



NOTICE OF REGULAR MEETING

Sacramento Housing and

Redevelopment Commission

Wednesday, March 20, 2019 – 6:00 pm

801 12th Street 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 20, 2019

CONSENT

1. Amendment to California Workers Compensation Authority Joint Powers Agreement
2. Amendment of Contract for Environmental Services with Ervin Consulting Group (Environmental Consultant)

INFORMATIONAL ITEMS

3. Affordable Housing Finance Resources – City Report
4. Affordable Housing Finance Resources – County Report
5. Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance – City Report
6. Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing Ordinance, And HOME Investment Partnership Program (HOME) – County Report

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)
Regular Meeting of February 20, 2019
Meeting noticed on February 15, 2018**

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Griffin, Macedo, Morgan, Nunley, Staajabu, Starks

MEMBERS ABSENT: Creswell, Johnson, Wedding (one vacancy)

STAFF PRESENT: La Shelle Dozier, David Levin, Vickie Smith, Jim Shields, LaTanna Jones, Tyrone R. Williams, Angela Jones, Karen Wallace, Cecette Hawkins

APPROVAL OF AGENDA

Agenda approved as submitted.

CITIZENS COMMENTS

Robert Coughlin, Les Light, Christina Alvarez, Andrew Gross-Caton, Rosario Ramirez, Andrea Freeland, Andre Brewster, Fatima Garcia, and Sarah Govines provided comments.

APPROVAL OF MINUTES

January 23, 2019 minutes were approved as submitted.

SPECIAL PRESENTATIONS

1. Presentation to thank outgoing Commission Chair Tawny Macedo for her service

Chair Gale Morgan presented an appreciation plaque to Tawny Macedo to thank her for her service as Chair during 2018.

2. Recognizing Antwan Forbes for Outstanding Participation in the Virginia Tech 2018 Summer Camp Imagination Program

Sahana Radiyah and Kenneth Middleton from Cradle to Career presented an award to Antwan Forbes for his achievements at the summer program at Virginia Tech.

DISCUSSION/BUSINESS

3. Review of Policies Related to Media Relations and Commissioner Code of Conduct/Duty of Loyalty

David Levin and Angela Jones presented the item.

Commissioner Alcalay motioned to postpone approval of the Media Policy to the next meeting. Commissioner Macedo seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Johnson, Wedding (one vacancy)

ABSTAIN: None

Commissioner Starks motioned to postpone approval of the Code of Conduct Policy to the next meeting. Commissioner Griffin seconded the motion. The votes were as follows:

AYES: Alcalay, Griffin, Macedo, Morgan, Nunley, Starks

NOES: None

ABSENT: Creswell, Johnson, Wedding (one vacancy)

ABSTAIN: None

EXECUTIVE DIRECTOR REPORT

Executive Director La Shelle Dozier reviewed the following:

- Next meeting will be on March 20th
- Habitat for Humanity event on March 9th

COMMISSION CHAIR REPORT

- Chair Appointments to Executive Committee – Chair Morgan appointed himself, Commissioner Griffin, Commissioner Starks, Commissioner Staajabu, and Commissioner Wedding to the Executive Committee.
- Chair Appointments to Engagement Committee - Chair Morgan appointed himself, Commissioner Nunley, Commissioner Macedo, and Commissioner Griffin to the Engagement Committee.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Griffin commented about an eviction notice that was received from a tenant at Rosswood Manor. Staff indicated that they would follow up on the notice.

Chair Morgan asked for an update on the status of having the RAD information on the website. La Shelle Dozier said that the update would be completed before the next meeting.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 7:10 pm.

Clerk

March 20, 2019



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT **Amendment to California Workers Compensation Authority Joint Powers Agreement**

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee, as a member of the California Housing Workers Compensation Authority (CHWCA), to vote to approve an amendment to the their Joint Powers Agreement as stated in the attached resolution.

CONTACT PERSONS

La Shelle Dozier, Executive Director, 916-440-1319
James Shields, Director of Administration, 916-440-1319

SUMMARY

The Agency provides workers' compensation insurance coverage to its employees through membership in the California Housing Workers Compensation Authority (CHWCA).

BACKGROUND

At its August 2018 meeting, the CHWCA Executive Committee approved updated Underwriting Guidelines. The Committee agreed with staff's suggested undertaking of a comprehensive review of the JPA's governing documents. Accordingly, CHWCA Staff and Legal Counsel reviewed CHWCA's Joint Powers Agreement and jointly brought forward proposed updates.

CHWCA'S Joint Powers Agreement was most recently updated in 2005. The proposed changes to the Agreement are shown in redline format. Amendment of the Joint Powers Agreement requires a two-thirds approval by the member agencies, acting through their governing bodies.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission

March 20, 2019

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FINANCIAL CONSIDERATIONS

The recommended action in this report has no financial impact.

POLICY CONSIDERATIONS

The recommended action in this report is consistent with Agency policy. No policy changes are recommended.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed actions consist of governmental fiscal, organizational or administrative activities that will not result in direct or indirect physical changes in the environment, and as such, do not constitute a "project" under CEQA, Guidelines Section 15378 (b)(4).

National Environmental Policy Act California Environmental Quality Act (NEPA):

The proposes actions are exempt under NEPA, 24 CFR 58.34(a)(3) [administrative activity], and (6) purchase of insurance].

M/WBE AND SECTION 3 CONSIDERATIONS

Not applicable to this report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

Att. 1 – Resolution

Exh. A – Updated CHWCA JPA

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
March 20, 2019

WHEREAS, the Sacramento Housing and Redevelopment Agency is a member of the California Housing Workers' Compensation Authority (CHWCA), a joint powers authority created pursuant to California Government Code Section 6500 et seq. for the purposes of providing workers compensation insurance for its members through joint pooling of self-insured claims or losses as permitted pursuant to California Government Code Section 990.4 and 990.8;

WHEREAS, pursuant to Article 16 of the Joint Powers Agreement (Agreement), the Agreement may be amended by a vote of two-thirds of the Members, acting through their governing bodies;

WHEREAS, at a regular meeting of the CHWCA Executive Committee on November 15, 2018, the Executive Committee approved the circulation to the CHWCA members of certain clarifying revisions to the Agreement;

WHEREAS, if two thirds of the CHWCA members, through their governing bodies approve the Amended Agreement, the CHWCA Board will confirm approval of the Amended Agreement at its annual meeting held in May 2019; and

WHEREAS, the Sacramento Housing and Redevelopment Agency has reviewed the proposed Amended Joint Powers Agreement and confirms that the revisions are appropriate; and

WHEREAS, the proposed actions are not a project under CEQA, CEQA Guidelines Section 15378(b)(4) and these proposed actions are exempt under NEPA, 24 CFR 58.34(a)(3) and (6).

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

Section 1. All of the evidence having been duly considered, the facts as presented and set forth above, including the environmental facts and findings, are found to be true and correct and are hereby adopted.

Section 2. The Sacramento Housing and Redevelopment Agency hereby approves the Amended Joint Powers Agreement Creating the California Housing Workers' Compensation Authority (CHWCA), attached hereto as Exhibit "A."

ATTEST:

CHAIR

CLERK

JOINT POWERS AGREEMENT CREATING THE CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY (CHWCA)

This Agreement is executed in the State of California by and among those public housing authorities, housing authorities and redevelopment agencies, or housing commissions, organized and existing under the Constitution of the State of California, which are parties signatory to this Agreement. All such agencies hereinafter called Members, shall be listed in Exhibit A, which shall be attached hereto and made a part hereof.

