



**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and  
Redevelopment Commission**  
**Wednesday, February 21, 2018 – 6:00 pm**  
**801 12<sup>th</sup> Street, 2<sup>nd</sup> 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** – January 17, 2018

**SPECIAL PRESENTATIONS**

1. Welcome to new Commissioners Samuel Starks and Tyffanie Wedding
2. Presentation to thank past Commission Chair Cathy Creswell for her service

**DISCUSSION/BUSINESS ITEMS**

3. Release Of Affordable Housing Strategy, Agreement And Regulatory Agreement Requiring Construction Of Affordable Units And Approval Of A New Affordable Housing Strategy And Agreement Allowing For Payment Of Fees For The Caselman Ranch Project

**INFORMATIONAL PRESENTATIONS**

4. Opportunity Zone Overview
5. Twin Rivers Relocation Update

**EXECUTIVE DIRECTOR REPORT**

**COMMISSION CHAIR REPORT**

- Chair Appointments to Executive Committee
- Chair Appointments to Engagement Committee
- Chair Appointment to Sacramento Heritage Board

## 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 12<sup>th</sup> Street, Sacramento CA 95814. Agendas and reports are also posted online at [www.shra.org](http://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 January 17, 2018 Meeting noticed on January 12, 2018**

#### ROLL CALL

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

**MEMBERS PRESENT:** Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Painter Simas, Staajabu

**MEMBERS ABSENT:** (two vacancies)

**STAFF PRESENT:** La Shelle Dozier, David Levin, James Shields, Vickie Smith, Lira Goff, LaTanna Jones, Angela Jones, Sarah Thomas, Mark Hamilton, Russ Robertson, Karen Wallace, Sarah Thomas, Tyrone Williams, Mike Snyder

APPROVAL OF AGENDA – approved as submitted.

#### CITIZENS COMMENTS

Olga Cid and Patty Uplinger provided comment.

APPROVAL OF MINUTES – December 6, 2017 minutes were approved unanimously.

#### PRESENTATIONS

1. Promise Zone Update

Tyrone Williams presented the item.

2. New SHRA Website Overview

Michael Snyder presented the item. Commissioners Macedo, Alcalay and Staajabu offered suggestions for changes.

## BUSINESS ITEMS

### 3. Election of SHRA Commission Chair for 2018

Commissioner Griffin nominated Tawny Macedo to serve as Chair. Commissioner Alcalay seconded the motion. Commissioner Johnson nominated Gale Morgan to serve as Chair.

General Counsel David Levin advised the group of the procedure for the nomination. As a result, Commissioner Morgan motioned to vacate the previous motions; Commissioner Griffin seconded the motion which was approved unanimously.

Chair Creswell declared that nominations for Chair of the SHRA Commission were open. Commissioner Griffin nominated Tawny Macedo to serve as Chair. Commissioner Johnson nominated Gale Morgan. Commissioner Griffin moved to close nominations without objection. The votes were as follows: Tawny Macedo – 7 votes, Gale Morgan – 2 votes. Commissioner Macedo was declared to be the Chair for 2018.

### 4. Election of SHRA Commission Vice-Chair for 2018

Chair Creswell declared that nominations for Vice-Chair of the SHRA Commission were open. Commissioner Alcalay nominated Matt Johnson to serve as Vice-Chair. Commissioner Painter nominated Gale Morgan. Commissioner Alcalay moved to close nominations without objection. The votes were as follows: Matt Johnson Macedo – 6 votes, Gale Morgan – 3 votes. Commissioner Johnson was declared to be the Vice-Chair for 2018.

## EXECUTIVE DIRECTOR REPORT

La Shelle Dozier reviewed the following:

- Next Meeting is on February 21<sup>st</sup>.
- Two new Commissioners to join the board in February. They are Tyffanie Wedding and Samuel Stark.
- Status of Housing Choice Voucher program waitlist opening.
- Status of TCC grant application.

## COMMISSION CHAIR REPORT

Chair Creswell thanked the group for allowing her to serve as Chair.

## EXECUTIVE COMMITTEE MEETING REPORT

Chair Creswell reviewed items that were discussed at the Executive Committee which included: establishing regular monthly meetings, reviewing upcoming items, reviewing by-laws, receding updates on major initiatives, finding ways to have more engagement in initiatives, and the review of ongoing commissioner training and orientation.

## ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Simas thanked Chair Creswell for her service.

Commissioner Alcalay suggested that the Executive Committee develop a procedure for elections.

## ADJOURNMENT

As there was no further business to be conducted, Chair Creswell adjourned the meeting at 7:30 pm.

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Clerk



February 21, 2018

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

**SUBJECT:**

Release Of Affordable Housing Strategy, Agreement And Regulatory Agreement  
Requiring Construction Of Affordable Units And Approval Of A New Affordable Housing  
Strategy And Agreement Allowing For Payment Of Fees For The Caselman Ranch  
Project

**SUMMARY**

The attached report is presented for your review prior to review and approval by the  
County of Sacramento.

