



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
Wednesday, March 7, 2018 – 6:00 pm
801 12th Street, 2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

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

APPROVAL OF MINUTES – February 21, 2018

DISCUSSION/BUSINESS ITEMS

1. Approve The Assignment Of The Exclusive Right To Negotiate Agreement For Property Located At 510 N. 12th Street Between Carson/Craig Partnership and Sacramento Housing And Redevelopment Agency To Sacramento Housing Authority Repositioning Program, Inc.

INFORMATIONAL PRESENTATIONS

2. Small Area Fair Market Rents for the Housing Choice Voucher (HCV) Program

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



MINUTES

Sacramento Housing and Redevelopment Commission (SHRC) Meeting of February 21, 2018 Meeting noticed on February 16, 2018

ROLL CALL

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

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

MEMBERS ABSENT: Painter, Simas

STAFF PRESENT: La Shelle Dozier, David Levin, James Shields, Vickie Smith, Lira Goff, LaTanna Jones, Angela Jones, Sarah O'Daniel, Mark Hamilton, Russ Robertson, Karen Wallace, Tyrone Williams, Susan Veazey, Terren Wing, Russ Robertson, Tanya Tran, Roy Pacia, Theresa Cristobal, Kassie Slater, Cheyenne Caraway

APPROVAL OF AGENDA – approved as submitted.

CITIZENS COMMENTS

Sarah O'Daniel, Roy Pacia and Theresa Cristobal introduced two Family Self Sufficiency Program participants and one Veteran's Affairs Supportive Housing participant.

APPROVAL OF MINUTES – January 17, 2018 minutes were approved unanimously.

SPECIAL PRESENTATIONS

1. Welcome to new Commissioners Samuel Starks and Tyffanie Wedding – Chair Macedo welcomed new the two new commissioners.
2. Presentation to thank past Commission Chair Cathy Creswell for her service - Chair Macedo presented Cathy Creswell with an award and thanked her for her service as Chair during 2016-17.

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

Terren Wing presented the item. Mark Wiese of Pacific Housing answered questions and provided comments.

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

AYES: Alcalay, Griffin, Morgan, Staajabu, Starks

NOES: Creswell, Johnson, Macedo, Wedding

ABSENT: Painter, Simas

ABSTAIN: None

INFORMATIONAL PRESENTATIONS

4. Opportunity Zone Overview

Tyrone Williams presented the item.

5. Twin Rivers Relocation Update

LaTanna Jones presented the item.

Commissioner Alcalay requested to see results of a survey of the individuals who were relocated.

Commissioner Creswell recommended looking at helping residents improve their credit scores. Mutual Housing has a model program that could be reviewed as an example.

EXECUTIVE DIRECTOR REPORT

La Shelle Dozier reviewed the following:

- Next meeting in on March 7th

- Welcome to new Commissioners
- Introduced Susan Veazey who was newly appointed to Assistant Director
- Update on waitlist opening
- Press conference on February 22nd regarding issue of Tiny Homes RFI.

COMMISSION CHAIR REPORT

- Chair Appointments to Executive Committee - Chair Macedo appointed the following members to the Executive Committee - Macedo, Johnson, Alcalay, Morgan and Creswell and asked Cathy Creswell to serve as Chair.
- Chair Appointments to Engagement Committee - Chair Macedo appointed the following members to the Engagement Committee - Macedo, Alcalay, Johnson, Griffin, Creswell.
- Chair Appointment to Sacramento Heritage Board - appointment will be made at a future meeting.

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 Macedo adjourned the meeting at 7:30 pm.

Clerk



March 2, 2018

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approve The Assignment Of The Exclusive Right To Negotiate Agreement For Property Located At 510 N. 12th Street Between Carson/Craig Partnership and Sacramento Housing And Redevelopment Agency To Sacramento Housing Authority Repositioning Program, Inc.

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 of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approve The Assignment Of The Exclusive Right To Negotiate Agreement For Property Located At 510 N. 12th Street Between Carson/Craig Partnership and Sacramento Housing And Redevelopment Agency To Sacramento Housing Authority Repositioning Program, Inc.

