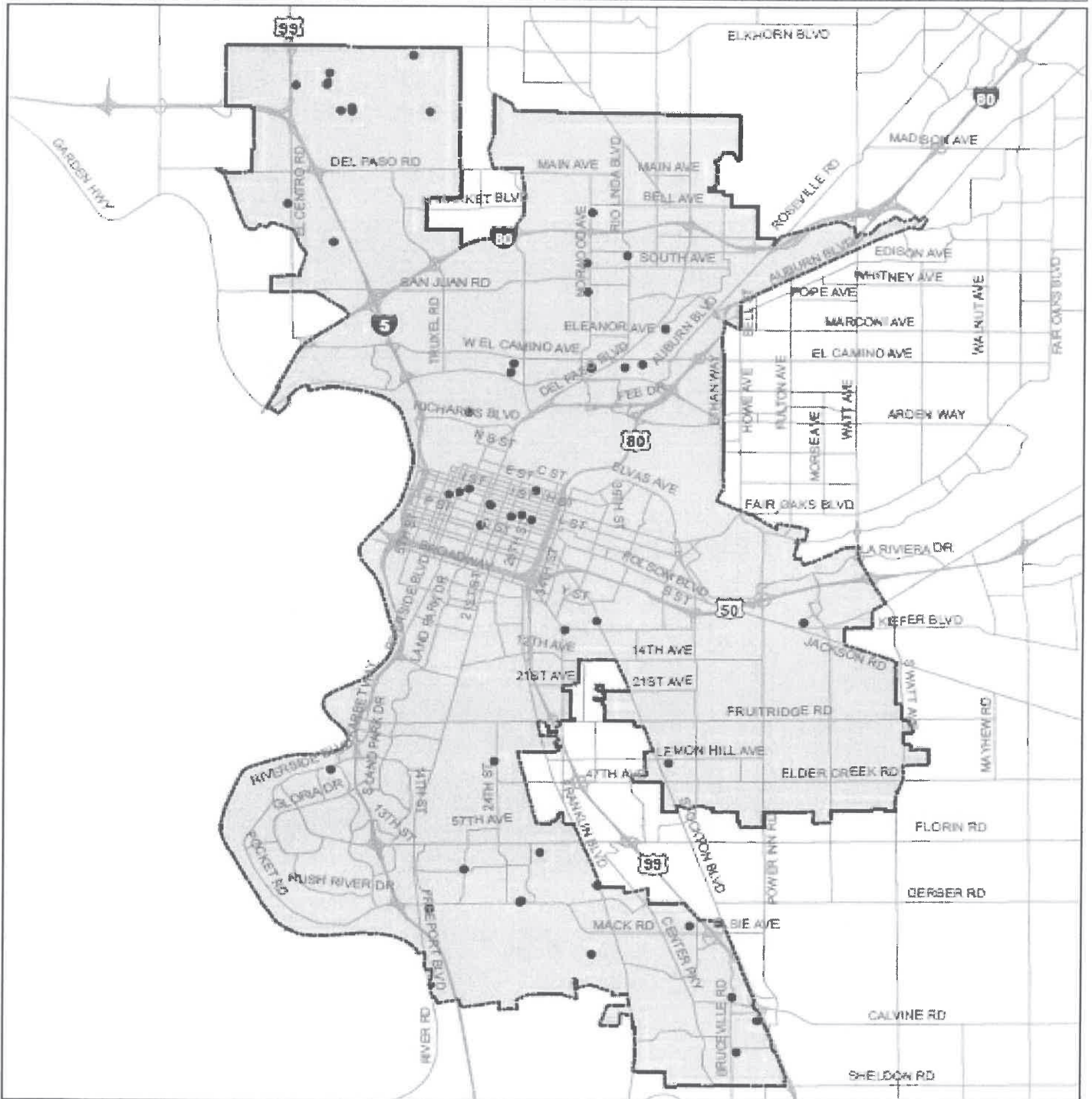
City HOME Developments

Project Name	Total Units
7th & H Street	150
Arbors (Oak Park Senior), The	56
Atrium Court	224
Bel-Vue	22
Broadway Sr.	120
Cannery Place (Township 9)	180
Casa de Angelo Sr.	100
Casa Natomas Sr.	59
Copperstone I Family	103
Coral Gables	3
Creekside Village Sr.	296
Curtis Park Court	91
Dixieanne Apts. (Evergreen Estates)	55
Florin Meadows	244

Forrest Palms Sr.	40
Fremont Building	69
Glen Ellen Circle	35
Globe Mills	143
Greenfair Sr.	386
Hurley Creek Sr.	207
Kelsey Village	20
La Valentina	81
Land Park Woods	75
Lemon Hill	73
Natomas Park	213
Northpointe Park	180
Norwood Annex	15
Pensione K	129
Phoenix Park I	178
Phoenix Park II	182
Quinn Cottages	60
Ridgeway Studios	22
River Garden Estates	124
Russell Manor Senior	66
Serna Village	83
Shenendoah	100
Sherwood	14
Shiloh Arms	106
Sierra Vista	78
Silverado Creek	85
Southcrest	30
St. Anton Building	65
St. Francis Terrace	48
Steven's Place Apts.	16
Victory Townhomes	21
Villa Jardin Apts.	44
Village Park	50
Washington Plaza	76
Washington Square	40
Westview Ranch	126
Whispering Pines Apts.	96
Willow Tree	108
Woodhaven Sr.	104
TOTAL UNITS	5,291