**RECOMMENDATION**

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,

  
LA SHELLE DOZIER  
Executive Director

Attachment

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
March 20, 2018

To: Board of Supervisors

From: Sacramento Housing and Redevelopment Agency

Subject: Release Of Affordable Housing Strategy, Agreement And Regulatory Agreement Requiring Construction Of Affordable Units And Approval Of A New Affordable Housing Strategy And Agreement Allowing For Payment Of Fees For The Caselman Ranch Project

Supervisory District: Kennedy

Contact: Christine Weichert, Assistant Director, 916-440-1353  
Leighann Moffitt, Planning Director, 916-874-5584

**Overview**

In 2016, the Board of Supervisors (Board) authorized the County of Sacramento (County) to enter into an Affordable Housing Agreement (Agreement) with Taylor Morrison of California, LLC (Developer) for the Caselman Ranch project located at the northwest corner of Caselman Road and Elk Grove-Florin Road, in the South Sacramento community. The Agreement referenced the Sacramento Housing and Redevelopment Agency's (SHRA) approved Affordable Housing Strategy (Strategy), which required 26 affordable single-family units be constructed to satisfy the requirements of the County's Affordable Housing Ordinance (Ordinance). An Affordable Housing Regulatory Agreement (Regulatory Agreement) was also recorded against the property, requiring the units to be constructed, sold to households at or below 80 percent of the Area Median Income (AMI), and be affordable for a term of 30 years.

The Developer has requested the Agreement and Regulatory Agreement be rescinded due to challenges in identifying income eligible homebuyers. A new Affordable Housing Agreement and Strategy will instead allow the Developer to pay the Affordability Fee to comply with the Ordinance. The existing Regulatory Agreement will be released and monitoring fee payment refunded.

**Recommendations**

Adopt the attached Board of Supervisors Resolutions 1) authorizing the Director of Planning and Environmental Review to rescind the existing Agreement between the County and Taylor Morrison of California, LLC, and execute a new Agreement and Affordable Housing Strategy for Caselman Ranch; and 2) authorizing SHRA to release the existing Affordable Housing Regulatory Agreement for Caselman Ranch and refund the associated monitoring fee payment less processing fees.

**Measures/Evaluation**

This action complies with the Ordinance adopted by the Board on February 25, 2014, and will result in the payment of Affordability Fees.

Release Of Affordable Housing Strategy, Agreement And Regulatory Agreement Requiring Construction Of Affordable Units And Approval Of A New Affordable Housing Strategy And Agreement Allowing For Payment Of Fees For The Caselman Ranch Project

Page 2

**Fiscal Impact**

County Code Section 22.35 requires that developers pay an Affordability Fee for construction of dwelling units, and provides for a fee credit for the construction of affordable units. The current Agreement between the County and the Developer, and related Affordable Housing Strategy and Regulatory Agreement, require the construction of 26 affordable single-family units in the Caselman Ranch project. The Developer is now requesting to pay the Affordability Fee and enter into a new Agreement and Strategy with the County for fee payment of approximately \$1.47 million.

**BACKGROUND**

The Caselman Ranch subdivision created 255 lots on the north side of Caselman Road in the Vineyard community. The project was approved by the Board on March 8, 2011 and included a Rezone, Special Development Permit, Tentative Subdivision Map, Use Permit, and Affordable Housing Plan. The Affordable Housing Plan that was approved with the project required the construction of 39 affordable for-sale units distributed throughout the project.

After the adoption of a revised Ordinance on February 25, 2014, different options became available to meet the project's affordable housing obligation. Pursuant to County Code Section 22.35.030, the standard affordable housing component requires that development projects shall either:

1. Pay an Affordability Fee on all newly constructed market rate units; or
2. Comply with the development project's approved affordable housing plan, if one exists; or,
3. Enter into a development agreement or other form of agreement with the County which provides for a fee credit for the production of affordable housing pursuant to Section 22.35.030(A).

The Developer elected to enter into an agreement with the County to allow a credit for the construction of a reduced number of for-sale affordable units rather than paying the Affordability Fee on the proposed 255 units. Guidelines adopted by the Board on June 9, 2015 provide guidance on how to calculate the number of homes that must be constructed to offset the required Affordability Fee. The revised number was 26 affordable for sale single-family homes for this project.

The Board approved the Affordable Housing Strategy, Agreement (Attachment 1), and Regulatory Agreement on May 24, 2016. SHRA recorded the Regulatory Agreement on July 5, 2016, which restricted sales to households at or below 80 percent Area Median Income (AMI). The Regulatory Agreement was to be monitored by SHRA for 30 years. To date, approximately 150 market rate homes have been sold and are occupied and another 50 are under construction.



**DISCUSSION**

On December 18, 2017, the Developer submitted a written request to SHRA to modify the approved Strategy requiring construction of 26 for-sale affordable homes (Attachment 2). The 26 deed restricted homes are currently under construction and will be available for purchase in May 2018. The Developer began marketing efforts to sell the homes in the summer of 2017 and encountered challenges in finding qualified households to purchase the 26 homes given the 80% Area Median Income (AMI) requirement set forth in the Ordinance. Currently, affordable sales prices for the homes are approximately \$267,000 for a 3-bedroom home, and approximately \$298,000 for a 4-bedroom home.

Should the Board approve the rescission of the Agreement, SHRA will refund the Developer \$122,368 of the originally paid monitoring fee, less a \$6,000 fee to process the request and release the Regulatory Agreement. The Developer will also be charged through an associated entitlement for Planning staff time related to preparing the required resolutions and agreements.

The new Agreement and new Affordable Housing Strategy (Exhibit A to Resolution) allows the Developer to pay affordability fees. For 209 permits issued prior to March 1, 2018, the anticipated Affordability Fee is approximately \$1.2 million. Following payment of the Affordability Fee existing 209 units, SHRA will release the existing Regulatory Agreement and refund the previously paid monitoring fee, less the cost related to processing the new Agreement and Affordable Housing Strategy. The fee associated with the 46 permits issued after March 1, 2018 shall be paid concurrently with the payment of building permit fees for the Development Project according to the fee in effect at the time of building permit issuance.