RECITALS

WHEREAS, Article 1, Chapter 5, Division 7, Title 1 of the California Government Code (§ 6500 et seq.) permits two or more public agencies by Agreement to exercise jointly powers common to the contracting parties; and

WHEREAS, Article 16, § 6 of the California Constitution provides that insurance pooling arrangements under joint exercise of power agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, California Government Code § 990.4 provides that a local public entity may self-insure, purchase insurance through an authorized carrier, or purchase insurance through a broker, or any combination of these; and

———WHEREAS, pursuant to California Government Code § 990.6, the cost of insurance provided by a local public entity is a proper charge against the local public entity; and

WHEREAS, California Government Code § 990.8 provides that two or more local entities may, by a joint powers Agreement, provide insurance for any purpose by any one or more of the methods specified in Government Code § 990.4 and such joint pooling of self-insured claims or losses is not considered insurance nor subject to regulation under the Insurance Code; and

WHEREAS, the Member executing this Agreement desires to join with other Members for the purpose of jointly funding a program of workers' compensation coverage;

NOW THEREFORE, the parties agree as follows:

ARTICLE I

PURPOSES

This Agreement is entered into by the Members in order that they may jointly develop and fund a self-insurance program for workers' compensation and employers' liability, which provides for the pooling of self-insured claims or losses among the members. Such program may include, but shall not be limited to: the creation of a joint self-insurance fund, the purchase of reinsurance, and/or excess insurance coverage, and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to: risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjusting, and legal defense services.

ARTICLE 2

PARTIES TO AGREEMENT

A. Each Member as a party to this Agreement, certifies that it intends to and does contract with all other Members as parties to this Agreement and with such other public housing authorities as may later be added as parties to this Agreement pursuant to provisions in the Bylaws. Each Member also certifies that the removal of any party from this Agreement pursuant to Section P of the Bylaws shall not affect this Agreement or the Member's obligations hereunder.

B. A Member may contract on behalf of and provide coverage to any additional entity from the time that the Member provides the Authority written notice of the named inclusion of such entity and the additional entity is approved by a majority of the Executive Committee. Such additional entities shall not be considered a separate party to this Agreement, shall not affect the Member's representation on the Board of Directors, and shall be part of and represented by the Member for all purposes under this Agreement.

ARTICLE 3

TERM

This Agreement shall become effective when executed and returned to this Authority by at least three Members. The Authority shall promptly notify all Members in writing of such effective date. This Agreement shall continue in effect until terminated as provided herein and in the Bylaws.

ARTICLE 4

CREATION OF THE AUTHORITY

Pursuant to the joint powers law, there is hereby created a public entity separate and apart from the parties hereto, to be known as the California Housing Workers' Compensation Authority, with such powers as are hereinafter set forth.

ARTICLE 5

POWERS OF THE AUTHORITY

The Authority shall have all of the powers common to public housing authorities in California and all additional powers set forth in the joint powers law, and is hereby authorized to do all acts necessary for the exercise of said powers. Such powers include, but are not limited to, the following:

- (a) To make and enter into contracts.
- (b) To incur debts, liabilities, and obligations.
- (c) To acquire, hold, or dispose of property, contributions and donations of property, funds, services, and other forms of assistance from persons, firms, corporations, and government entities.
- (d) To sue and be sued in its own name, and to settle any claim against it.
- (e) To receive and use contributions and advances from Members as provided in Government Code § 6504, including contributions or advances of personnel, equipment, or property.
- (f) To invest any money in its treasury that is not required for its immediate necessities, pursuant to Government Code § 6509.5
- (g) To carry out all provisions of this Agreement.

Said powers shall be exercised pursuant to the terms hereof and in the manner provided by law.

ARTICLE 6

BOARD OF DIRECTORS

The Authority shall be governed by the Board of Directors, composed of one representative from each Member. The Board representative shall be the Executive Director or his or her designee. Each Member Executive Director shall also appoint an alternate representative who shall have the authority to attend, participate in, and vote at any meeting of the Board when the representative is absent. The representative and alternate shall be an official or staff person of the Member, and upon termination of

office or employment with the Member, shall automatically terminate membership or alternate membership on the Board.

Any vacancy in a representative or alternate representative position shall be filled by the appointing Member's Executive Director, subject to the provisions of this Section.

A majority of the membership of the Board shall constitute a quorum for the transaction of business. Each member of the Board shall have one vote. Except as otherwise provided in the Bylaws or any other duly executed agreement of the Members, action of the Board shall require the affirmative vote of a majority of the Members present and voting.

~~At any meeting at which a quorum no longer present, the Board may not continue to transact business take action on any item of business, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that each action is approved by at least a majority of the number required to constitute a quorum.~~

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ARTICLE 7

POWERS OF BOARD OF DIRECTORS

The Board of Directors shall have the following powers and functions:

1. The Board shall exercise all powers and conduct all business of the Authority, either directly or by delegation to other bodies or persons unless otherwise prohibited by these Bylaws, or any other duly executed agreement of the Members or by law.
2. The Board shall elect an Executive Committee, as provided in Section D of the Bylaws. The Board may delegate to the Executive Committee and the Executive Committee may discharge any powers or duties of the Board.
3. The Board shall have such other powers and duties as are reasonably necessary to carry out the purposes of the Authority.

ARTICLE 8

MINIMUM PARTICIPATION PERIOD

The Member shall participate in the Authority's coverage program for a minimum period of three years. During the initial three year period, this Agreement may be terminated only by the Authority in accordance with the provisions of Section Q of the Bylaws. The minimum three year period shall begin the first date of coverage and expire at the end of three consecutive years.

ARTICLE 9

PREMIUMCONTRIBUTION ASSESSMENTS

If aggregate premiumcontributions are insufficient to pay losses and administrative expenses for a fiscal year, the Executive Committee may assess and collect premiumcontribution assessments, in addition to premiumcontributions, pursuant to Bylaw sections ~~L.2.e (1) and/or (2)~~J. 2. c and in accordance with ~~Resolution 2003-03—the~~ Financial Stability Plan.

The Member's share of any premiumcontribution assessment shall bear the same relation to the total premiumcontribution assessments charged all members as the Member's premiumcontribution bears to the aggregate premiumcontributions collected from all Members during that fiscal year.

Any premiumcontribution assessment shall be due and payable at such time and in such manner as the Executive Committee determines.

The voluntary withdrawal or involuntary expulsion of the Member from the Authority shall not discharge or affect the Member's obligation to pay premiumcontribution assessments for all coverage periods in which the Member participated.

ARTICLE 10

BYLAWS

A. The Authority shall be governed pursuant to the Bylaws, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference, and by such amendments to the Bylaws as may from time to time be adopted. Wherever in this Agreement "Bylaws" are referred to, said Bylaws shall be those set forth in Exhibit B, as may be amended. Each party to this agreement agrees to comply with and be bound by the provisions of said Bylaws and further agrees that the Authority shall be operated pursuant to the Agreement and said Bylaws.

B. The Bylaws may be amended by two-thirds (2/3) vote of the members of the Executive Committee.

ARTICLE 11

DISPOSITION OF PROPERTY AND FUNDS

A. In the event of the dissolution of the Authority, the complete recession, or other final termination of this Agreement by all public housing authorities then parties hereto, any property interest or surplus that is remaining in the Authority following a discharge of all obligations shall be disposed of as provided for by the Bylaws.

B. "Obligations", as referred to herein, shall include, but are not limited to, all payments required by law, together with all reserves established for the purpose of paying workers' compensation claims and related claim costs, together with any other legal obligations incurred by the Authority pursuant to this Agreement.

C. In the event a Member withdraws from or terminates membership in this Agreement, that Members' interest in the property and funds of the Authority shall be determined as set forth in the Bylaws.

ARTICLE 12 SEVERABILITY

Should any portion, term, condition or provision of this Agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any laws of the State of California, or be otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions and provisions shall not be affected thereby.