Supervisory
District: Serna

Contact: Tyrone Rodrick Williams, Development Director, 916-440-1316
Susan Veazey, Assistant Director, 916-440-1311

Overview

The Sacramento Housing and Redevelopment Agency (SHRA) is requesting approval to assign its interest in an Exclusive Right to Negotiate agreement (ERN) dated April 1, 2017 for the property located at 510 North 12th Street (“the property”) to the Sacramento Housing Authority Repositioning Program, Inc., (SHARP) a 501c(3) nonprofit component entity of SHRA. The property is a 2.68 acre parcel located directly adjacent to the Twin Rivers public housing development. SHRA was approved by the Board of Supervisors (Resolution No. 2016-0785) to enter into the ERN to complete the environmental site assessment and feasibility analysis required prior to potentially purchasing it in furtherance of the Twin Rivers Neighborhood Transformation Plan and the Twin Rivers – River District/Railyards Choice Neighborhoods Implementation grant. Phase I and Phase II Environmental Site Assessments (ESAs) did not indicate the presence of a recognized environmental concern and the property is identified by SHRA as a strong complimentary development opportunity for the Twin Rivers site. Acquisition and redevelopment of the property may include housing units or other transformative neighborhood activities. To ensure the property is secured for these complimentary purposes, the Board of SHARP has agreed to purchase the property and repay funds spent to date by SHRA under the ERN subject to approval by the Board of Supervisors of its assignment to SHARP. This will allow SHRA to continue to focus its resources on completion of the Twin Rivers project as currently envisioned while SHARP purchases the adjacent property and works on potential complimentary development options.

Recommendations

Adopt a Board of Supervisors Resolution:

1. Authorizing the Executive Director or her designee to execute an Assignment Agreement of the Exclusive Right to Negotiate (ERN) dated April 1, 2017 to Sacramento Housing Authority Repositioning Program, Inc. (see Attachment 1) which includes, but is not limited to, repayment by SHARP of the \$69,500 paid by SHRA to Owner and other consultants for third-party reports during the initial term of the ERN.
2. Authorizing as program income for the CDBG program the reallocation of the proceeds

received from the repayment of funds expended by SHRA for future use in the Twin Rivers-River District neighborhood. Such future use shall be subject to CDBG requirements and the approval of the Board of Supervisors.

3. Making related environmental findings.

Measures/Evaluation

The assignment of the ERN from SHRA to SHARP in relation to the purchase of the 2.68 acre property located at 510 N. 12th (see Attachment 2 – Location Map) will secure ownership of the property by the nonprofit to be redeveloped for uses complimentary to the revitalized Twin Rivers development in furtherance of the Twin Rivers Neighborhood Transformation Plan. This may include additional mixed income housing units or other transformative neighborhood activities.

Fiscal Impact

SHARP will pay \$69,500 to SHRA for the funds it expended during the initial term of the ERN. SHARP will use its own funds to put 50% down on the \$2.8 million purchase price of the property and the seller will finance the balance amortized over 30-years at 5% interest rate due and payable in 5-years. During the 5-year term of the seller carry back note SHARP will work closely with SHRA to identify the appropriate development and financing options for redevelopment of the property.

BACKGROUND

Sacramento Housing Authority Repositioning Program, Inc., (SHARP) is a 501c (3) nonprofit component entity of SHRA formed in 2009 to assist the Housing Authorities of the City and County to access and leverage private sector funds through tax credit partnerships to make improvements to their aging public housing inventory that would not otherwise be possible if properties continued to operate as public housing.

As indicated in its articles of incorporation, the specific charitable and public purpose for which SHARP is organized are to benefit and support the City of Sacramento, the County of Sacramento, the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento by: (1) acquiring, providing, developing, financing, rehabilitating, owning and operating decent, safe and sanitary housing affordable to persons and households of low income where no adequate housing exists for such groups; (2) lessening the burdens of government by assisting the City Housing Authority, the County Housing Authority and the City and County and their agencies, authorities, boards or commissions in the development of housing targeted to low income households; (3) combating blight and deterioration within the City and County; (4) working to eliminate discrimination and prejudice; (5) assisting in the lessening of neighborhood tensions; (6) promoting social welfare through community-based development activities; (7) carrying out such other activities as the board of directors of this Corporation determines will benefit and support the City Housing Authority, the County Housing Authority and the City and County; and (8) serving, directly or through a wholly owned limited liability

company, as a general partner in a limited partnership which will develop, own and operate housing for the benefit of low income persons and households in both the City and County.

SHARPs goal is to serve as the nonprofit developer and managing general partner of tax credit partnerships and to own, rehabilitate, and operate select former public housing developments identified by the Housing Authority as having significant capital repair needs that cannot otherwise be addressed through declining annual capital fund contributions received from U.S. Department of Housing and Urban Development (HUD). To date, SHRA has disposed of three public housing properties to SHARP which have been restructured into low income housing tax credit (LIHTC) partnerships which include: the 77-unit Sutterview Apartments, the 76-unit Washington Plaza Apartments, and the 76-unit Sierra Vista Apartments. Please see Attachment 2 – Background for additional information.