No formal recommendation from the Vineyard Community Planning Advisory Council (CPAC) is required for this request; however, the Vineyard CPAC was notified of the requested change and Board hearing date via email. No comments were received from the Vineyard CPAC.

**COMMISSION ACTION**

At its meeting of February 21, 2018, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

**MEASURES/EVALUATIONS**

This proposed modification to the previously approved Strategy complies with the Ordinance adopted by the Board on February 25, 2014.

**FINANCIAL ANALYSIS**

County Code Chapter 22.35 relating to the Affordable Housing Ordinance requires an Affordability Fee to be paid on residential dwelling units. Pursuant to the Ordinance, the Developer will pay an Affordability Fee of \$2.69 per square foot for all 209 permits issued prior to March 1, 2018 and will pay the fee in effect for the 46 permits issued after March 1, 2018. The Affordable Housing Strategy also included the requirement of a monitoring fee of \$128,368 to cover the ongoing administrative expenses related to monitoring the project during the 30-year time period. This fee was paid at the time of the recordation of the Regulatory Agreement. This fee will be refunded, less the cost related to processing the new Agreement and Affordable housing Strategy. There is no departmental budget impact.

**POLICY CONSIDERATIONS**

The recommended action is consistent with the adopted policy of the Ordinance and there are no changes being proposed.

**ENVIRONMENTAL REVIEW**

California Environmental Quality Act (CEQA): The proposed actions are administrative and therefore not subject to CEQA pursuant to CEQA Guidelines at 14 California Code of Regulations (CCR) §15378.

National Environmental Policy Act (NEPA): The proposed actions are administrative and therefore exempt pursuant to 24 Code of Federal Regulations (CFR) §58.34(a)(3).

**M/WBE/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  
Sacramento Housing and Redevelopment Agency

APPROVED  
NAVDEEP S. GILL  
County Executive

By: \_\_\_\_\_  
ADMINISTRATOR  
Deputy County Executive

**Release Of Affordable Housing Strategy, Agreement And Regulatory Agreement Requiring Construction Of Affordable Units And Approval Of A New Affordable Housing Strategy And Agreement Allowing For Payment Of Fees For The Caselman Ranch Project**  
Page 5

**Attachments**

**ATT 1 – Previous Affordable Housing Agreement**

**ATT 2 – Developer Request to Modify Strategy**

**RES 1 – Rescind an Existing Agreement and Execute a New Agreement Relative to an Affordable Housing Strategy for Caselman Ranch**

**EXH A to RES 1 – New Agreement Relative to an Affordable Housing Strategy**

**RES 2 – Release of the Existing Affordable Housing Regulatory Agreement for Caselman Ranch and Refund the Associated Monitoring Fee Payment Less Expenses**

**EXH A to RES 2 – Release of Regulatory Agreement**

**AGREEMENT BY AND BETWEEN THE COUNTY OF SACRAMENTO AND  
TAYLOR MORRISON OF CALIFORNIA, LLC RELATIVE TO AN AFFORDABLE  
HOUSING STRATEGY FOR A PREVIOUSLY APPROVED PROJECT  
(04-RZB-SDP-0233) KNOWN AS CASELMAN RANCH.**

THIS AGREEMENT is made and entered into as of this 24<sup>th</sup> day of May, 2016, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and TAYLOR MORRISON OF CALIFORNIA, LLC, hereinafter referred to as "DEVELOPER."

**RECITALS**

WHEREAS, the conditions of approval for Caselman Ranch (Control Number 20040233) require that DEVELOPER enter into an agreement to meet the obligations of the Affordable Housing Plan prior to recordation of final maps;

WHEREAS, prior to the recordation of the final map for phase one of Caselman Ranch, DEVELOPER reduced the number of lots from 261 to 255;

WHEREAS, Sacramento County Code section 22.35.030(A)(3) allows a fee credit toward the Affordability Fee for the construction of affordable units;

WHEREAS, the original requirement of affordable units from the adopted Affordable Housing Plan was 39 (reduced to 38 for the revised map), which is more than what would be required using the adopted Ordinance relating to Affordable Housing;

WHEREAS, DEVELOPER desires to reduce the affordable units to 26 to comply with adopted Ordinance; and

WHEREAS, COUNTY and DEVELOPER desire to enter into this Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, COUNTY and DEVELOPERS agree as follows:

**I. AFFORDABLE HOUSING CREDIT**

DEVELOPERS shall receive credit for the construction of 26 affordable units in Caselman Ranch, without payment of the Affordability Fee for the 255 units. All units constructed shall be subject to Affordable Housing Strategy in Exhibit "A".

**II. TIMING**

This Agreement must be approved by the Board of Supervisors and the Regulatory Agreement must be recorded prior to the issuance of any building permits for Caselman Ranch.

**III. MONITORING FEE**

A monitoring fee shall be paid to the Sacramento Housing and Redevelopment Agency (SHRA) to cover the ongoing administrative expenses related to monitoring of the affordable housing units for the duration of the 30-year regulatory agreement period. The fee shall be paid at the time the Affordable Regulatory Agreement is recorded by SHRA.