ARTICLE 13 LIABILITY AND INDEMNIFICATION

A. Pursuant to the provisions of Section 895, et seq. of the California Government Code, each member (the indemnitor) hereto agrees to defend, indemnify, and hold harmless each other member (the indemnitees) from any liability, claim, or judgment for injury or damages caused by a negligent or wrongful act or omission of an agent, officer and/or employee of a member- the indemnitor which occurs or arises out of performance of this Agreement, provided that, pursuant to Government Code Section 6512.2, Section 895.2 is specifically not applicable to the Members for purposes of this Agreement.

B. The tort liability of the Authority, all members of the Board of Directors or Executive Committee appointed thereby, and all officers and employees of the Authority, shall be controlled by the provisions of Division 3.6 of Title I of the California Government Code.

C. The Authority may insure itself to the extent deemed necessary by the Board of Directors against loss, liability, and claims arising out of or connected with this Agreement.

D. The debts, liabilities, and obligations of the Authority do not constitute the debts, liabilities, and/or obligations of any Member.

ARTICLE 14 ENFORCEMENT

The Authority is hereby given the power to enforce this Agreement. In the event suit is brought under this Agreement, the prevailing party shall pay all costs incurred in bringing such action, including reasonable attorney's fees as fixed by the court.

ARTICLE 15
NOTICES

The Authority shall address notices, billings, and other communications to a Member as directed by the Member. Each Member shall provide the Authority with the address to which communications are to be sent. Members shall address notices and other communications to the Authority to the Program Administrator of the Authority at the office address of the Authority as set forth in the Bylaws.

ARTICLE 16
AMENDMENT

This Agreement may be amended at any time by vote of two-thirds of the Members, acting through their governing bodies.

ARTICLE 17
EFFECTIVE DATE OF AMENDMENTS

Any amendment of this Agreement shall become effective upon the Authority receiving notice of the approval of any Amended Agreement by the governing bodies of two-thirds of the Members.

ARTICLE 18
PROHIBITION AGAINST ASSIGNMENT

No Member may assign any right, claim, or interest it may have under this Agreement, and no creditor, assignee, or third party beneficiary of any public housing authorities shall have any right, claim or title to any part, share, interest, fund, premiumcontribution, or asset of the Authority.

ARTICLE 19
FILING WITH SECRETARY OF STATE

The Program Administrator of the Authority shall file a notice of this Agreement with the office of California Secretary of State within 30 days of its effective date, as required by Government Code § 6503.5 and within 70 days of its effective date as required as required by Government Code § 54051 53051.

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IN WITNESS WHEREOF, the undersigned party hereto has executed this Agreement on the date indicated below:

Dated: _____

PUBLIC HOUSING AUTHORITY

By: _____

(Type Name)

(Housing Authority)

EXHIBIT A

CHWCA MEMBERS

**ALAMEDA CITY HOUSING AUTHORITY
ALAMEDA COUNTY HOUSING AUTHORITY
BENICIA CITY HOUSING AUTHORITY
BUTTE COUNTY HOUSING AUTHORITY
CONTRA COSTA COUNTY HOUSING AUTHORITY
EUREKA CITY/HUMBOLDT COUNTY HOUSING AUTHORITY
FRESNO HOUSING AUTHORITY
KERN COUNTY HOUSING AUTHORITY
KINGS COUNTY HOUSING AUTHORITY
MADERA CITY HOUSING AUTHORITY
MARIN COUNTY HOUSING AUTHORITY
MENDOCINO COUNTY COMMUNITY DEVELOPMENT COMMISSION
MERCED COUNTY HOUSING AUTHORITY
MONTEREY COUNTY HOUSING AUTHORITY
PASO ROBLES CITY HOUSING AUTHORITY
PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
RIVERBANK CITY HOUSING AUTHORITY
RIVERSIDE COUNTY HOUSING AUTHORITY
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
SAN BERNARDINO COUNTY HOUSING AUTHORITY
SAN DIEGO HOUSING COMMISSION
SAN JOAQUIN COUNTY HOUSING AUTHORITY
SAN LUIS OBISPO CITY HOUSING AUTHORITY
SAN MATEO COUNTY HOUSING AUTHORITY
SANTA BARBARA CITY HOUSING AUTHORITY
SANTA CLARA COUNTY HOUSING AUTHORITY
STANISLAUS COUNTY HOUSING AUTHORITY
SUTTER COUNTY HOUSING AUTHORITY
TULARE COUNTY HOUSING AUTHORITY
UPLAND CITY HOUSING AUTHORITY
VENTURA AREA HOUSING AUTHORITY
WASCO CITY HOUSING AUTHORITY
YOLO COUNTY HOUSING AUTHORITY**



March 20, 2019

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT Amendment of Contract for Environmental Services with Ervin Consulting Group (Environmental Consultant)

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to amend the existing contract between the Sacramento Housing and Redevelopment Agency (Agency) with Ervin Consulting Group from \$100,000 to \$150,000.

CONTACT PERSONS

Stephanie Green, Environmental Coordinator, (916) 440-1330
David H. Levin, Agency Counsel, (916) 440-1330

SUMMARY

The existing contract for environmental services with the consulting firm of Ervin Consulting Group has a limitation of \$100,000. During the past year, this firm has been involved in complex cultural data recovery and resolution of tribal complications related to Agency projects. Therefore, completion of these projects requires both the continuation of these matters and an increase of the contract limit.

BACKGROUND

The Agency, with governing board approval, has retained multiple environmental consulting firms with differing expertise to both assist and represent the Agency on a wide variety of issues from environmental review, analysis and mitigation. The Agency assigns its environmental matters as required to firms pre-qualified and authorized by the Commission, on a rotating basis to the greatest extent possible. Ervin Consulting Group has been handling several matters that have a greater level of complexity than is typically encountered. Therefore, the fees are more than usual.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission

March 20, 2019

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FINANCIAL CONSIDERATIONS

Funds for environmental services are included in the 2019 Agency Budget through the particular projects for which the work is being performed. No additional funds are being requested at this time.

POLICY CONSIDERATIONS

The proposed adjustment to the contract of the environmental firm on the Agency's qualified panel of law firms will not change the Agency's policy of rotation. The Agency shall continue to assign environmental work to outside firms that have been prequalified and approved by the Commission on a rotational basis taking into account the environmental issue presented and the expertise of the firms.

ENVIRONMENTAL REVIEW

The proposed increase in funding of legal services does not constitute a project under CEQA pursuant to CEQA Guidelines Section 15378, and is exempt under NEPA pursuant to 24 CFR 58.34(a)(2) and (3). No environmental review is required.

M/WBE CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

Attachment 1 – SHRC Resolution

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

March 20, 2019

AMENDMENT OF CONTRACT FOR LEGAL SERVICES WITH ERVIN CONSULTING GROUP

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

Section 1: The Executive Director is hereby authorized to increase the existing contracts for environmental services with Ervin Consulting Group by \$50,000; contract is not to exceed \$150,000.

CHAIR

ATTEST:

CLERK



March 15, 2019

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Affordable Housing Finance Resources

SUMMARY

The attached report is submitted to you for review prior to final review by the City of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



REPORT TO Council

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Informational

April 23, 2019

Honorable Mayor and Members of the City Council

Title: Affordable Housing Finance Resources

Location/Council District: Citywide

Recommendation: Informational report only – no specific action required.

Contact: Christine Weichert, Assistant Director of Housing Finance, 440-1353
Tyrone Roderick Williams, Director of Development, 440-1316

Presenter: Christine Weichert, Assistant Director

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue Detail: The Sacramento Housing and Redevelopment Agency (SHRA) serves as the local housing finance agency for the City and County of Sacramento. As such, SHRA provides assistance to developers for the construction and preservation of affordable housing offering gap financing and the issuance of tax-exempt bonds for the development or acquisition/rehabilitation of multifamily rental housing in the City of Sacramento and unincorporated areas of the County of Sacramento. Under certain cooperation agreements, SHRA may also finance affordable housing developments in other cities within the County. All housing financed by SHRA carries affordability restrictions on some or all of the units.