HOME Fund Expenditures



- City of Sacramento
- Multifamily Home Fund Project



SHRA GIS
April 1, 2019

**City of Sacramento
Residential Hotel Unit Withdrawal, Conversion,
and Demolition Ordinance**

Annual Report

for

January 1, 2019 to December 31, 2019

Sacramento Housing and Redevelopment Agency

April 2020

RESIDENTIAL HOTEL UNIT WITHDRAWAL, CONVERSION, AND DEMOLITION ORDINANCE ANNUAL REPORT FOR 2019

Beginning in the 1920s, residential hotels were a major source of affordable housing in the downtown Sacramento area. By 1986, sixteen residential hotels remained. To mitigate the effect of displacement of very low income households (who were the hotels' primary residents) as the hotels were closed, the Sacramento City Council (Council) adopted an ordinance requiring that relocation benefits be paid to residents of Single Room Occupancy (SRO) residential hotels upon withdrawal or conversion to other uses.

Adoption of the 1986 relocation ordinance followed a moratorium on residential hotel conversion passed in 1983 in response to the loss of six hotels from the 1970s to 1983. In 2006, Council adopted an amendment to the relocation ordinance that specifically identified ten SRO hotels and required that relocation benefits be paid to residents in the event of a conversion or demolition of one of these properties. The amended relocation ordinance also imposed an obligation on the City to maintain an inventory of not less than 712 SRO units.

On November 1, 2016, Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, No. 2016-0043 (Ordinance), City Code Chapter 18.20. Council approved the amendments to the Ordinance and other technical changes. The amendments included removal of seven of the ten rehabilitated, regulated or replaced SROs, and required the remaining four un-rehabilitated and un-regulated SROs to remain subject to the Ordinance (Exhibit A - Residential Hotels Map).

Pursuant to the Ordinance, the Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. In order to comply with Ordinance reporting requirements, SHRA sent correspondence in January of 2020 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel (Exhibit B - Residential Hotel Certification Summary).

SRO Residential Hotels Subject to the Ordinance

The Ordinance currently pertains to the following four unregulated residential hotels:

Subject to the Ordinance

- Congress
- Golden
- Sequoia

Replacement/Withdrawn Units

A list of replacement and withdrawn units covered by the Ordinance is included in Exhibit B.

Replacement units must be comparable units with rents that do not exceed 40% of the Sacramento area median income (AMI), are located in close proximity to transportation and services, and have recorded affordability covenants.

Boulevard Court

Information on the 75-unit Boulevard Court development, completed in 2011, is also included in the Certification Summary pursuant to the development's special permit and Council Resolution 2008-526 (Exhibit C - Boulevard Court Certification Summary).