DISCUSSION

This report requests authorization to take actions consistent with the goals and strategies of the Twin Rivers Neighborhood Transformation Plan by securing an opportunity to purchase 2.68 acres of underutilized property adjacent to the Twin Rivers site. The property is zoned for Residential Mixed Use but is currently being used for light commercial purposes. The two existing structures on the site are concrete tilt-up buildings built in 1966. Assignment of the existing ERN to SHARP allows SHRA to focus its resources and staff on the completion of the Twin Rivers project as currently identified while securing an adjacent parcel for a related entity for future complimentary development. The Assignment Agreement contains language that restricts SHARP's development of the property to uses complimentary to the Twin Rivers Neighborhood Transformation Plan and the Twin Rivers – River District/Railyards Choice Neighborhoods Implementation grant, provides for approval of the development concept by SHRA, and gives SHRA the first right to purchase the property if SHARP sells the property at a later date.

COMMISSION ACTION:

On March 7, 2018 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MEASURES/EVALUATIONS

After acquisition, the 2.68 acre property will be further evaluated for how it can best support the transformation and viability of the neighborhood, possibly providing additional housing or other facilities which may be used by residents and others in the neighborhood.

FINANCIAL ANALYSIS

There is no fiscal impact associated with this report. SHARP will pay \$69,500 to SHRA for the funds it expended during the initial term of the ERN. The proceeds received from the repayment of funds expended by SHRA are program income for the CDBG program and shall be reallocated for future use in the Twin Rivers-River District neighborhood. Such future use shall be subject to CDBG requirements and the approval of the Board of Supervisors. SHARP will then use its own funds to put 50% down on the \$2.8 million purchase price of the property and the seller will finance the balance amortized over 30-years at 5% interest rate due and payable in 5-years. During the term SHARP will work closely with SHRA to identify the appropriate development and financing options for redevelopment of the property. After purchase of the property SHARP will have cash reserves in excess of \$2.1 million. An analysis of the cash flow generated by the property indicates that the property's revenue will support the hiring of a professional third-party property management firm and pay monthly payments on the seller carry back loan from cash flow at a 1.17 coverage ratio.

POLICY CONSIDERATIONS

The recommended action is consistent with the County's commitment to furtherance of the Twin Rivers Neighborhood Transformation Plan and the Twin Rivers – River District/Railyards Choice Neighborhoods Implementation grant.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The assignment of the ERN is not a project under CEQA pursuant to 14 CCR § 15378. Additional environmental review under CEQA will be completed for prior to any project commitments or choice limiting actions.


National Environmental Policy Act (NEPA): The assignment of the ERN is exempt under NEPA per 24 CFR § 58.34(a) (3). Additional environmental review under NEPA will be completed prior to any project commitments or choice limiting actions.

M/WBE AND SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Approval Of The Assignment Of The Exclusive Right To Negotiate Agreement
For Property Located At 510 N. 12th Street, Sacramento, CA To Sacramento Housing Authority
Repositioning Program, Inc.
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Respectfully submitted,



LA SHELLE DOZIER, Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED
NAVDEEP S. GILL
County Executive

By: _____
ROBERT B. LEONARD
Deputy County Executive

- Attachments:
RES – County BOS Resolution
RES EXHIBIT A – Assignment Agreement
ATT 1 – Location Map
ATT 2 – Background

RESOLUTION NO. _____

ON DATE OF

**APPROVAL OF ASSIGNMENT TO SACRAMENTO HOUSING AUTHORITY
REPOSITIONING PROGRAM INC. OF THE EXCLUSIVE RIGHT TO NEGOTIATE
AGREEMENT BETWEEN CARSON/CRAIG PARTNERSHIP AND SACRAMENTO
HOUSING AND REDEVELOPMENT AGENCY TO PURCHASE PROPERTY ADJACENT
TO THE TWIN RIVERS PROJECT FOR FUTURE COMPLIMENTARY DEVELOPMENT**

WHEREAS, the re-assignment of the Exclusive Right to Negotiate (ERN) is not a project under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) § 15378.

WHEREAS, the re-assignment of the ERN exempt, under the National Environmental Policy Act (NEPA) per 24 Code of Federal Regulations (CFR) § 58.34 (a)(3).