The joint-powers model that combines the functions of the City and County Housing Authorities and the local housing finance agency allows for significant economies of scale that increases local capacity for complex underwriting and long-term servicing and monitoring of the affordable housing inventory – both for multifamily and homeownership programs.

SHRA manages the federal HOME Investment Partnerships (HOME) Program, the City's Housing Trust Fund, and housing-related assets from the former Redevelopment Agency (Attachment 1). SHRA also receives and administers repayments from existing loans expanding the resources available for affordable housing in our jurisdictions. In addition, SHRA works collaboratively with the County to administer and apply for No Place Like Home funding from the State that supports the development and operations of permanent supportive housing.

Recent revenue generated by the State's cap and trade program and legislation passed and approved by voters in 2018 have increased the amount of potential resources available to the City of Sacramento for the purpose of affordable housing development (Attachment 2).

The purpose of this workshop is to review the main sources of affordable housing financing for the City of Sacramento with an emphasis on new resources available and anticipated from State funding.

Policy Considerations: Not applicable to this report.

Economic Impacts: Not applicable.

Environmental Considerations: This is an information item only; no action is being recommended or requested.

Sustainability Considerations: Not applicable.

Commission Action: Staff presented this item to the Sacramento Housing and Redevelopment Commission on March 20, 2019 as an informational item.

Rationale for Recommendation: None; this report is for information only.

Financial Considerations: There is no fiscal impact associated with this report.

LBE - M/WBE and Section 3 requirements: Not applicable.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

- 01 SHRA-Administered Affordable Housing Resources
- 02 State Affordable Housing Resources

State of California Affordable Housing Resources

SB 2 – Building Jobs and Homes Act

In 2017, Senate Bill 2 created the first permanent source of affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity. During the first year of the program, all funds were used to support homelessness-related activities and for planning and technical assistance. Year 2 (2019) and onward, the majority of funding is used for the following purposes:

To Be Locally Administered – Entitlement

Local Housing Allocation

Affordable housing funds flow to local governments using the same formula as the federal Community Block Grant Program. Sacramento County's formula includes the Urban County jurisdictions of Folsom, Isleton, and Galt. Actual allocation will depend upon the revenue generated by a new recording fee on real estate documents. Resources will flow through HCD to entitlement jurisdictions. Eligible uses are broad and include rental and ownership housing activities, and homeless services. Jurisdictions are required to integrate a homeownership component in their plans.

The State Department of Housing and Community Development (HCD) estimates the City's annual entitlement to be \$1.9 million.

California Housing Finance Agency (CalHFA) Administered - Competitive

Missing Middle

The California Housing Finance Agency (CalHFA) receives 15% of SB 2-generated funds to operate a mixed-income multifamily loan program that allows for income restrictions of 30 percent to 120 percent of area median income. The annual statewide allocation is expected to be \$30 - \$45 million and eligible sponsors (developers) include for-profit, non-profit, and public agencies.

The Governor's proposed budget would increase funding for this program with one-time General Fund proceeds in the amount of \$500 million.

Proposition 1/SB 3 – Veterans and Affordable Housing Bond

Voters approved a \$4 billion general obligation bond in November, 2018 the proceeds of which will be used to fund existing, statewide housing programs. Including:

HCD Administered - Competitive

- Multifamily Housing Program - \$1.5 billion. Provides soft-second loans (gap financing) for new construction and rehabilitation of affordable rental housing. Developers apply.
- Infill Infrastructure Grant Financing - \$300 million. Provides gap funding for infrastructure improvements required for residential and mixed-use infill development. Developers apply.
- Local Housing Trust Match Grant Program - \$300 million. Affordable Housing Innovation Fund to help finance local housing trust funds dedicated to the creation or preservation of affordable housing. Applicants are cities and counties with Housing Elements that are in compliance. SHRA has successfully applied for and received these funds on behalf of the County in the past.
- Transit-Oriented Development Program - \$150 million. Eligible applicants include cities, counties, transit agencies and developers. Funds are to be used to facilitate the development of higher density uses within close proximity to transit stations.
- CalHome - \$300 million. Funding to provide homeownership opportunities for low and very-low income homebuyers. Grants are awarded to public agencies and non-profits who offer downpayment assistance and/or home rehabilitation assistance. SHRA has been successful at applying for and receiving these funds when available in the past.

CalHFA Administered - Direct to Homebuyer

- CalHFA Home Purchase Assistance - \$150 million. CalHFA provides loans directly to eligible first-time homebuyers.

California Department of Veterans Affairs (Cal-Vet) Administered - Direct to Buyer

- Farm and Home Loan Program - \$1 billion. Provides homeownership financing for qualified veterans. Funds may also be used to finance farm purchases.

Greenhouse Gas Reduction Fund (Cap and Trade)

Proceeds from the State's Cap-and-Trade program generated through regular auctions of carbon allowances are channeled into State loan and grant programs designed to reduce greenhouse gas emissions. The Strategic Growth Council (SGC) coordinates two programs with affordable housing components:

SGC Administered - Competitive**Transformative Climate Communities**

The Transformative Climate Communities (TCC) program funds development and infrastructure projects designed achieve major environmental, health, and economic benefits in disadvantaged communities. This program is only available to communities within certain CalEnviroscreen zones.

Only four awards have been made since the program's inception. SHRA received an award in 2018 in support of the Twin Rivers Transit-Oriented Development project. The majority of those funds will be used to install a new light rail station across the street from the former Twin Rivers public housing community.

Affordable Housing and Sustainable Communities (AHSC)

The AHSC program is more closely aligned to the production of new housing than the TCC program. AHSC is a competitive program that relies on reductions in greenhouse gas emissions partially through the production of dense housing near transit. This fundamental purpose of the program has made obtaining AHSC funding challenging for the Sacramento region given the lack of density in contrast to regions like the Bay Area and Los Angeles basin. The source of the program resources – Cap-and-Trade funds – necessitates the integration of housing with transit and projects must demonstrate sufficient greenhouse gas reductions.

AHSC has had three funding rounds with statewide competitive funds amounts ranging from \$120 million to \$320 million. The current funding round will award up to \$395 million.

Mental Health Services Act Funds

Voters approved Proposition 63 in 2004 creating the Mental Health Services Act (MHSA) to provide increased funding, personnel, and other resources to support county mental health programs. Revenues are generated by a one percent income tax on personal income in excess of one million dollars. In 2018, voters approved the bonding of this stream of revenue for the purpose of developing permanent supportive housing for people experiencing homelessness who are also mentally ill.