Exhibit A: Residential Hotels Map

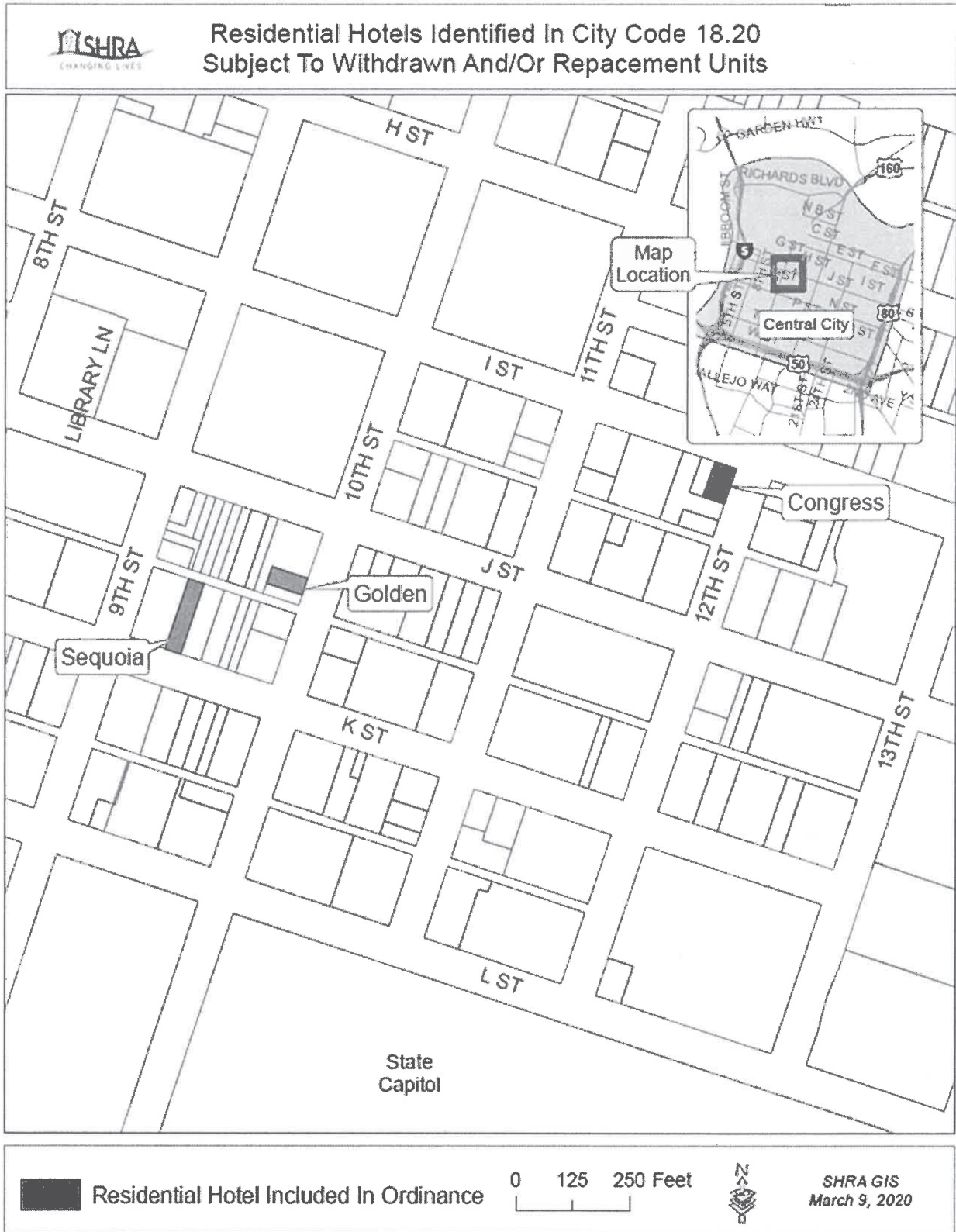


Exhibit B: Residential Hotels Certification Summary

NON-REGULATED UNITS SUBJECT TO THE ORDINANCE					
Property	Address	Total No. Vacant Units	Original & Current No. Units	Monthly Rent with Bathroom	Monthly Rent without Bathroom
Congress	906 12th St.	0	27	\$600	\$600
Golden	1010 10th St.	2	26	N/A	\$625
Sequoia	911 K St.	14	90	\$495	\$420
		Subtotal	143		

REGULATED/REPLACEMENT UNITS			
Property	Address	Current No. Units	
7 & H	625 H St.	150	
Bel-Vue	1123 8 th St.	5	
Cannery Place	601 Cannery Ave.	2	
Capitol Park Hotel	1125 9th Street	134	
Globe Mills	1131 C St.	12	
La Valentina	429 12th St.	11	
Lavender Courtyard	605 16 th St., 1612 and 1616 F St.	48	
Ridgeway Studios	914 12th St.	22	
Shasta	1017 10th St.	79	
Studios at Hotel Berry	729 L St.	105	
The WAL	1108 R St.	21	
YWCA	1122 17th St.	32	
		Subtotal	621

TOTAL UNITS	
Total Subject to the Ordinance and Regulated/Replacement Units	764
Total Required per the Ordinance	712
Total Surplus/Banked Units	52

Exhibit C: Boulevard Court Certification Summary

Address	Total Number Vacant Units	Current No. Units with Bathroom	Monthly Rent with Bathroom (1 bedroom)	Monthly Rent with Bathroom (Studio)	Resident Services
5321 Stockton Blvd.	0	75	\$804	\$730	Yes



April 17, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing
Ordinance, And HOME Investment Partnership Program (HOME)

RECOMMENDATION

Staff is presenting this information to the Commission for review prior to final review by
the County of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
May 5, 2020

To: Board of Supervisors

Through: Navdeep S. Gill, County Executive

From: La Shelle Dozier, Executive Director, Sacramento Housing and Redevelopment Agency

Subject: Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing Ordinance, And HOME Investment Partnership Program (HOME)

District(s): All

RECOMMENDED ACTION

Receive and file the annual reports of the Housing Trust Fund, Affordable Housing Ordinance and HOME Investment Partnerships Program (HOME).

BACKGROUND

This report provides information on the status of the County Housing Trust Fund Ordinance, Affordable Housing Ordinance and HOME Investment Partnerships Program (HOME) for calendar year 2019. The Sacramento Housing and Redevelopment Agency (SHRA) administers these funds on behalf of the County of Sacramento.

Housing Trust Fund - The County Housing Trust Fund (HTF) ordinance authorizes the collection of fees on non-residential construction to fund very low-income housing. The ordinance requires an annual report to the Board of Supervisors. The HTF ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. See Attachment 1 for the Housing Trust Fund Annual Reports.