**III. NOTICE**

Any notice, demand, request, consent, or approval that either party hereto may or is required to give the other pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail, addressed as follows:

TO COUNTY

TO DEVELOPER

DIRECTOR  
Department of Community  
Development  
700 H Street, Sixth Floor  
Sacramento, CA 95814

Jay Pawlek, Vice President  
Taylor Morrison of California, LLC  
81 Blue Ravine Road, Suite 220  
Folsom, CA 95630

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

**IV. COMPLIANCE WITH LAWS**

DEVELOPER shall observe and comply with all applicable Federal, State, and County laws, regulations and ordinances.

**V. GOVERNING LAWS AND JURISDICTION**

This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

**VI. AMENDMENT AND WAIVER**

Except as provided herein, no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both parties. Waiver by either party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder. Any request of County for interpretation of any term

or provision of this Agreement shall be made to the DIRECTOR and counsel for County.

**VII. SUCCESSORS**

This Agreement shall bind the successors of COUNTY and DEVELOPER in the same manner as if they were expressly named.

**VIII. INTERPRETATION**

This Agreement shall be deemed to have been prepared equally by both of the parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

**IX. DIRECTOR**

As used in this Agreement, "DIRECTOR" shall mean the Director of the Department of Community Development, or his/her designee.

**X. DUPLICATE COUNTERPARTS**

This Agreement may be executed in duplicate counterparts. The Agreement shall be deemed executed when it has been signed by both parties.

**XI. AUTHORITY TO EXECUTE**

Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement for or on behalf of the parties to this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

**COUNTY OF SACRAMENTO, a political subdivision of the State of California**

By  Date: 5/24/2016  
MICHAEL J. PENROSE, Interim Director  
Department of Community Development

Agreement Approved by the Board of Supervisors with Delegation of Authority to execute agreement:

Agenda Date: May 24, 2016

Item Number: 31

Resolution Number: 2016-0359

Taylor Morrison of California, LLC

By   
Jay Pawlek, Vice President

Date: 4-13-2016

CONTRACT REVIEWED AND APPROVED BY COUNTY COUNSEL

By:  Date: 4-19-16

**Affordable Housing Strategy (AHS)  
Construction of Single Family Affordable Housing Component  
Caselman Ranch Residential Project**

**Proposed Project**

Taylor Morrison of California, LLC, is the developer (“Developer”) of that certain real property in the County of Sacramento (“County”) in which the Developer proposes to develop and construct the Caselman Ranch (“Development Project”). This proposed approximately 50+/- gross acre Development Project is located at northwest corner of Caselman and Elk Grove-Florin Roads in Sacramento, California. The residential portion of the Development Project consists of the following unit mix:

MAP DESIGNATION	GROSS ACRES <sup>1</sup>	UNITS WITHIN ZONING DESIGNATION
RD-7		117
RD-5		20
RD-7		0
RD-5		118
<b>TOTAL UNITS IN RESIDENTIAL DEVELOPMENT</b>	<b>50+/-</b>	<b>255</b>

<sup>1</sup> Note that Gross acres excludes public parks, public schools, open space areas, habitat mitigation or other similar public non-residential features as defined in Section 22.35.020.

**Affordable Housing Policy**

On February 25, 2014, the Sacramento County Board of Supervisors (Board) repealed Chapter 22.35 of Title 22 of the Sacramento County Code known as the County’s Affordable Housing Ordinance (“Repealed Ordinance”) and adopted a revised Ordinance (“Ordinance”). The Ordinance requires new residential developments contain housing opportunities to households of low, very low and extremely low-income through a standard affordable housing fee accessible to all and also provides a variety of other options an applicant/developer may choose to satisfy a development project’s affordable housing obligations.

In order to ensure compliance with the Ordinance, the Executive Director of Sacramento Housing and Redevelopment Agency (“SHRA”) in consultation with the County Director of Community Development prepared the Affordable Housing Program Guidelines (“Guidelines”). The Guidelines were approved by the Board on June 9, 2015 to aid applicants, landowners, developers, homebuyers, and others in understanding and complying with the Ordinance. Section 22.35.030 of the Ordinance allows the Developer to meet their affordable housing obligation by entering 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 which leads to



### **Location**

The affordable housing units will be located on appointed lots geographically disbursed throughout the development/project site as shown in Exhibit 1.

### **Design**

Pursuant to Section 22.35.070 of the Ordinance, the design of the affordable housing units shall be compatible with the design of the total project in terms of appearance, materials, and finished quality. Affordable units should not be a separate product apart from the overall development project, but should be included within the overall project. Exhibit 2 contains the mix of unit types and sizes in the overall Development Project, and identifies the affordable units within the overall mix.

### **Occupancy and Affordability Requirements**

The site-specific Regulatory Agreement shall be recorded and monitored by SHRA on all affordable housing units constructed as a result of the Ordinance. For sale units will be restricted for 30 years and sold to owner occupant households earning 80% or less of Area Median Income (AMI). Homes will be sold at an affordable housing price as outlined in Appendix 1 of the Guidelines.

Median Income and AMI levels will be determined annually by the United States Department of Housing and Urban Development and will be adjusted by household size appropriate to the unit. Affordable Sales Prices will be based on the assumption that one person occupies each bedroom.

### **Concurrency**

Pursuant to Section 22.35.030(A)(3)(b)(4) of the Guidelines, the affordable housing units are to be built concurrently with the market rate units in the Development Project. Exhibit 3 is a proposed timeline for development, including many of the milestones associated with the concurrency. This concurrency will be secured by a series of linkages between the market rate units and the affordable units as described below:

- The Affordable Housing Regulatory Agreement shall be executed and recorded on the entire Development Project prior to the issuance of any building permits for the Development Project.<sup>1</sup> The Agreement will be released when construction of the obligated affordable housing units are completed.
- The affordable units will be built proportionally alongside their neighboring market rate units. A description of this concurrency is provided as Exhibit 3.