HCD Administered - Competitive and Entitlement

No Place Like Home

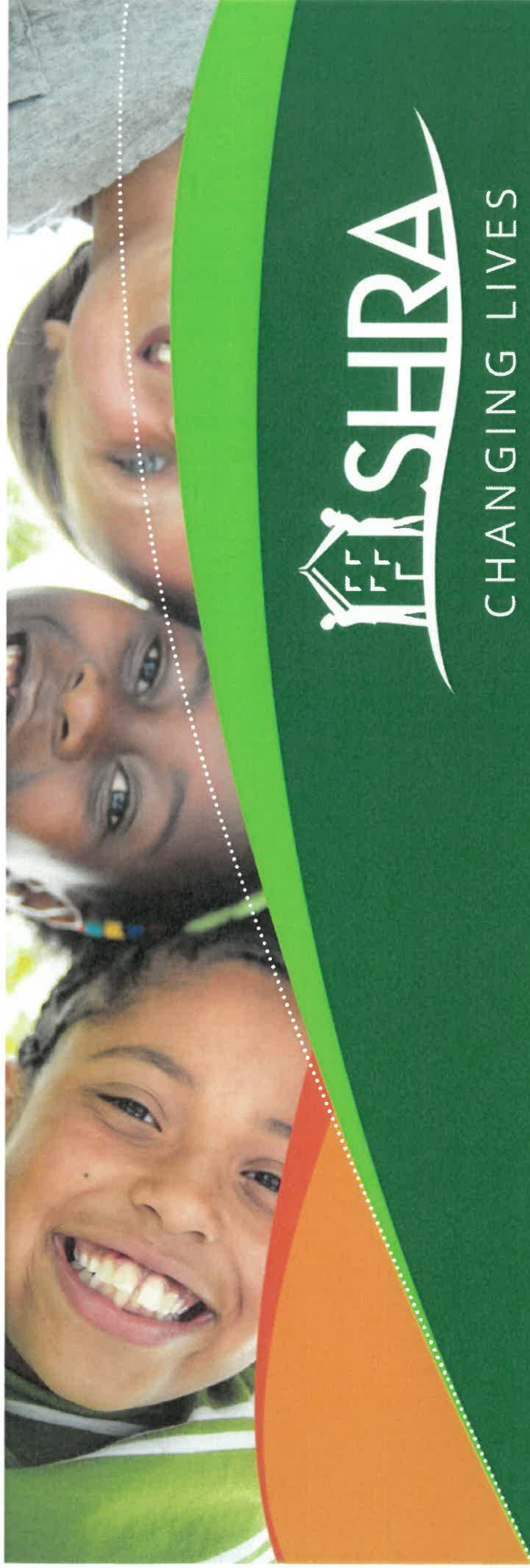
Up to \$2 billion in bond proceeds supported by the resources generated by the State's Mental Health Services Act will be made available to develop permanent supportive housing for persons in need of mental health services and experiencing homelessness. During the first round of funding, administered by HCD, currently underway, there is a non-competitive formula allocation to counties (\$5.1 million for Sacramento) and competitive funding available the amount of which is not determined but will exceed \$200 million. The County has partnered with two non-profit housing providers – Mercy Housing and Jamboree Housing – and is requesting approximately \$13 million in competitive funds to support the new construction of 156 permanent supportive housing units. The County and SHRA will issue a second "Request to Partner" in April, 2019 to compete for additional funding for additional housing projects.

CalHFA Administered - Competitive

Special Needs Housing Program

CalHFA operates the Local Government Special Needs Housing Program (SNHP) that allows local governments to use Mental Health Services Act (MHSA) funds with other local funds to provide financing for the development of permanent supportive rental housing that includes units restricted for occupancy by individuals with serious mental illness (and their families) who are homeless or at risk of homelessness.

Program	Funding Amount	Administrative Entity	Funds Available <i>current/next round</i>	Applicants	Competitive
<i>Building Jobs and Homes Act (SB2)</i> Local Housing Allocation	est. \$138 million <i>City est. \$1.9 million</i>	HCD	Early 2020	Local Governments	No
Missing Middle (Mixed-Income Multifamily)	\$40 million	CalHFA	Mid-2019	Developers	Yes
<i>Veterans and Affordable Housing Bond</i> Multifamily Housing Program	\$1.5 billion	HCD	Sep-19	Developers	Yes
Infill Infrastructure Grant	\$300 million	HCD	Early 2020	Developers	Yes
Local Housing Trust Fund Match	\$300 million	HCD	TBD	Local Governments	Yes
Transit-Oriented Development Program	\$150 million	HCD	Early 2020	Public Agencies, Developers, Transit Authorities	Yes
CalHome (Homebuyer Assistance)	\$300 million	HCD	Dec-19	Public Agencies, Not-profits	Yes
Home Purchase Assistance	\$150 million	CalHFA	TBD	Eligible Homebuyers	No
Farm and Home Loan Program	\$1 billion	Cal-Vet	TBD	Eligible Borrowers	No
<i>Greenhouse Gas Reduction Fund</i> Transformative Climate Communities	\$46 million	SGC	Dec-18	Public Agencies, Not-profits	Yes
Affordable Housing and Sustainable Communities	\$395 million	SGC	Jun-19	Public Agencies, Developers, Transit Authorities	Yes
<i>Mental Health Services Act</i> No Place Like Home	approx. \$2 billion	HCD	May-19	Counties	Both
Special Needs Housing Program	\$9 million	CalHFA	TBD	Sacramento County	No



CHANGING LIVES

Local Affordable Housing Resources

City Workshop, April 2019

SHRA Development Finance

- One-Stop Shop
- Efficiency and Time Savings
- Experience and Expertise
 - Multifamily Underwriting/Subsidy Layering Reviews
 - Construction Oversight
 - Long-term Compliance Monitoring (up to 55 years)
 - Loan Servicing

Need and Resources

- 60,000 New Units Needed Countywide
- Single-unit Subsidy Needed \$90k (workforce)
- Local Housing Funds Collected 2018 – approx. \$1.9 million
- HOME Grant for 2018 - \$2.6 million

SHRA-Administered Resources

- Housing Trust Fund – Commercial Linkage
- Mixed-Income Housing Ordinance – Residential Linkage
- HOME Investment Partnerships Act – Federal Entitlement

Building Jobs and Homes Act – SB 2

- On-going Source of Funding
- Entitlement to Local Jurisdictions

Veterans and Affordable Housing Bond – Proposition 1 (SB 3)

- Multifamily Housing Program
- CalHome
- CalHFA Home Purchase Assistance
- Infill Infrastructure Grant
- Transit-Oriented Development Program

Greenhouse Gas Reduction Fund

- Affordable Housing and Sustainable Communities
- Transformative Climate Communities

Mental Health Services Act Funds

- No Place Like Home
 - Competitive
 - Entitlement to County
- Special Needs Housing Program

QUESTIONS



March 15, 2019

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Affordable Housing Finance Resources

SUMMARY

The attached report is submitted to you for review prior to final review by the County of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
April 9, 2019

To: Board of Supervisors

Through: Navdeep S. Gill, County Executive

From: Sacramento Housing and Redevelopment Agency

Subject: Affordable Housing Finance Resources

District(s): All

RECOMMENDED ACTION

Information Only: No action requested.

BACKGROUND

The Sacramento Housing and Redevelopment Agency (SHRA) serves as the local housing finance agency for the City and County of Sacramento. As such, SHRA provides assistance to developers for the construction and preservation of affordable housing offering gap financing and the issuance of tax-exempt bonds for the development or acquisition/rehabilitation of multifamily rental housing in the City of Sacramento and unincorporated areas of the County of Sacramento. Under certain cooperation agreements, SHRA may also finance affordable housing developments in other cities within the County. All housing financed by SHRA carries affordability restrictions on some or all of the units.

The joint-powers model that combines the functions of the City and County Housing Authorities and the local housing finance agency allows for significant economies of scale that increases local capacity for complex underwriting and long-term servicing and monitoring of the affordable housing inventory – both for multifamily and homeownership programs.

SHRA manages the federal HOME Investment Partnerships (HOME) Program, the County's Housing Trust Fund and Affordable Housing Fund, and housing-related assets from the former Redevelopment Agency (Attachment 1). SHRA also receives and administers repayments from existing loans expanding the resources available for affordable housing in the jurisdiction. In addition, SHRA works collaboratively with the County's Director of Homeless Initiatives and County Behavior Health to administer and apply for

No Place Like Home funding that supports the development and operations of permanent supportive housing.

Recent revenue generated by the State's cap and trade program and legislation passed and approved by voters in 2018 have increased the amount of potential resources available to the County of Sacramento for the purpose of affordable housing development (Attachment 2).

The purpose of this workshop is to review the main sources of affordable housing financing for the County of Sacramento with emphasis on new resources available and anticipated from State funding.

COMMISSION ACTION

Staff presented this item to the Sacramento Housing and Redevelopment Commission on March 20, 2019 as an informational item.