Affordable Housing Ordinance - The County Affordable Housing Ordinance created a standard affordable housing fee on residential construction and provides a variety of other options for developers to satisfy affordable housing obligations. On February 25, 2014, the Sacramento

County Board of Supervisors (Board) repealed Chapter 22.35 of the County Code known as the County's Affordable Housing Ordinance (Repealed Ordinance) and adopted a revised Ordinance (Ordinance) on March 26, 2014. Affordable Housing Program Guidelines (Guidelines) were approved by the Board on June 9, 2015. Though the Ordinance requires a biennial report, SHRA is reporting on the Ordinance annually to align with the HTF report. See Attachment 2 for the Affordable Housing Ordinance Annual Report.

HOME Investment Partnership Program – The federal HOME Investment Partnership Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. See Attachment 3 for HOME Annual Report.

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Board on September 24, 2019, for the allocation of the HTF, Affordable Housing Ordinance, and HOME funds. As approved by the Board on November 5, 2019, pre-applications for funding in 2020 will be accepted on January 2, August 3, and October 1 (based on funding availability).

COMMISSION ACTION

At its meeting of April 22, 2020, the Sacramento Housing and Redevelopment Commission (Commission) reviewed the information contained in this report.

POLICY CONSIDERATIONS

No action is required and no policy changes are being recommended.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed actions are administrative in nature and are therefore not considered a project under CEQA pursuant to CEQA Guidelines Section 15378.

National Environmental Policy Act (NEPA): The proposed actions are exempt from NEPA pursuant to 24 CFR 58.34(a)(3).

M/WBE/SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements, Section 3 requirements and LBE do not apply to this report.

FINANCIAL ANALYSIS

The County Housing Trust Fund has collected a total of \$46,095,375 in fees, interest, and loan repayments since the inception of the fund in 1990. A total of \$41,042,927 has been expended on projects, and \$4,684,454 on administration which is approximately ten percent of total fee revenue. After receiving less revenue in 2019 than budgeted and subtracting for projects with budgeted expenditures, the balance available for new projects was \$367,995 as of December 31, 2019.

The County Affordable Housing Program has collected a total of \$10,771,934 in fees, interest, and loan repayments since the inception of the revised Ordinance in 2014. A total of \$4,484,980 has been expended on projects, and \$658,639 on administration, which is approximately six percent of the total fee revenue. After subtracting for funded projects, the balance available for new projects was \$6,736,868 as of December 31, 2019.

The County HOME Program collected a total of \$10,637,666 in entitlement, interest and loan repayments in 2019. A total of \$550,000 was expended on projects, and \$540,236 on administration, which is approximately five percent of the total 2019 HOME Entitlement and Program Income. After subtracting for funded projects, the balance available for new projects was \$2,107,969 as of February 29, 2020.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive


LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

Attachments:

- ATT 1 – Housing Trust Fund Annual Report for 2019
- ATT 2 – Affordable Housing Ordinance Report for 2019
- ATT 3 – HOME Annual Report for 2019

Sacramento County Housing Trust Fund
Annual Report
for
January 1, 2019 to December 31, 2019

Sacramento Housing and Redevelopment Agency
April 2020

HOUSING TRUST FUND ANNUAL REPORT FOR 2018

The County Housing Trust Fund (HTF) ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. The fee-generated revenue is used to develop affordable housing units with the goal of increasing the supply available for lower income workers. SHRA administers these funds on behalf of the County of Sacramento (County).

The County’s HTF benefits very low-income households who earn up to 50 percent of the County median income. The jobs/housing linkage requires that housing projects funded with HTF be occupied by persons in the labor force.

Pursuant to the Mitigation Fee Act (Government Code §66000 et. seq.), this report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2019.

Current Fee Schedule

Building Use	Fee Per Square Foot
Office	\$0.97
Hotel	\$0.92
Research & Development	\$0.82
Commercial	\$0.77
Manufacturing	\$0.61
Warehouse	\$0.26

The following 2018 County Housing Trust Fund Financial Information tables provide financial information for the fund in 2019, including:

- beginning and ending balance
- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for projects and operations
- amount budgeted, but not expended, for projects
- balance available for new projects

2019 County Housing Trust Fund Financial Information

Beginning Balance	
\$305,426	

Income	
Fees Collected	\$294,174
Interest	\$2,825
Loan Repayment	\$109,771
Total Income	\$406,770

Balance and Total Income	
\$712,196	

Expense	
Projects	\$108,188
Operations	\$236,014
Total Expense	\$344,202

Ending Balance	
Remaining Project Balances	\$292,095
Balance Available for Projects	\$72,900
Ending Balance	\$367,995

The interest earnings include both interest earned from the investment pool and interest earned from the interest portion of Housing Trust Fund loan repayments.

The 2019 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

2019 County Housing Trust Fund Expenditures

Project	Address	HTF Units	Total Units	Total HTF Budgeted	2019 HTF Expenditure	Remaining Balance	Loan Maturity Date
Colonia San Martin	7271 Florin Mall Drive	40	60	\$2,100,000	\$108,188	\$182,095*	11/19/2062
Southwind Court	7371, 7399, 7401 Power Inn Road	7	88	\$1,100,000	\$0	\$110,000	6/1/2059
TOTAL		47	148	\$3,200,000	\$108,188	\$292,095	

*Colonia San Martin has a remaining balance available for operating reserves. Construction of this project is complete.