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<sup>1</sup> Per Section 22.35.030(A)(3)(b)(4) of the County Affordable Housing Guidelines, the final map for a development project is conditioned upon the recordation of a regulatory agreement. However, due to the timing of final map approval for Caselman Ranch, the recordation of the Regulatory Agreement is contingent upon the issuance of building permits..

**Developer Acknowledgement**

Once the Strategy has been approved by the Board and executed by the SHRA and Developer, no further changes can be made to the Strategy or the Regulatory Agreement. The Regulatory Agreement is a legally binding agreement between the Developer and SHRA that is recorded against the entire Development Project to ensure the affordable obligation is satisfied.

  
\_\_\_\_\_  
Jay Pawlák

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Vice President

4-13-2016  
\_\_\_\_\_  
Date

**Exhibit 2  
Unit Mix and Affordable Housing Distribution**

<b>Lot #or Unit #</b>	<b># Bedrooms</b>	<b>Unit Size (sf. Ft.)</b>	<b>Unit Type</b>	<b>Affordability Level</b>
<b>Final Map Phase 1</b>				
20	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
21	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
25	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
26	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
46	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
47	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
62	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
72	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
73	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
82	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
83	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
90	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
96	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
114	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
137	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
<b>Final Map Phase 2</b>				
24	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
30	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
31	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
37	3 or 4	1,500 to 1,725	SFD	80% AMI or Less
38	3 or 4	1,500 to 1,725	SFD	80% AMI or Less

**Exhibit 3  
Project Timeline & Concurrency Schedule**

<b>Construction Release</b>	<b>Permit Date</b>	<b>Market Rate Units</b>	<b>Affordable Housing Units</b>	<b>Total Units</b>
Model Release	January 16	4	0	4
Release 1	June 16	10	0	10
Release 2	September 16	10	0	10
Release 3	December 16	10	0	10
Release 4	March 17	12	5	17
Release 5	June 17	12	3	15
Release 6	September 17	13	2	15
Release 7	December 17	13	2	15
Release 8	March 18	13	2	15
Release 9	June 18	13	2	15
Release 10	September 18	14	2	16
Release 11	December 18	12	2	14
Release 12	March 19	14	2	16
Release 13	June 19	14	3	17
Release 14	September 19	14	1	15
Release 15	December 19	12	0	12
Release 16	March 20	14	0	14
Release 17	June 20	9	0	9
Release 18	September 20	8	0	8
Release 19	December 20	8	0	8
<b>TOTALS</b>		<b>229</b>	<b>26</b>	<b>255</b>
<b>255 Total Units Constructed; 26 Units are Affordable</b>				



**Pacific Housing Inc.**

December 18, 2017

Ms. Christine Weichert  
Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

RE: Caselman Ranch – Sacramento County  
Affordable Housing Inclusionary Plan

Dear Christine,

Carson Development, Pacific Housing, and Taylor Morrison Homes, in a cooperative effort, wish to modify the Affordable Housing Program (AHP) currently approved for the Caselman Ranch Development in South Sacramento County.

The current AHP calls for the building and sale of 26 out of a total 255 homes to families earning at or below 80% of area median income. Unfortunately, the current plan is proving to be not feasible. It has been challenging to find families with the means and ability to qualify for a home purchase within the AHP parameters and the fear is that we will fall short of fulfilling the Caselman AHP and risk putting the project in default.

We would like to modify the plan and enter into the County's Affordable Housing Fee Program. Under the Fee Program, the total development will still consist of 255 homes. We will enter into the fee agreement retroactively and understand that at the time of approval, any building permits pulled will require the fee payment. We will assist county staff in presenting permit copies and documentation to simplify the retroactive fee calculation process.

We understand that this plan change will ultimately require Board of Supervisor approval and wish to start the process immediately. Please let us know what the next steps are. We have already begun to assemble pulled building permit copies and are hoping to have this action approved well within the first 45 days of 2018.

Thank you for your consideration and Happy Holidays!

Sincerely,



Mark A. Wiese

Cc: Johan Otto, Carson Development  
Dave Kalemba, Taylor Morrison Homes

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO AUTHORIZING THE DIRECTOR OF PLANNING AND ENVIRONMENTAL REVIEW TO RESCIND AN EXISTING AGREEMENT AND EXECUTE A NEW AGREEMENT BY AND BETWEEN THE COUNTY OF SACRAMENTO AND TAYLOR MORRISON OF CALIFORNIA, LLC RELATIVE TO AN AFFORDABLE HOUSING STRATEGY FOR THE PREVIOUSLY APPROVED PROJECT (04-RZB-SDP-0233) KNOWN AS CASELMAN RANCH**

**WHEREAS**, the conditions of approval for Caselman Ranch (Control Number 20040233) require that Taylor Morrison Of California, LLC (hereinafter referred to as “Developer”) enter into an agreement to meet the obligations of the Affordable Housing Plan prior to recordation of final maps; and,

**WHEREAS**, the County and Developer entered into an agreement (Resolution No. 2016-0359) on May 24, 2016 to meet the obligations of the Affordable Housing Strategy through a fee credit toward the Affordability Fee for the construction of affordable units; and,

**WHEREAS**, the Developer requested to be released from the agreement and to enter into a new AGREEMENT to pay the Affordability Fee pursuant to the Sacramento County Affordable Housing Ordinance set forth in Chapter 22.35 of the Sacramento County Code; and

**WHEREAS**, the County and Developer desire to rescind an existing agreement and enter into a new agreement modifying the Caselman Ranch affordable housing obligation, consistent with the current Affordable Housing Ordinance.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** that the Affordable Housing Agreement approved on May 24, 2016 is hereby rescinded and the Director of Planning and Environmental Review, or his or her designee, is authorized to execute an agreement between the County of Sacramento and the Developer, in a form substantially consistent with the form attached hereto.