POLICY CONSIDERATIONS

Not applicable to this report.

ENVIRONMENTAL REVIEW

This is an information item only; no action is being recommended or requested.

M/WBE/SECTION 3 CONSIDERATIONS

Not applicable.

FINANCIAL ANALYSIS

There is no fiscal impact associated with this report.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
ROBERT B. LEONARD
Deputy County Executive

Attachments:

ATT 1 – SHRA Administered Affordable Housing Resources

ATT 2 – State Affordable Housing Resources

SHRA Administered Affordable Housing Resources

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

The amount of fees generated depends upon the market for new commercial real estate construction. The highest amount collected in a single year was \$2.3 million in 2001. The lowest amount was \$67,000 in 2010. The average annual amount of fees collected from 2009 to 2018 was \$245,000. Only \$77,000 was collected in 2018.

Affordable Housing Fund - The County Affordable Housing Fund (AHF) ordinance created a standard affordable housing fee on residential construction and provides a variety of other options for developers to satisfy affordable housing obligations. The original Affordable Housing Ordinance was revised in 2014. Fees on residential developments generate revenue based on an economic nexus analysis. The fee-generated revenue is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers.

The average amount of fee collected under the 2014 ordinance was \$1.9 million between 2015 and 2018. In 2018, the AHF generated \$2.9 million, the highest amount of fee revenue since inception of the ordinance. Under the revised ordinance, the lowest level of fees collected was \$1.2 million in 2017.

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

The County is part of a consortium that includes the cities of Folsom, Isleton, Galt, Citrus Heights, and Rancho Cordova. The annual amount of funding takes into consideration the demographics associated with those cities as well as the unincorporated County. In 2018, the amount of the grant was \$3.1 million.

Loan Proceeds, Interest, and Repayments – SHRA structures funding in the form of loans. Multifamily housing loans are often paid back as part of a sale or refinancing. SHRA receives these repayments and, along with regular interest and loan payments, is able to recirculate those funds to create and preserve more affordable housing.

State of California Affordable Housing Resources

SB 2 – Building Jobs and Homes Act

In 2017, Senate Bill 2 created the first permanent source of affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity. During the first year of the program, all funds were used to support homelessness-related activities and for planning and technical assistance. Year 2 (2019) and onward, the majority of funding is used for the following purposes:

To Be Locally Administered – Entitlement

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The Governor's proposed budget would increase funding for this program with one-time General Fund proceeds in the amount of \$500 million.

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The Transformative Climate Communities (TCC) program funds development and infrastructure projects designed achieve major environmental, health, and economic benefits in disadvantaged communities. This program is only available to communities within certain CalEnviroscreen zones.

Only four awards have been made since the program's inception. SHRA received an award in 2018 in support of the Twin Rivers Transit-Oriented Development project. The majority of those funds will be used to install a new light rail station across the street from the former Twin Rivers public housing community.

Affordable Housing and Sustainable Communities (AHSC)

The AHSC program is more closely aligned to the production of new housing than the TCC program. AHSC is a competitive program that relies on reductions in greenhouse gas emissions partially through the production of dense housing near transit. The fundamental purpose of the program has made obtaining AHSC funding challenging for the Sacramento region given the lack of density in contrast to regions like the Bay Area and Los Angeles basin. The source of the program resources – Cap-and-Trade funds – necessitates the integration of housing with transit and projects must demonstrate sufficient greenhouse gas reductions.

AHSC has had three funding rounds with statewide competitive fund amounts ranging from \$120 million to \$320 million. The current funding round will award up to \$395 million.

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HCD Administered - Competitive and Entitlement

No Place Like Home

Up to \$2 billion in bond proceeds supported by the resources generated by the State's Mental Health Services Act will be made available to develop permanent supportive housing for persons in need of mental health services and experiencing homelessness. During the first round of funding, administered by HCD, currently underway, there is a non-competitive formula allocation to counties (\$5.1 million for Sacramento County) and competitive funding available the amount of which is not determined but will exceed \$200 million. The County has partnered with two non-profit housing providers – Mercy Housing and Jamboree Housing – and is requesting approximately \$13 million in competitive funds to support the new construction of 156 permanent supportive housing units. The County and SHRA will issue a second "Request to Partner" in April, 2019 to compete for additional funding for additional housing projects.

CalHFA Administered - Competitive

Special Needs Housing Program

CalHFA operates the Local Government Special Needs Housing Program (SNHP) that allows local governments to use Mental Health Services Act (MHSA) funds with other local funds to provide financing for the development of permanent supportive rental housing that includes units restricted for occupancy by individuals with serious mental illness (and their families) who are homeless or at risk of homelessness.



March 15, 2019

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

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

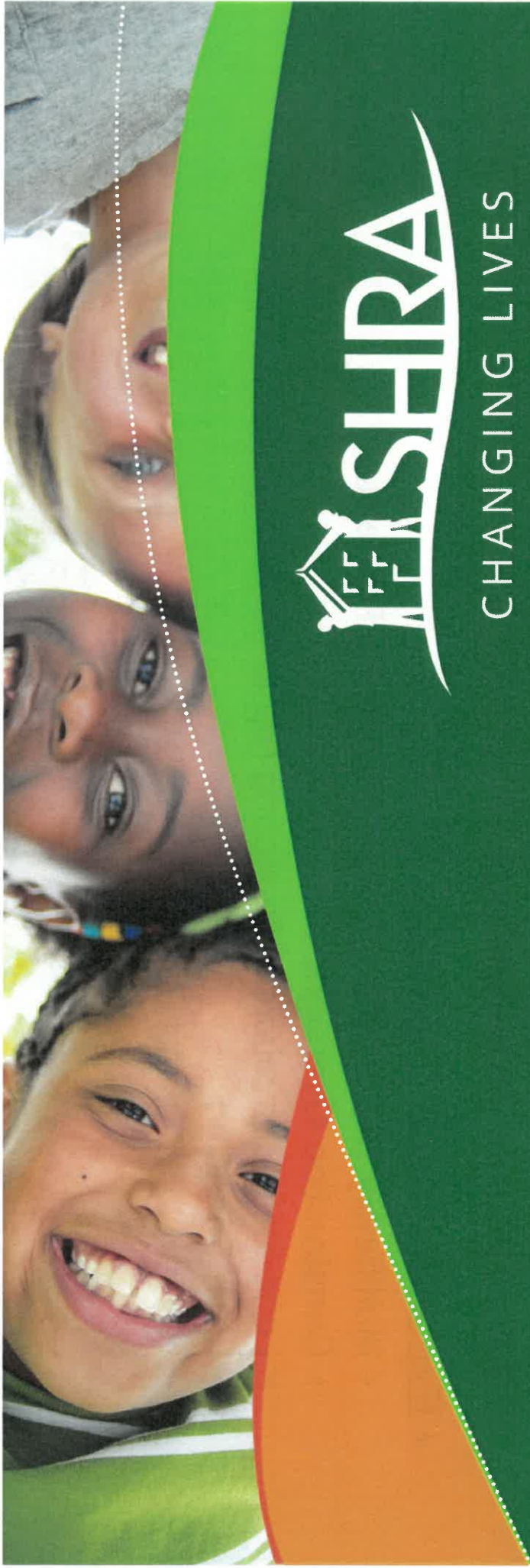
SUMMARY

The attached report is submitted to you for review prior to final review by the City of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



CHANGING LIVES

Local Affordable Housing Resources

County Workshop, April 2019

Need and Resources

- 60,000 New Units Needed Countywide
- Average Single-unit Subsidy Needed \$90,000 (workforce)
- Local County Funds Collected 2018 – approx. \$3 million
- HOME Grant for 2018 - \$3.1 million

Building Jobs and Homes Act – SB 2

- On-going Source of Funding
- Entitlement to Local Jurisdictions



Greenhouse Gas Reduction Fund

- Affordable Housing and Sustainable Communities
- Transformative Climate Communities

QUESTIONS



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

Consent
April 23, 2019

Honorable Mayor and Members of the City Council

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

Location/Council District: Citywide

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

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

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis:

Issue Detail: This report provides information to fulfill the annual reporting requirements of the City Housing Trust Fund (HTF) Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships (HOME) Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2018. The Sacramento Housing and Redevelopment Agency (SHRA) administers these ordinances and funds on behalf of the City of Sacramento (City).