1991- 2019 County Housing Trust Fund Income Report

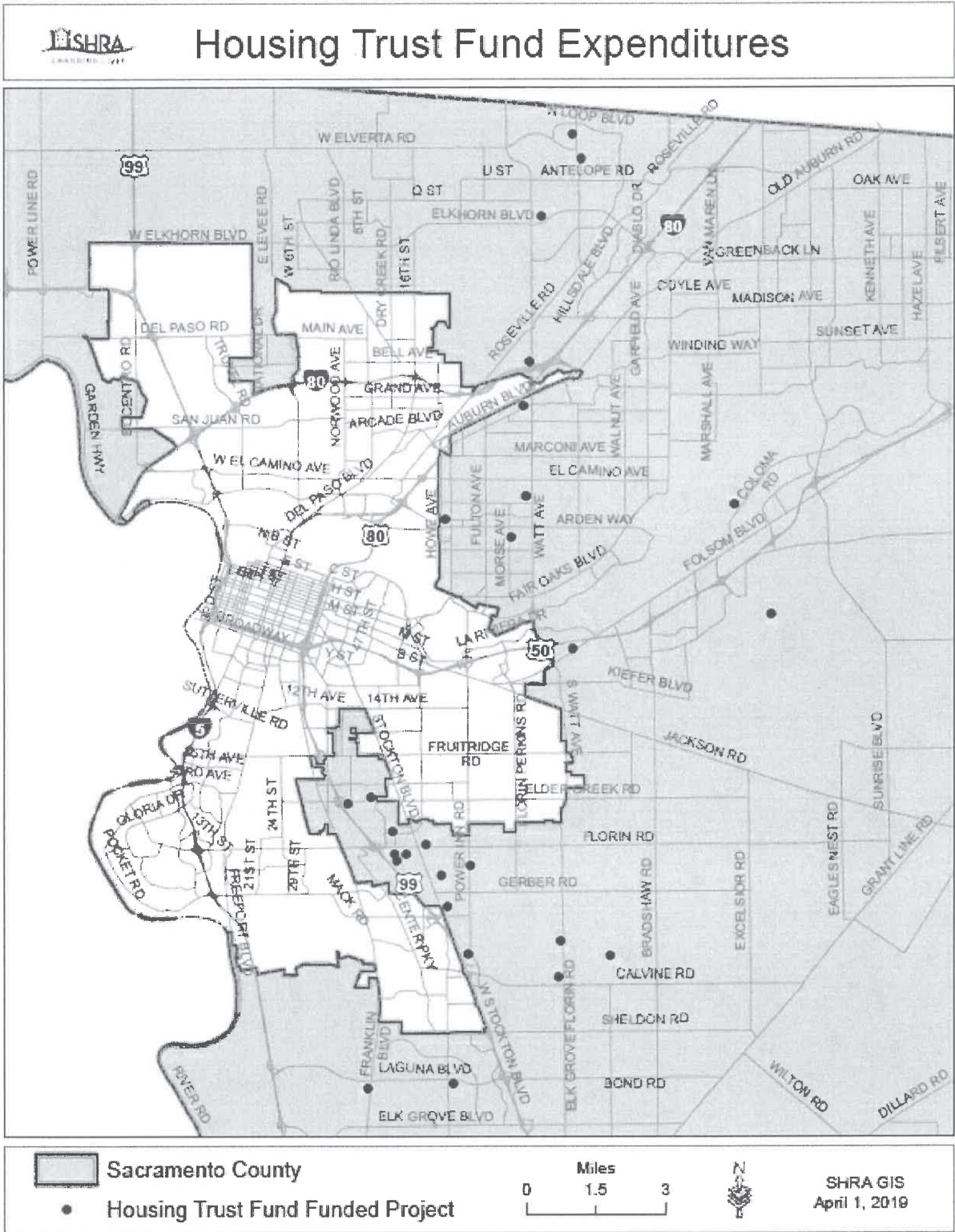
Year	Fees	Interest	Income	Total Income
1991-1993	\$ 4,337,485	\$ 587,152	\$ -	\$ 4,924,637
1994	\$ 774,285	\$ 159,238	\$ -	\$ 933,523
1995	\$ 1,508,924	\$ 130,937	\$ 9,840	\$ 1,649,701
1996	\$ 1,051,242	\$ 167,955	\$ 14,500	\$ 1,233,697
1997	\$ 1,894,423	\$ 204,847	\$ 25,043	\$ 2,124,313
1998	\$ 2,636,297	\$ 154,380	\$ 534,170	\$ 3,324,847
1999	\$ 1,065,536	\$ 323,039	\$ 108,612	\$ 1,497,187
2000	\$ 2,164,212	\$ 420,805	\$ 118,073	\$ 2,703,090
2001	\$ 2,334,409	\$ 519,351	\$ 429,323	\$ 3,283,083
2002	\$ 1,177,864	\$ 327,057	\$ 70,023	\$ 1,574,943
2003	\$ 1,238,436	\$ 286,061	\$ 79,224	\$ 1,603,721
2004	\$ 1,076,037	\$ 283,381	\$ 830,788	\$ 2,190,206
2005	\$ 1,394,429	\$ 108,026	\$ 49,510	\$ 1,551,965
2006	\$ 731,093	\$ 409,360	\$ 66,279	\$ 1,206,732
2007	\$ 744,941	\$ 492,043	\$ 81,824	\$ 1,318,808
2008	\$ 797,206	\$ 388,626	\$ 121,439	\$ 1,307,272
2009	\$ 218,366	\$ 248,569	\$ 140,425	\$ 607,360
2010	\$ 67,427	\$ 235,588	\$ 193,611	\$ 496,626
2011	\$ 118,195	\$ 287,400	\$ 206,869	\$ 612,464
2012	\$ 243,621	\$ 278,580	\$ 210,414	\$ 732,616
2013	\$ 350,148	\$ 483,884	\$ 718,437	\$ 1,552,468
2014	\$ 354,655	\$ 904,552	\$ 1,609,790	\$ 2,868,997
2015	\$ 451,431	\$ 36,608	\$ 2,456,386	\$ 2,944,424
2016	\$ 393,295	\$ 46,291	\$ 1,399,838	\$ 1,839,424
2017	\$ 176,982	\$ 42,524	\$ 1,019,684	\$ 1,239,190
2018	\$ 230,559	\$ 20,401	\$ 116,351	\$ 367,311
2019	\$ 294,174	\$ 2,825	\$ 109,771	\$ 406,770
TOTAL	\$ 27,825,671	\$ 7,549,481	\$ 10,720,222	\$ 46,095,375