WHEREAS, the Housing Authority of the County of Sacramento (the Authority) was awarded a U.S. Department of Housing and Urban Development (HUD) Choice neighborhoods Initiative (CNI) grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers – River District/Railyards Neighborhood.

WHEREAS, on November 4, 2014 the Sacramento County Board of Supervisors allocated Community Development Block Grant (CDBG) funds in the amount of \$950,000 to the project; and

WHEREAS, on September 28, 2015, HUD awarded the Authority with a \$30 million CNI Implementation Grant to implement the Twin Rivers-River District-Railyards Neighborhood Transformation Plan.

WHEREAS, the Authority owns the property generally described as Twin Rivers Public Housing project that is located next to 510 N. 12th Street (Adjacent Parcel) which is APN 001-0101-004.

WHEREAS, on October 18, 2016 the County Board of Supervisors approved Sacramento Housing and Redevelopment Agency (SHRA) to enter into an Exclusive Right to Negotiate (ERN) for the purchase of the Adjacent Parcel for the benefit of the Twin Rivers transformation project pending satisfactory conclusion of environmental and feasibility due diligence, using up to \$600,000 in County CDBG funds for activities relating to the ERN (RESO# 2016-0785).

WHEREAS, on April 1, 2017 the owner of the Adjacent Parcel and SHRA entered into the ERN for a nonrefundable deposit in the amount of \$61,500.

WHEREAS, to assist SHRA with the development of the Adjacent Parcel, the Board of Sacramento Housing Authority Repositioning Program Inc. (SHARP), a nonprofit component entity of SHRA, voted unanimously in its duly noticed meeting of January 25, 2018, to pay SHRA the

Assignment To Sacramento Housing Authority Repositioning Program Inc. Of The Exclusive Right To Negotiate Agreement Between Carson/Craig Partnership And Sacramento Housing And Redevelopment Agency

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\$61,500 in CDBG funds expended for the nonrefundable deposit and an additional \$8,000 expended by SHRA for third-party reports commissioned to date under the ERN in exchange for an Assignment of the ERN from SHRA to SHARP so that SHARP can exercise its right to purchase the Adjacent Parcel on or before the March 31, 2018 termination date of the ERN. The property will then be held for future development that supports the Twin Rivers – River District- Railyards Neighborhood Transformation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO AS FOLLOWS:

Section 1: All evidence present having been duly considered, the Sacramento County Board of Supervisors accepts and approves the findings regarding this action.

Section 2: The assignment to Sacramento Housing Authority Repositioning Program, Inc. (SHARP) of the Exclusive Right to Negotiate (ERN) agreement between the Sacramento Housing and Redevelopment Agency (SHRA) and Carson/Craig Partnership (Assignment) is hereby approved and the Executive Director or her designee is authorized to execute the Assignment of the ERN attached hereto as Exhibit A in exchange for the repayment of \$69,500 by SHARP, its agreement to give SHRA first right to purchase the property, and its agreement to only develop the property as affordable housing or some other complimentary use that supports the Twin Rivers – River District- Railyards Neighborhood Transformation Plan.

Section 3: The proceeds received from the repayment of funds expended by SHRA are program income for the CDBG program and shall be reallocated for future use in the Twin Rivers- River District neighborhood. Such future use shall be subject to CDBG requirements and the approval of the Board of Supervisors.

Assignment To Sacramento Housing Authority Repositioning Program Inc. Of The Exclusive Right To Negotiate Agreement Between Carson/Craig Partnership And Sacramento Housing And Redevelopment Agency

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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 20th 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.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

**ASSIGNMENT AND ASSUMPTION
OF
EXCLUSIVE RIGHT TO NEGOTIATE
North 12th Street Property
(Commonly known as 510 N. 12th Street, Sacramento California)
APN: 001-0101-004**

THIS ASSIGNMENT AND ASSUMPTION OF THE EXCLUSIVE RIGHT TO NEGOTIATE (“**Agreement**”) dated April 1, 2017, is made effective March 20, 2018 by and between the Sacramento Housing and Redevelopment Agency, a California joint powers agency company (“**Agency**”) and the Sacramento Housing Authority Repositioning Program, Inc. (“**SHARP**”), as follows:

1. Background. Agency as “**Buyer**”, and Carson/Craig Partnership as “**Seller**,” a California limited liability company, entered into that certain Exclusive Right to Negotiate dated April 1, 2017, and amended thereafter on or about December 22, 2017 (the “**ERN**”). The subject matter of the ERN is that certain real property described in **Exhibit A - Legal Description** attached hereto and commonly known as 510 North 12 Street, Sacramento, California (“**Property**”).