Housing Trust Fund – The City Housing Trust Fund Ordinance authorizes the collection of fees on non-residential construction to fund the development of low and very low-income housing. The HTF Ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential development generate revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. See Attachment 2 for the Housing Trust Fund Annual Report for 2018.

Mixed Income Housing Ordinance – On September 1, 2015, Council adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). The Mixed Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is placed in the citywide Housing Trust Fund and is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers. See Attachment 3 for the Mixed Income Housing Ordinance Annual Report for 2018.

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

SHRA currently follows the Multifamily Lending and Mortgage Revenue Bond Policies adopted by Council on March 17, 2009 for the allocation of funds generated by the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance and from the HOME Program. As approved by the Council on November 13, 2018, pre-applications for 2019 funding will be accepted on January 2, August 1, and October 1 (based on funding availability).

Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance – On November 1, 2016, Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, No. 2016-0043 (Ordinance), City Code Chapter 18.20. Pursuant to the Ordinance, SHRA is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. To comply with the Ordinance reporting requirements, SHRA sent correspondence in January 2018 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel. See Attachment 5 for the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report.

Policy Considerations: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed actions do not constitute a project subject to environmental review under CEQA pursuant to CEQA Guidelines at 14 California Code of Regulations (CCR) §15378(b).

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

Sustainability Considerations: Not applicable.

Economic Impacts: Not applicable.

Commission Action: At its meeting of March 20, 2019, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

Rationale for Recommendation: Not applicable.

Financial Considerations: The City Housing Trust Fund has collected a total of \$45,793,071 in fees, interest, and loan repayments since the inception of the fund in 1989. A total of \$33,234,042 has been expended on projects, and \$3,329,236 on administration, which is approximately seven percent of total fee revenue. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$1,321,839 as of December 31, 2018.

The City Mixed Income Housing Ordinance has collected a total of \$2,332,108 in fees and interest since the inception of the revised Ordinance in 2015. A total of \$169,153 has been expended on administration, which is approximately seven percent (to the City and to SHRA) of the total fee revenue. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$362,955 as of December 31, 2018.

The City HOME Investment Partnerships Program received \$4,082,611 in entitlement, interest and loan repayments in 2018. A total of \$3,007,100 was expended on projects and \$417,611 on administration, which is approximately ten percent of the 2018 HOME entitlement. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$765,072 as of December 31, 2018.

Financial considerations for the City Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance are not applicable for the 2018 annual report.

LBE - M/WBE and Section 3 requirements: Not applicable.

Respectfully Submitted by:


LA SHELLÉ DOZIER
Executive Director

Attachments

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

**City of Sacramento
Housing Trust Fund Ordinance
Annual Report
for
January 1, 2018 to December 31, 2018**

**Sacramento Housing and Redevelopment Agency
April 2019**

HOUSING TRUST FUND ANNUAL REPORT FOR 2018

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

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

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

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

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

Citywide Developments
As of July 1, 2018

Building Type/HTF Fee Level (Fee/SqFt)	
Office	\$2.68
Hotel	\$2.54
Commercial	\$2.13
Manufacturing	\$1.67
Warehouse	\$0.73

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2018 through March 1, 2019, including:

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

2018 City Housing Trust Fund Financial Information

Beginning Balance	
	\$ 8,185,605
Income	
Fees Collected	\$ 1,894,459
Interest	\$ 162,375
Loan Repayment	\$ 171,977
Total Income	\$ 2,228,811
Balance and Total Income	
	\$ 10,414,416
Expense	
Operations	\$ 364,781
Projects	\$ 819,842
Total Expense	\$ 1,184,623
Ending Balance	
Remaining Project Balances	\$ 7,907,954
Balance Available for Projects	\$ 1,321,839
Ending Balance	\$ 9,229,793

The 2018 through March 1, 2019, City Housing Trust Fund Expenditures table below identifies current Housing Trust Fund developments, expenditures, and balance

available. For each development, the chart also identifies the Housing Trust Fund restricted units, the total number of housing units, and the loan maturity date.

2018 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2018 Expenditure	Remaining Balance	Loan Maturity Date
700 Block of K	700 K St.	5	137	\$ 790,000	\$ 0	\$ 628,026	10/1/2071
Twin Rivers	321 Eliza St.	28	80	\$ 5,000,000	\$ 0	\$ 5,000,000	N/A
Bel-Vue	1123 8 th St.	13	22	\$ 2,100,000	\$ 819,842	\$ 779,928	7/1/2059
1717 S Street	1717 S St.	9	159	\$ 1,500,000	\$ 0	\$ 1,500,000	5/1/2061
TOTAL		46	239	\$ 7,890,000	\$ 819,842	\$ 7,907,954	

1989-2018 City Housing Trust Fund Income Report

Year	City Fees Collected	Interest Income	Loan Income	Total Income
1989-1994	4,245,331	95,501		4,340,832
1995	416,276	88,020		504,296
1996	656,201	103,340		759,541
1997	667,167	105,717	821	773,705
1998	1,637,034	184,924	49,188	1,871,146
1999	1,209,832	230,422	5,000	1,445,254
2000	710,079	272,790	15,000	997,869
2001	484,138	184,757	31,313	700,208
2002	2,336,496	10,105	23,642	2,370,243
2003	1,313,586	138,628	123,081	1,575,295
2004	1,166,373	3,642	979,864	2,149,879
2005	1,566,784	156,350	58,905	1,782,039
2006	2,913,727	226,675	204,225	3,344,627
2007	2,700,187	351,634	198,592	3,250,413
2008	2,270,234	273,355	222,170	2,765,759
2009	454,668	123,427	185,748	763,843
2010	257,702	158,357	192,127	608,186
2011	255,282	118,144	242,628	616,054
2012	130,389	235,339	199,417	565,145
2013	382,413	188,291	1,466,191	2,036,895
2014	387,879	191,146	362,430	941,455
2015	916,249	33,472	1,232,395	2,182,116
2016	1,969,735	51,082	2,170,588	4,191,405
2017	1,070,962	91,614	1,865,479	3,028,055
2018	1,894,459	162,374	171,977	2,228,811
Total	\$32,013,183	\$3,779,106	\$10,000,782	\$45,793,071

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

City Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Expected to Close Escrow in 2019	1717 S Street	159
Completed	18th & L Mixed-Use Development	176
Completed	2151 68th Avenue	1
Completed	2221 63rd Avenue	1
Completed	2761 Utah Street	1
Completed	3836 Dayton St.	1
Completed	63 Butterworth Ave.	1
Under Construction	700 Block of K	137
Completed	729 Morrison Avenue	1
Completed	7445 Carella Drive	1
Completed	7588 Red Willow Street	1
Completed	7672 Manorside Drive	1
Completed	7860 Deerhaven Way	1
Completed	7th & H	150
Completed	Atrium Court Apartments	224
Under Construction	Bel-Vue Apartments	22
Completed	Copperstone Village	103
Completed	Coral Gables Apartments	4
Completed	Danbury Park	140
Completed	Del Paso Nuevo Phases I-III	77
Completed	Del Paso Nuevo Phase IV	37
Completed	Fremont Mews	119
Completed	Kelsey Village	20
Completed	Kennedy Estates Apartments	98
Completed	La Valentina	81
Completed	Land Park Woods	75
Completed	Lemon Hill Townhomes	74
Completed	Morrison Point Subdivision	22
Completed	North Avenue Apartments	80
Completed	Pensione K Apartments	137
Completed	Phoenix Park	360
Completed	Phoenix Park II	182