Release Of Current Affordable Housing Strategy/Agreement And Related Regulatory Agreement  
And Approval Of New Affordable Housing Strategy/Agreement For The Caselman Ranch  
Project  
Page 2

On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_,  
the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of  
Sacramento this 20<sup>th</sup> day of March, 2018, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,  
(PER POLITICAL REFORM ACT (§ 18702.5.))

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Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

**AGREEMENT BY AND BETWEEN THE COUNTY OF SACRAMENTO AND  
TAYLOR MORRISON OF CALIFORNIA, LLC RELATIVE TO AN AFFORDABLE  
HOUSING STRATEGY FOR A PREVIOUSLY APPROVED PROJECT  
(04-RZB-SDP-0233) KNOWN AS CASELMAN RANCH.**

THIS AGREEMENT is made and entered into as of this 20<sup>th</sup> day of March, 2018, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and TAYLOR MORRISON OF CALIFORNIA, LLC, hereinafter referred to as "DEVELOPER."

**RECITALS**

WHEREAS, the conditions of approval for Caselman Ranch (Control Number 20040233) require that DEVELOPER enter into an agreement to meet the obligations of the Affordable Housing Plan prior to recordation of final maps; and,

WHEREAS, the COUNTY and DEVELOPER entered into an agreement (Resolution No. 2016-0359) on May 24, 2016 to meet the obligations of the Affordable Housing Strategy through a fee credit toward the Affordability Fee for the construction of affordable units; and,

WHEREAS, DEVELOPER requested to be released from the agreement and to enter into a new AGREEMENT to pay the Affordability Fee pursuant to the Affordable Housing Ordinance; and,

WHEREAS, the COUNTY and DEVELOPER desire to enter into this Agreement based on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, COUNTY and DEVELOPER agree as follows:

**I. AFFORDABILITY FEE PAYMENT**

In conformance with the Affordable Housing Strategy in Exhibit "A", DEVELOPER shall meet their affordable housing obligation by paying an affordability fee on all newly constructed market rate units. For 209 building permits issued prior to March 1, 2018, DEVELOPER shall pay the Affordability Fee in the amount of \$2.69 per square foot. For 46 building permits issued after March 1, 2018, DEVELOPER shall pay the adjusted Affordability Fee in effect at the time of building permit issuance.

**II. RESCISSION OF PRIOR AFFORDABLE HOUSING AGREEMENT**

With the adoption of this Agreement, the Affordable Housing Agreement approved on May 24, 2016 is hereby rescinded.



**III. TIMING**

This Agreement must be approved by the Board of Supervisors and affordability fees paid for the 209 permits issued prior to March 1, 2018 before the existing Regulatory Agreement will be released.

**IV. MONITORING FEE**

Once the Affordability Fee has been paid for 209 permits issued prior to March 1, 2018, the Sacramento Housing and Redevelopment Agency (SHRA) will release the existing Regulatory Agreement and refund the DEVELOPER \$122,368 for the previously paid Monitoring Fee less the cost of SHRA's staff time.

**V. NOTICE**

Any notice, demand, request, consent, or approval that either party hereto may or is required to give the other pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail, addressed as follows:

TO COUNTY

DIRECTOR, Office of Planning  
and Environmental Review  
827 7<sup>th</sup> Street, Room 225  
Sacramento, CA 95814

TO DEVELOPER

Jay Pawlek, Vice President  
Taylor Morrison of California, LLC  
81 Blue Ravine Road, Suite 220  
Folsom, CA 95630

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

**IV. COMPLIANCE WITH LAWS**

DEVELOPER shall observe and comply with all applicable Federal, State, and County laws, regulations and ordinances.

**VII. GOVERNING LAWS AND JURISDICTION**

This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

**VIII. AMENDMENT AND WAIVER**

Except as provided herein, no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both parties. Waiver by either party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder. Any request of County for interpretation of any term or provision of this Agreement shall be made to the DIRECTOR and counsel for County.

**IX. SUCCESSORS**

This Agreement shall bind the successors of COUNTY and DEVELOPER in the same manner as if they were expressly named.

**X. INTERPRETATION**

This Agreement shall be deemed to have been prepared equally by both of the parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

**IX. DIRECTOR**

As used in this Agreement, "DIRECTOR" shall mean the Director of the Office of Planning and Environmental Review, or his/her designee.

**XII. DUPLICATE COUNTERPARTS**

This Agreement may be executed in duplicate counterparts. The Agreement shall be deemed executed when it has been signed by both parties.