2. Consideration. Consideration for this Agreement shall consist of a monetary payment of \$69,500.00.

a) Additional Non-Monetary Consideration. Additional non-monetary consideration is (i) the Agency shall have the right of first refusal to meet any bona fide offer to purchase the Property made by any unrelated third party for the Property; (ii) development of the Property within six years from the date of purchase of the Property by SHARP; and, (iii) the development shall be in support of or complimentary to the development of the Twin Rivers neighborhood pursuant to the Neighborhood Transformation Plan.

3. Assignment. Agency hereby assigns to SHARP all of its rights, and interest as the Assignor under and pursuant to the ERN

4. Assumption. SHARP hereby accepts the foregoing assignment and hereby assumes and agrees to perform all of the duties, obligations, and undertakings of Agency under and with respect to the ERN.

6. Purchase Right. SHARP agrees that if SHARP completes the purchase of the Property pursuant to the ERN, but the Property is not transferred and developed as contemplated by this Agreement, then Agency shall have the first right to purchase the Property from SHARP for the greater of the fair market value of the Property or the purchase price paid by SHARP to Seller, plus interest on any loan used by SHARP to purchase the Property

7. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed an original, but all of which, when taken together, shall constitute one agreement.

8. Full Force and Effect. Except as specifically modified by this Agreement, the ERN shall remain in full force and effect in accordance with its original terms.

IN WITNESS WHEREOF, Agency and SHARP have executed this Agreement as of the effective date first above written in Sacramento, California.

SHARP:
SACRAMENTO HOUSING AUTHORITY
REPOSITIONING PROGRAM, INC.
a California non-profit corporation

AGENCY:
SACRAMENTO HOUSING AND
REDEVELOPMENT AGENCY, a
California joint powers agency

By: _____
James Shields, President

By: _____
La Shelle Dozier,
Executive Director

APPROVED:

By: _____
Agency Counsel

Consent:
This Assignment and Consent Agreement is consented to by Owner
CARSON/CRAIG PARTNERSHIP

By: _____
Johan Otto, President

EXHIBIT A

Legal Description

The land described herein is situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED THE GEMSCH COMPANY 5.548 ACRES, AS SHOWN ON THE RECORD OF SURVEY ENTITLED, "PROPERTY OF THE GEMSCH COMPANY", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON JANUARY 4, 1949 IN BOOK 7 OF SURVEYS, MAP NO. 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF 14TH STREET PROJECTED NORTHERLY, SAID POINT BEING LOCATED SOUTH 18° 50' 10" WEST 332.70 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF 14TH STREET PROJECTED NORTHERLY WITH THE SOUTHWESTERLY LINE OF VINE STREET, AS SHOWN ON THE MAP ENTITLED "RECORD OF SURVEY, PROPERTY TO AMY L. GREENLAW, ET AL", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 6, 1942, IN BOOK 4 OF SURVEYS, SURVEY NO. 6; THENCE FROM SAID POINT OF BEGINNING, SOUTH 50° 02' EAST 558.71 FEET TO A POINT; THENCE SOUTH 44° 23' 40" WEST 224.87 FEET TO A POINT; THENCE SOUTH 38° 58' 10" EAST 32.59 FEET TO A POINT OF THE WEST LINE OF THE 12TH STREET OR AUBURN ROAD; THENCE ALONG THE WEST LINE OF SAID ROAD, THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 53° 31' WEST 124 FEET; SOUTH 61° 12' WEST 100 FEET; SOUTH 66° 29' WEST 94.60 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED BY DEED EXECUTED BY CAPITAL LUMBER COMPANY, LTD., A CORPORATION, TO SIGNAR LINDROTH AND SEVERIN JOHNSON, DATED JUNE 30, 1936, RECORDED SEPTEMBER 10, 1936, IN BOOK 586 OF OFFICIAL RECORDS, PAGE 452; THENCE NORTH 71° 10' WEST 243.3 FEET ALONG THE NORTH LINE OF THE SAID PARCEL OF LAND CONVEYED TO LINDROTH AND JOHNSON TO THE CENTER LINE OF 14TH STREET, PROJECTED NORTHERLY AS SAID CENTER LINE IS SHOWN ON SAID MAP FILED FOR RECORD IN BOOK 4 OF SURVEYS, SURVEY NO. 6; THENCE NORTH 18° 50' 10" EAST 661.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