The County Housing Trust Fund Developments table identifies all properties which received Housing Trust Funds and the total number of units produced. The location of each of the Housing Trust Fund Expenditures are detailed in the table below, followed by a map of the development locations.

County Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	Acacia Meadows Apartments	140
Completed	Anton Arcade	148
Completed	Arbor Creek Family Apartments	102
Completed	Arlington Creek Apartments	148
Completed	Asbury Place	104
Completed	Auberry Park	112
Completed	Churchill Downs Apartments	204
Completed	Colonia San Martin	60
Completed	Cordova Meadows Apartments/Park Meadows	183
Under Construction	Courtyard Inn	92
Completed	Crossroads Gardens	70
Completed	Danbury Park	140
Completed	Ethan Terrace	92
Completed	Fleming Phase II	15
Completed	Fleming Place	30
Completed	Greenway Village	54
Completed	Los Robles (Sky Parkway)	80
Completed	Mather Transitional Housing (Phase II)	273
Completed	Morse Glen Estates (Lerwick)	50
Completed	Norden Terrace Apartments	204
Completed	Olivewood Apartments	68
Completed	Pacific Rim/Sunnyslope	31
Completed	Sac Veterans Resource Center	32
Completed	Saybrook	61
Under Construction	Southwind Court	88
Completed	Terracina Laguna	136
Completed	Terracina Vineyard	64
Completed	Village Crossings Apartments	196
Completed	TOTAL UNITS	2,977

Parties interested in receiving notices of meetings at which this report is heard may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date on which they are filed. Renewal requests for mailed notices should be made on or before April 1st of each year.



Sacramento County Affordable Housing Ordinance
Annual Report
for
January 1, 2019 to December 31, 2019

Sacramento Housing and Redevelopment Agency
April 2020

AFFORDABLE HOUSING ORDINANCE ANNUAL REPORT FOR 2018

On February 25, 2014, the Sacramento County Board of Supervisors (Board) repealed Chapter 22.35 of the County Code known as the County's Affordable Housing Ordinance (Repealed Ordinance), and adopted a revised Ordinance (Ordinance) on March 26, 2014. The revised Ordinance creates a standard affordable housing fee accessible to all developers (with limited exceptions) and also provides a variety of other options an applicant/developer may choose to satisfy a development project's affordable housing obligations. As part of this revision, the County contracted with a consultant to perform a residential nexus analysis that demonstrates the relationship between the development of market rate residential units and the need for additional affordable housing. In order to implement the Ordinance, the County and SHRA prepared the Affordable Housing Program Guidelines (Guidelines) and the County approved the Guidelines on June 9, 2015.

Ordinance Section 22.35.060 (D) calls for biennial reports to monitor the performance of the affordable housing program, including the number of units produced, the amount of land dedicated and purchased, the amount of funds collected and expended and the level of affordability of units constructed. Though the Ordinance requires a biennial report, SHRA is electing to report on the Ordinance annually to align with the Housing Trust Fund report. This annual report quantifies affordable housing production since the adoption of the revised Ordinance during the reporting period encompassing calendar year 2018.

Under the new Ordinance, new residential development projects have the following options to comply with the affordable housing requirement:

- Pay an affordability fee on all newly constructed market-rate units;
- Comply with the development project's approved affordable housing plan if one exists under the repealed ordinance; or
- Enter into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism that leads to the production of affordable housing in an amount at least equivalent to the affordability fee.
- Purchase Unit Credits for affordable housing units banked with SHRA.