**XIII. AUTHORITY TO EXECUTE**

Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement for or on behalf of the parties to this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

**COUNTY OF SACRAMENTO, a political subdivision of the State of California**

By \_\_\_\_\_ Date: \_\_\_\_\_  
LEIGHANN MOFFITT, Director  
Office of Planning and Environmental Review

Agreement Approved by the Board of Supervisors with Delegation of Authority to execute agreement:

Agenda Date: March 20, 2018  
Item Number: \_\_\_\_  
Resolution Number: \_\_\_\_\_

Taylor Morrison of California, LLC

By \_\_\_\_\_ Date: \_\_\_\_\_  
Jay Pawlek, Vice President

CONTRACT REVIEWED AND APPROVED BY COUNTY COUNSEL

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Affordable Housing Strategy (AHS)  
Payment of Affordability Fee  
Caselman Ranch Residential Project**

**Proposed Project**

Taylor Morrison of California, LLC, is the developer (“Developer”) of that certain real property in the County of Sacramento (“County”) in which the Developer proposes to develop and construct the Caselman Ranch (“Development Project”). This proposed approximately 50+/- gross acre Development Project is located at the northwest corner of Caselman and Elk Grove-Florin Roads in Sacramento, California. The residential portion of the Development Project consists of the following unit mix:

MAP DESIGNATION	GROSS ACRES <sup>1</sup>	UNITS WITHIN ZONING DESIGNATION
<b>Final Map Phase 1:</b>	<b>30+/-</b>	<b>137</b>
RD-7		117
RD-5		20
<b>Final Map Phase 2:</b>	<b>20+/-</b>	<b>118</b>
RD-7		0
RD-5		118
<b>TOTAL UNITS IN RESIDENTIAL DEVELOPMENT</b>	<b>50+/-</b>	<b>255</b>

<sup>1</sup> Note that Gross acres excludes public parks, public schools, open space areas, habitat mitigation or other similar public non-residential features as defined in Section 22.35.020.

**Affordable Housing Policy**

On February 25, 2014, the Sacramento County Board of Supervisors (Board) repealed Chapter 22.35 of Title 22 of the Sacramento County Code known as the County’s Affordable Housing Ordinance (“Repealed Ordinance”) and adopted a revised Ordinance (“Ordinance”). The Ordinance requires new residential developments to contain housing opportunities for low, very low and extremely low-income households through a standard affordable housing fee accessible to all applicants/developers and also provides a variety of other options an applicant/developer may choose to satisfy a development project’s affordable housing obligations.

In order to ensure compliance with the Ordinance, the Executive Director of Sacramento Housing and Redevelopment Agency (“SHRA”) in consultation with the County Director of Community Development prepared the Affordable Housing Program Guidelines (“Guidelines”). The Guidelines were approved by the Board on June 9, 2015 to aid applicants, landowners, developers, homebuyers, and others in understanding and complying with the Ordinance. Section 22.35.030 of the Ordinance allows the Developer to meet its affordable housing obligation by entering 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 which leads to the production of affordable housing in an amount at least equivalent to the affordability fee established by Section 22.35.050(A) of the Ordinance.

Pursuant to Section 22.35.030 (A)(3) of the Guidelines, development projects that opt to enter into a development agreement, or other form of agreement, must submit an Affordable Housing Strategy (“Strategy”) as part of the Development Agreement (“DA”).

Section 22.35.030(A)(3) of the Guidelines sets forth the required information to be included in this Strategy. All future approvals for the Development Project shall be consistent with this Strategy.

Under the revised Ordinance, the Development Project was able to access the affordability fee, but opted to enter into an agreement with the County of Sacramento relative to a Strategy that required the construction of 26 affordable for-sale homes. This agreement between the Developer and the County, and the related Strategy were approved by the Board of Supervisors on May 24, 2016. An Affordable Housing Regulatory Agreement was recorded against the entire Development Project, to be released when all 26 affordable for-sale homes were completed.

On December 18, 2017 the Developer submitted a formal request to SHRA to modify the approved Strategy requiring construction of 26 for-sale homes. The development will still consist of 255 homes; however, the Developer has requested to pay the affordability fee.

### **Affordability Fee Payment**

Pursuant to Section 22.35.030 (A)(1) of the Ordinance and the new agreement by and between the County and the Developer, relative to this new Strategy, the Development Project will meet its affordable housing obligation by paying an affordability fee on all newly constructed market-rate units.

For all 209 permits pulled prior to March 1, 2018, the Fee per Square Foot of \$2.69 shall be applied.

For all 46 permits pulled after March 1, 2018, the adjusted Fee per Square Foot in place at the time permits are pulled shall be applied. The affordability fee for all permits pulled after March 1, 2018 shall be paid concurrently with the payment of building permit fees for the Development Project.

### **Monitoring Fee**

SHRA charged a monitoring fee in the amount of \$128,368 to cover ongoing administrative expenses related to monitoring of the affordable housing units (annual occupancy review, income eligibility review, sale, resale, subordination, etc.) for the duration of the 30-year regulatory period. The monitoring fee was paid at the time the Affordable Regulatory Agreement is recorded. Given the additional staff time required in preparing the release of the Regulatory Agreement and accompanying staff report, the monitoring fee payment will be refunded less the cost of staff time, which is calculated to be \$6,000. The Developer will be refunded \$122,368

subject to payment of the affordability fee according to this Strategy. Following payment of the affordability fee for all permits pulled prior to March 1, 2018, SHRA will release the existing Regulatory Agreement and refund the previously paid monitoring fee, less the cost of staff time.

**Developer Acknowledgement**

Once the Strategy has been approved by the Board and executed by the Developer, no further changes may be made to the Strategy.