(A) BEGINNING AT A POINT LOCATED SOUTH 18° 51' 10" WEST 994 FEET AND SOUTH 71° 10' EAST 197.95 FEET FROM A MONUMENT MARKING THE INTERSECTION OF THE SOUTH LINE OF VINE STREET WITH THE CENTER LINE OF 14TH STREET PRODUCED NORTHERLY AS SHOWN ON RECORD OF SURVEY PROPERTY OF AMY L. GREENLAW, ET AL, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 6, 1942, IN BOOK 4 OF SURVEYS, MAP NO. 6; THENCE FROM SAID POINT OF BEGINNING SOUTH 71° 10' EAST 3.35 FEET; THENCE NORTH 64° 29' 50" EAST 79.26 FEET; THENCE NORTH 26° 40' WEST 28.04 FEET; THENCE NORTH 18° 50' 10" EAST 136.35 FEET; THENCE

NORTH 16° 13' EAST 258.42 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 480.0 FEET AND SUBTENDED FROM A CHORD WHICH BEARS NORTH 22° 19' 10" EAST 101.90 FEET; THENCE NORTH 50° 02' WEST 40.78 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 520.0 FEET AND SUBTENDED FROM A CHORD WHICH BEARS SOUTH 22° 45' 40" WEST 118.54 FEET; THENCE SOUTH 16° 13' WEST 256.59 FEET; THENCE SOUTH 18° 50' 10" WEST 211.45 FEET TO THE POINT OF BEGINNING.

(B) BEGINNING AT A POINT LOCATED SOUTH 18° 50' 10" WEST 994.0 FEET AND SOUTH 71° 10' EAST 201.3 FEET FROM A MONUMENT MARKING THE INTERSECTION OF THE SOUTH LINE OF VINE STREET WITH THE CENTER LINE OF 14TH STREET PRODUCED NORTHERLY AS SHOWN ON RECORD OF SURVEY PROPERTY OF AMY L. GREENLAW, ET AL, PER MAP FILED MAY 6, 1942, IN BOOK 4 AT PAGE 6 OF SURVEYS; THENCE FROM SAID POINT OF BEGINNING SOUTH 64° 29' 50" WEST 4.68 FEET; THENCE NORTH 19° 50' 10" EAST 3.27 FEET; THENCE SOUTH 71° 10' EAST 3.35 FEET TO THE POINT OF BEGINNING.