Current Fee Schedule

As of March 2, 2020, the current affordability fee is equal to \$2.92 per habitable square foot of each market rate residential unit and is paid concurrently with payments for building permit fees for the development project. The fee is adjusted annually based on the Building Cost Index 20-City Average published by Engineer News-Record/McGraw Hill.

2018 COUNTY AFFORDABLE HOUSING PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$4,703,714	

Income	
Fees Collected	\$2,113,733
Interest	\$101,032
Total Income	\$2,214,766

Balance and Total Income	
\$6,945,480	

Expense	
Operations	\$208,612
Projects	\$0
Total Expense	\$208,612

Ending Balance	
Remaining Project Balances	\$130,020
Balance Available for Projects	\$6,606,848
Ending Balance	\$6,736,868

At least 10 percent of the affordability fees collected are to be utilized to generate extremely low-income units by buying down affordability in very low-income units constructed as a result of the ordinance or constructed on dedicated sites.

At least fifty percent of the affordability fees collected must be used to produce affordable housing in large development projects consisting of at least 750 residential units. To fulfill the intent of the Ordinance, the County and SHRA are recommending large development projects comply with the affordable housing requirement through a combination of land dedication and affordability fee payment. Strategies will be determined on a project by project basis.

2019 County Affordable Housing Ordinance Expenditures

Project	Address	AHO Units	Total Units	Total AHO Budgeted	2019 AHO Expenditure	Remaining Balance	Loan Maturity Date
Southwind Court	7371, 7399, 7401 Power Inn Road	7	88	\$1,300,000	\$0	\$130,020	6/1/2059
TOTAL		7	88	\$1,300,000	\$0	\$130,020	

2005-2013 Old Ordinance Income Report

Year	Fees	Interest	Income	Total Income
2005	\$66,700	(\$506)	-	\$66,194
2006	\$231,725	\$444	-	\$ 232,169
2007	\$ 884,525	\$17,384	-	\$901,909
2008	\$453,100	\$32,165	-	\$485,265
2009	\$142,237	\$18,558	-	\$160,795
2010	\$502,900	\$15,146	\$1,115,250	\$1,633,296
2011	\$259,375	\$13,417	-	\$ 272,792
2012	\$112,800	\$14,962	\$118,023	\$245,785
2013	\$690,651	\$10,226	-	\$700,877
TOTAL	\$3,344,013	\$121,796	\$1,233,273	\$4,699,082

2014- 2019 County Affordable Housing Ordinance Income Report

Year	Fees	Interest	Income	Total Income
2014	\$409,946	\$12,132	\$6,623	\$428,700
2015	\$1,709,997	\$17,235	(\$6,873)	\$1,720,360
2016	\$1,813,392	\$30,383	\$16,532	\$1,860,307
2017	\$1,193,116	\$49,087		\$1,242,203
2018	\$3,234,916	\$70,682		\$3,305,599
2019	\$2,113,733	\$101,032		\$2,214,766
	\$10,475,100	\$280,552	\$16,282	\$10,771,934

Other Development Options

Compliance with the revised Ordinance requires coordination among the project sponsor/developer, SHRA staff and County staff. If a developer enters into a development agreement, a project’s application for entitlements includes preparation of an Affordable Housing Strategy which details how the affordable obligation will be met. The strategy is approved by the County Board of Supervisors concurrently with the project’s first legislative entitlements. An Affordable Housing Regulatory Agreement is then executed between the Developer and SHRA concurrently with the final map for the project.

Production Accomplished

The Unit Production table identifies all affordable units constructed under the Repealed Ordinance and the Revised Ordinance.

The Regulatory Agreement is recorded on the property’s Title and remains in effect for either 30 years (for-sale units) or 55 years (rental units), during which rents remain affordable. Completed projects are monitored by SHRA’s Portfolio Management Department for the duration of the Regulatory Agreement.

Under the Revised Ordinance, SHRA and County staff have completed three Affordable Housing Strategies for affordable housing development projects (NewBridge Specific Plan, the Elverta Specific Plan and Mather South) that include dedication of land for affordable housing development. The Affordable Housing Strategy for construction of multifamily affordable units at Victoria Park was approved in 2018. Staff is continuing to work on Strategies for Jackson Township and West Jackson Highway; and will soon begin working on Strategies for Grandpark and Upper Westside.

2019 AFFORDABLE HOUSING PROGRAM UNIT PRODUCTION

REVISED ORDINANCE

2014-2019	Units Constructed		
	ELI	VLI	LI
Courtyard Inn		7	7

REPEALED ORDINANCE

2004-2013	Units Constructed		
	ELI	VLI	LI
Glenwood #5 Subdivision (Single Family)	0	0	4
2009-2010			
Arbor Creek Family (Multi-family)	41	41	19
Arbor Creek Senior (Multi-family)	7	32	20
Corsair Park Senior Apartments (Multi-family)	0	11	6
Norden Terrace Apartments (Multi-family)	0	20	10
Varenna Senior (Multi-family)	0	13	6
2007-2008			
Vineyard Creek/Vineyard Pointe (Multi-family)	35	71	70
Sierra Sunrise II (Multi-family)	0	2	1
Colonia San Martin (Multi-family)	0	6	3
Robbin's Nest (Single Family)	0	0	1
Foothill Farms Senior (Multi-family)	0	17	8
Mutual Housing at the Highlands (Multi-family)	0	8	4
2005-2006			
Walerga Road Apartments (Multi-family)	0	0	26
Total Units Constructed by Affordability	83	221	178
Total Units Constructed	482		

Land Dedication

No transfer of dedicated land or land purchase has occurred.