\_\_\_\_\_  
Jay Pawlek, Vice President

\_\_\_\_\_  
Date

**RESOLUTION NO. \_\_\_\_\_**

ON DATE OF

**AUTHORIZING THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO RELEASE THE EXISTING AFFORDABLE HOUSING REGULATORY AGREEMENT FOR CASELMAN RANCH; AUTHORIZING THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO REFUND THE ASSOCIATED MONITORING FEE PAYMENT LESS STAFF TIME COSTS; AND ENVIRONMENTAL FINDINGS**

**WHEREAS**, the proposed actions are administrative and therefore not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines at 14 California Code of Regulations (CCR) §15378; and

**WHEREAS**, the proposed actions are administrative and therefore exempt from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) §58.34(a)(3); and

**WHEREAS**, the County of Sacramento and Taylor Morrison of California LLC (Developer) previously entered into an agreement modifying the Caselman Ranch affordable housing obligation, consistent with the revised Affordable Housing Ordinance; and

**WHEREAS**, the Developer previously prepared and agreed to an Affordable Housing Strategy consistent with the revised Affordable Housing Ordinance;

**WHEREAS**, the Sacramento Housing and Redevelopment Agency (SHRA) previously entered into and recorded an Affordable Housing Regulatory Agreement with the Developer, requiring the construction of 26 single family affordable homes;

**WHEREAS**, the Developer previously paid SHRA a monitoring fee of \$128,368 to cover the ongoing administrative expenses related to the monitoring during the 30-year time period associated with the Affordable Housing Regulatory Agreement;

**WHEREAS**, the Developer is now electing to pay the affordability fee available per the revised Ordinance;

**WHEREAS**, for all permits pulled prior to March 1, 2018, the Developer shall pay an affordability fee based on the Per Square Foot fee of \$2.69, and for all permits pulled after March 1, 2018, the Developer shall pay the adjusted Per Square Foot fee concurrently with the payment of building permits.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE COUNTY OF SACRAMENTO**

Section 1: The above recitals, including the environmental determinations, are true and correct.

Section 2: Subject to the adoption of this Resolution by the Board of Supervisors of the County of Sacramento, and subject to payment of the affordability fee from the Developer to the County of Sacramento for all building permits pulled prior to March 1, 2018, the Sacramento Housing and Redevelopment Agency is hereby authorized to release the existing Affordable Housing Regulatory Agreement and refund the monitoring fee payment of \$128,368 less the calculated staff time expenses of \$6,000.

On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California this 20<sup>th</sup> day of March, 2018, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,

(PER POLITICAL REFORM ACT (§ 18702.5.))

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Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors



**NO FEE DOCUMENT:**

Entitled to free recording  
per Government Code §§ 27383 and 6301.

**When recorded, return to:**

Sacramento Housing and Redevelopment Agency  
801 12th Street  
Sacramento, California 95814  
Attention: Portfolio Management

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**RELEASE OF  
AFFORDABLE HOUSING REGULATORY AGREEMENT  
RESIDENTIAL (MASTER) PROJECT – CASELMAN RANCH**

WHEREAS, the Sacramento Housing and Redevelopment Agency (“Agency”) with the owner of the Property, Taylor Morrison of California LLC, a California limited liability company, (“Owner”) entered into and recorded the Affordable Housing Regulatory Agreement (“Regulatory Agreement”), on July 5, 2016 at Book 20160705, commencing at page 0665 against that certain real property (“Property”) described in the Legal Description attached to and incorporated in this instrument (“Release”) by this reference; and

WHEREAS, the Owner is now requesting the Regulatory Agreement be released in favor of paying the in-lieu fee;

NOW THEREFORE, the Sacramento Housing and Redevelopment Agency releases and terminates the Affordable Housing Regulatory Agreement as it affects the Property, and it shall be of no further force or effect with regard to the Property.

IN WITNESS WHEREOF, this Release has been executed in Sacramento County this \_\_\_ day of March, 2018.

THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
La Shelle Dozier, Executive Director

Approved as to form:

\_\_\_\_\_  
Agency Counsel

**[NOTARIZED ACKNOWLEDGEMENTS]**

## Legal Description

All that certain real property situate in the County of Sacramento, State of California, described as follows:

Lots 1 through 137, inclusive, as said lots are shown and so designated on that certain map entitled "Final Map of Caselman Ranch Phase 1", filed June 1, 2016 in Book 391 of Maps, Page 0006, Sacramento County Records.

TOGETHER WITH Lots 1 through 118, inclusive, as said lots are shown and so designated on that certain map entitled, "Final Map of Caselman Ranch Phase 2", filed June 1, 2016 in Book 391 of Maps, Page 0007, Sacramento County Records.

## 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 \_\_\_\_\_

**AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO RELEASE THE EXISTING AFFORDABLE HOUSING REGULATORY AGREEMENT FOR CASELMAN RANCH;  
AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO REFUND THE ASSOCIATED MONITORING FEE PAYMENT LESS STAFF TIME COSTS; ENVIRONMENTAL FINDINGS**

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The proposed actions are administrative and therefore not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines at 14 California Code of Regulations (CCR) §15378.

Section 2: The proposed actions are administrative and therefore exempt from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) §58.34(a)(3).

Section 3: Subject to approval by the Board of Supervisors of the County of Sacramento, and subject to payment of the affordability fee from the Taylor Morrison of California, LLC (Developer) to the County of Sacramento for all building permits pulled prior to March 1, 2018, the Executive Director, or her designee, is hereby authorized to release the existing Affordable Housing Regulatory Agreement and refund the monitoring fee payment of \$128,368 less the calculated staff time expenses of \$6,000.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
CLERK