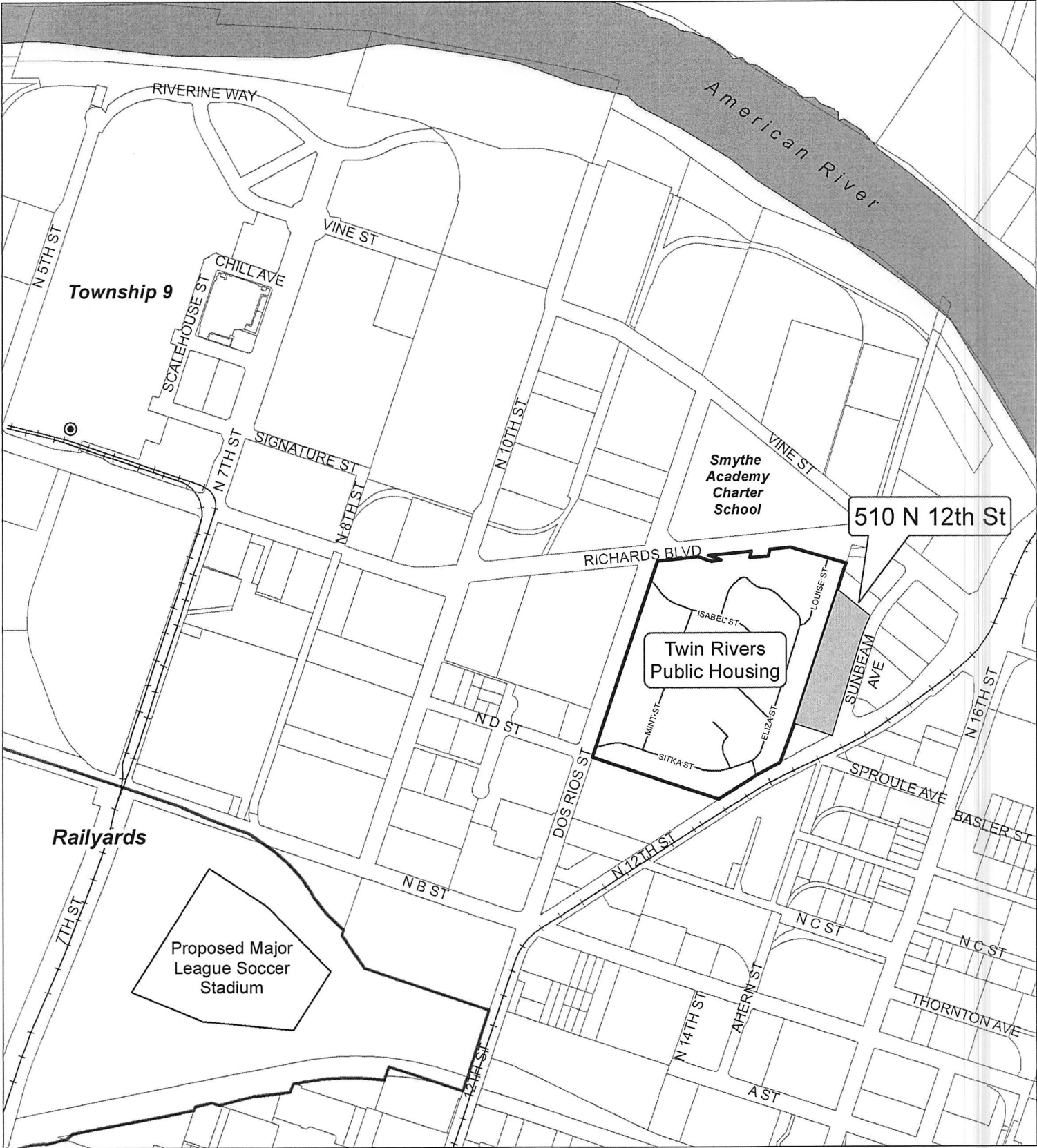
(C) BEGINNING AT A POINT LOCATED SOUTH 71° 10' EAST 201.30 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON THE RECORDED MAY OF SURVEYS OF THE GEMSCH AND RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, JANUARY 4, 1949 IN BOOK 7 OF SURVEYS, MAP NO. 2; THENCE FROM SAID POINT OF BEGINNING NORTH 64° 29' 50" EAST 79.26 FEET; THENCE NORTH 63° 20' EAST 70.00 FEET; THENCE NORTH 59° 14' 40" EAST 71.10 FEET; THENCE NORTH 50° 42' 30" EAST 15.50 FEET; THENCE NORTH 55° 16' 50" EAST 104.88 FEET; THENCE SOUTH 38° 58' 10" EAST 32.59 FEET; THENCE SOUTH 53° 31' WEST 124.09 FEET; THENCE SOUTH 61° 12' WEST 100.00 FEET; THENCE SOUTH 66° 29' WEST 94.60 FEET; THENCE NORTH 71° 10' WEST 42.00 FEET TO THE PLACE OF BEGINNING.

(D) ALL THAT PORTION DESCRIBED AS PARCEL 1, PARCEL 2 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP ENTITLED, "PORTION OF RECORD OF SURVEY-7 R.S. 2", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 29, 1986 IN BOOK 94 OF PARCEL MAPS, MAP NO. 17.

APN: 001-0101-004-0000



510 North 12th Street ERN



510 N 12th St
 Light Rail Stop
 Light Rail



BACKGROUND

The Sacramento Housing and Redevelopment Agency (SHRA) operates more than 3,100 public housing units through its control and operation of the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento. SHRA operates these units in a climate of uncertain and, declining operating and capital subsidies from the U.S. Department of Housing and Urban Development (HUD). SHRA has maintained the integrity of its operations in spite of these reductions, but the decline in these subsidies nonetheless resulted in significant capital shortfalls for SHRA with respect to its public housing units.

SHRA's traditional public housing relies on capital funding and operating subsidies from HUD. Capital funds are used for capital repairs (roof replacement, etc.) while operating subsidies offset operating shortfalls.

SHRA commissioned an Asset Repositioning Study (the "Study") as part of a proactive strategy to align SHRA operations to the realities of the declining subsidies from HUD while adhering to SHRA's "guiding principles" and continuing to address the ongoing needs of SHRA's traditional constituents. Such alignment included restructuring – or "repositioning" – specific distressed public housing assets in order to reduce overall dependence on HUD funding and eliminate ongoing operating and capital deficits. Under its Asset Repositioning Plan, SHRA repositions its assets by leveraging HUD sources with private debt and equity to yield rehabilitated, self-sustaining developments. The Study was formally adopted by the Housing Authority Boards in August of 2007.