Unit Purchase Program

No unit credits were purchased.

Sacramento County HOME Investment Partnerships Program

Annual Report

for

January 1, 2019 to December 31, 2019

Sacramento Housing and Redevelopment Agency

April 2020

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2019

The federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the County's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 65 percent of AMI. This report quantifies affordable housing production with HOME funds during the reporting period encompassing the calendar year 2019.

The County of Sacramento is part of a HOME Consortium, which is a means by which local governments that would not otherwise qualify for federal funding to join with other contiguous units of local government to directly participate in the HOME program. The Cities of Citrus Heights, Folsom, Isleton, Galt, and Rancho Cordova are members of the County of Sacramento's HOME Consortium.

2019 COUNTY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$8,042,915	

Income	
Entitlement	\$2,992,126
Interest	\$169,276
Loan Income	\$7,476,263
Total Income	\$10,637,666

Balance and Total Income	
\$18,680,581	

Expense	
Operations	\$540,236
Project Expenses	\$550,000
Total Expense	\$1,090,236

Ending Balance	
Remaining Project Balances	\$14,695,000
Remaining Admin Available	\$787,376
Balance Available for Projects*	\$2,107,969
Ending Balance	\$17,590,345

*Includes Saybrook and Sunrise Point approved in February 2020

2019 County HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2019 HOME Expenditure	Remaining Balance	Loan Maturity Date
Courtyard Inn	3425 Orange Grove Ave	11	92	\$1,500,000	\$ 0	\$250,000	10/1/2075
Southwind Court	7371, 7399, 7401 Power Inn	11	88	\$1,600,000	\$ 0	\$160,000	6/1/2059
Crossroad Gardens	7322 Florin Woods Drive	16	70	\$3,300,000	\$ 550,000	\$0	7/1/2074
Sunrise Point*	7424 Sunrise Blvd	17	47	\$3,580,000	\$ 0	\$3,580,000	TBD
Pacific Rim	6620 Sunnyslope Dr.	10	32	\$2,455,000	\$ 0	\$2,455,000	TBD
Mutual on the Boulevard	7351 Stockton Blvd.	35	127	\$6,900,000	\$ 0	\$6,900,000	TBD
RAD Pilot*	4500 Perry Av 4930 El Parasio 8223 Walerga	5	70	\$950,000	\$ 0	\$950,000	TBD
Saybrook*	4390 47 th Ave	2	88	\$400,000	\$ 0	\$400,000	TBD
TOTAL		107	614	\$20,685,000	\$550,000	\$14,695,000	

*Approved in 2020

The County HOME Developments table identifies all properties that received HOME funds and the total number of units produced and currently regulated, followed by a map with the location of each development.

County HOME Developments

Project Name	Total Units
Anton Arcade Apartments	148
Arbor Creek Family	102
Arbor Creek Senior	68
Ardenaire Apartments	53
Asbury Place	105
Ashford Heights (The Oaks)	300
Bell Street Apartments	18
Breckenridge Village	160
Broadway Senior	120
Cardosa Village	20
The Cascades (Village East Apartments)	112
Centennial Place	15
Colonia San Martin	60
Cottage Estate Apartments	152
Courtyard Inn	92
Creekview Manor Senior (Folsom Senior)	138
Crossroad Gardens	70
Curtis Park Court Apartments	91
Diogenes Youth Center	2
Ethan Terrace Apartments	92
Folsom Oaks	19
Foothill Farms Senior	138
Forestwood at Folsom	55
Garden Village (Willow Pointe)	195
Globe Mills	143
Greenbriar Apartments	138
Greenway Village	54
Grizzly Hollow III	54
Hastings Park	242
La Loma	34
Ladi Senior	147
Land Park Woods	75
Los Robles (Sky Parkway)	79
Lotus Landing (Azure Park)	220
Mercy Village Folsom (Duchow Homes)	80
Morse Glen Estates	50
Mulberry Gardens (Campus Gardens)	126
Normandy Park Senior	116
Olivewood	68

Rosswood Manor	97
Serna Village	84
Shiloh Arms	106
Sierra Vista Apartments	78
Sierra Creek	144
Sierra Sunrise Senior	119
Sierra Sunrise Senior – Phase 2	20
Sky Parkway Terraces Senior	59
Southwind Court	88
Sutter Place Apartments	47
Terracina Park Meadows	144
Varena Senior Apartments	152
The Verandas	180
Vintage Woods Senior	185
Waterman Square	84
TOTAL UNITS	5,538