After consultation with SHRA legal counsel and tax credit counsel, in 2008 the Housing Authority recommended forming Sacramento Housing Authority Repositioning Program, Inc. (SHARP), a 501c(3) non-profit for the purpose of serving as the managing general partner of low-income housing tax credit partnerships formed to own, rehabilitate, and operate future repositioned assets. The purpose of the new entity was to allow the Housing Authority to leverage private sector funds to make improvements to the housing inventory that could not otherwise be made if the properties remained as public housing.

To date, SHRA has disposed of three public housing properties of the Housing Authority of the City of Sacramento into low income housing tax credit (LIHTC) partnerships: the 77-unit Sutterview, 76-unit Washington Plaza, and Sierra Vista senior housing developments. These dispositions were made by ground leases and sale of the buildings.

For the redevelopment of these three properties, SHARP partnered with Bridge Housing Corporation as and through limited liability companies is a general manager in three separate limited partnerships owning and operating each of these three properties. SHARP, a Bridge's partner received developer fees which are to be used to further SHARP's (and the Housing Authorities') mission.

In 2017 the SHARP Board approved a \$1.5 million predevelopment loan to McCormick Barron Saltzman (MBS) as part of its strategy to assist SHRA in the Twin Rivers public housing redevelopment project which is partially funded through a \$30 million CNI grant

from HUD. SHARP will be the managing general partner and MBS the administrative general partner of each LIHTC partnership formed to complete the Twin Rivers revitalization efforts.

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 APPROVAL OF ASSIGNMENT TO SACRAMENTO HOUSING AUTHORITY REPOSITIONING PROGRAM INC. OF THE EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT BETWEEN CARSON/CRAIG PARTNERSHIP AND SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO PURCHASE PROPERTY ADJACENT TO THE TWIN RIVERS PROJECT FOR FUTURE COMPLIMENTARY DEVELOPMENT. AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO EXECUTE THE ASSIGNMENT AGREEMENT

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The assignment of the ERN is not a project under CEQA pursuant to 14 CCR § 15378. Additional environmental review under CEQA will be completed for prior to any project commitments or choice limiting actions.

Section 2: The assignment of the ERN is exempt under NEPA per 24 CFR § 58.34(a) (3). Additional environmental review under NEPA will be completed prior to any project commitments or choice limiting actions.

Section 3: Subject to approval by the Board of Supervisors of the County of Sacramento, the assignment to Sacramento Housing Authority Repositioning Program, Inc. (SHARP) of the Exclusive Right to Negotiate (ERN) agreement between the Sacramento Housing and Redevelopment Agency (SHRA) and Carson/Craig Partnership (Assignment) is approved.


Section 4: The Executive Director or her designee is authorized to execute the Assignment of the ERN.

ATTEST:

CHAIR

CLERK



MEMO TO: Members of the Sacramento Housing and Redevelopment Commission
FROM: La Shelle Dozier, Executive Director 
DATE: March 2, 2018
SUBJECT: Small Area Fair Market Rents for the Housing Choice Voucher (HCV) Program

On January 17, 2018, the US Department of Housing and Urban Development (HUD) published a notice changing how Fair Market Rents (FMRs) are calculated for 24 jurisdictions, including Sacramento. For these specific areas only, HUD is requiring the implementation of Small Area Fair Market Rents (SAFMRs) instead of metropolitan-wide FMRs. At the Commission meeting on Wednesday, March 7, 2018, the HCV Department will be presenting information about this change.

This presentation will be done in two parts: we will begin by sharing background information on fair market rents and current practices and then follow by providing information on the HUD directive and our implementation plan.

To provide a brief summary: FMRs are used to determine how much subsidy the family can receive. Until recently, HUD provided one FMR amount for each bedroom size for our jurisdiction i.e. \$860 for a one bedroom unit, \$1086 for a two bedroom unit etc.

The Small Area Fair Markets Rents (SAFMR) create FMRs by zip code, with higher amounts in high rent areas and lower amount in lower rent areas, thereby making higher rent areas more accessible to families receiving vouchers.

The March 7, 2018 presentation will provide background information on how the HCV Program works, fair market rents, and payment standards. It will be followed by a subsequent presentation on HUDs requirement for SAFMRs, our implementation plan, and its impact on program participants and participating landlords.