Attachment 2

Completed	Ridgeway Studios	22
Completed	Silverado Creek Apartments	168
Completed	St Anton Building	64
Completed	Surreal Estates, Ink	11
Completed	Terracina Gold, Village 1 And 3	160
Completed	Terracina Gold, Village 2	120
Completed	Terracina Meadows Apartments	156
Completed	Valencia Point	168
Completed	Victory Townhomes/Evergreen Estates	76
Completed	Willow Glen	135
TOTAL UNITS		3,590

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

**City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2018 to December 31, 2018**

Sacramento Housing and Redevelopment Agency

April 2019

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2018

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

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

Housing Impact Fee As of July 1, 2018

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$2.85
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$2.85
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.23

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

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2018 through March 1, 2019, including:

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

**2018 through March 1, 2019 City Mixed Income Housing Fund
Financial Information**

Beginning Balance	
	\$ 1,566,545
Income	
Fees Collected (single/duplex dwellings)	\$ 500,502
Fees Collected (multi-unit dwellings)	\$ 126,266
Interest	\$ 30,399
Total Income	\$ 657,167
Balance and Total Income	
	\$ 2,223,712
Expense	
Operations	\$ 60,757
Total Expenses	\$ 60,757
Ending Balance	
Remaining Project Balances	\$ 1,800,000
Balance Available for Projects	\$ 362,955
Ending Balance	\$ 2,162,955

Production Accomplished

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

2018 through March 1, 2019 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2018 Expenditure	Remaining Balance	Loan Maturity Date
1717 S Street	1717 S St.	11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	5/1/2061
TOTAL		11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	

2016-2018 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Income	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$ 1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
TOTAL	\$ 2,295,146	\$ 36,962	\$ 0	\$ 2,332,108

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on March 17, 2009 for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

There are no recommended changes at this time.

Adjustments to the Fee

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

Developments

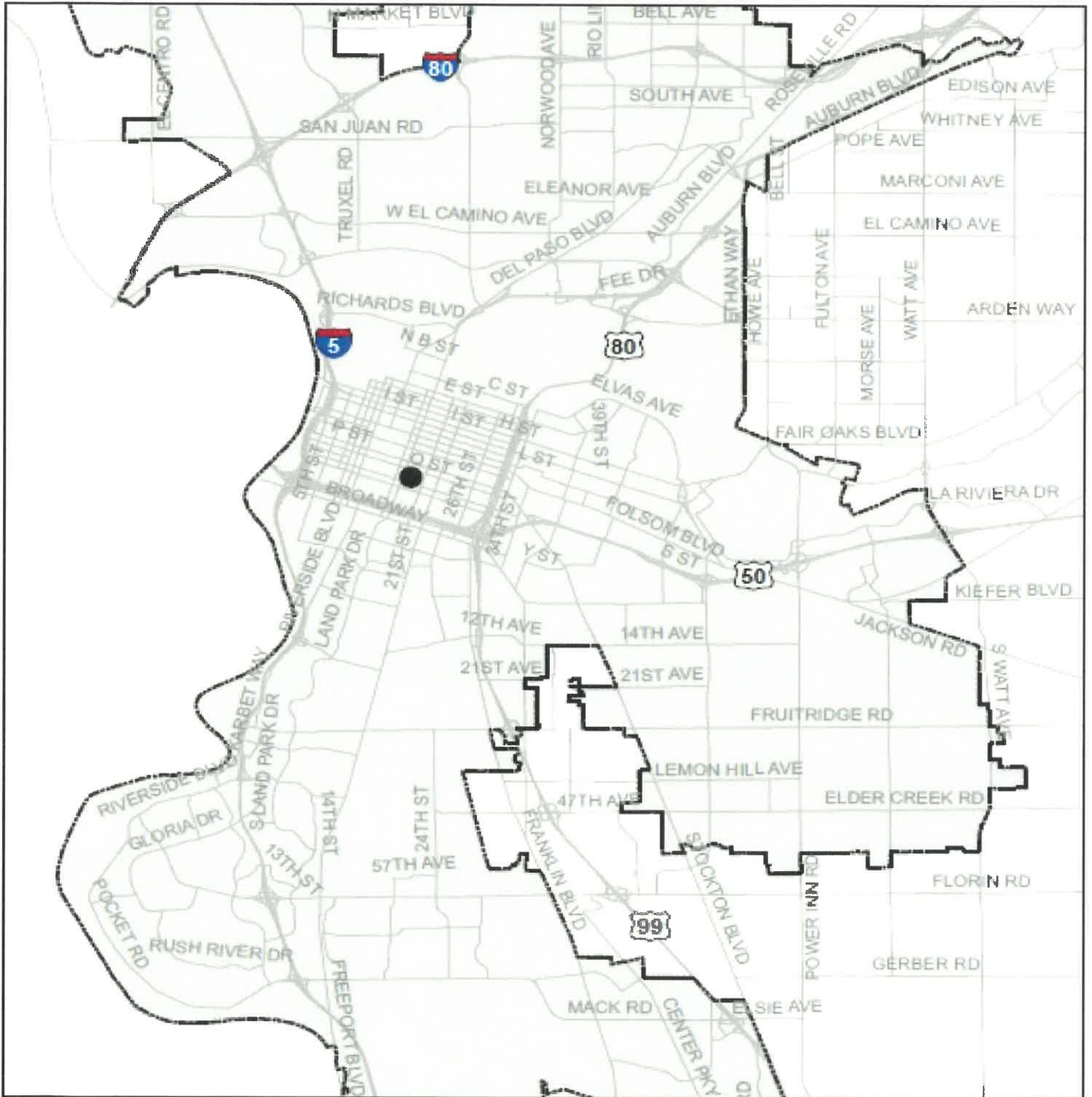
The City Mixed Income Housing Developments table and map identifies all properties which received Mixed Income Housing Funds and the total number of units produced.

City Mixed Income Housing Developments

Project Status	Project Name	Total Units
Expected to Close Escrow in 2019	1717 S Street	159
TOTAL UNITS		159



Mixed Income Housing Ordinance Fund Expenditures



City of Sacramento

Mixed Income Housing Ordinance Fund Project

	Miles	
0	1	2

SHRA GIS
April 1, 2019

**City of Sacramento
HOME Investment Partnerships Program
Annual Report
for
January 1, 2018 to December 31, 2018**

**Sacramento Housing and Redevelopment Agency
April 2019**

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2018

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

2018 CITY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
	\$ 6,914,650

Income	
Entitlement	\$ 2,633,111
Interest	\$ 58,380
Loan Income	\$ 1,391,120
Total Income	\$ 4,082,611

Balance and Total Income	
	\$ 10,997,261

Expense	
Operations	\$ 417,661
Project Expenses	\$ 3,007,100
Total Expense	\$ 3,424,761

Ending Balances	
Remaining Project Balances	\$ 6,796,640
Remaining Admin Balance	\$ 10,785
Balance Available for Projects	\$ 765,075
Ending Balance	\$ 7,572,500

2018 City HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2018 HOME Expenditure	Remaining Balance	Loan Maturity Date
Bel-View	1123 8 th St	4	22	\$ 600,000	\$ 270,000	\$ 330,000	7/1/2059
Lavender Courtyard	16 th & F St	11	53	\$ 1,905,525	\$ 0	\$ 1,905,525	TBA
Norwood Annex	3301 Norwood Ave	11	15	\$ 1,100,000	\$ 0	\$ 1,100,000	5/1/2076

Pensione K	1100 17 th St	9	129	\$ 1,190,000	\$ 499,215	\$ 0	3/1/2074
St Francis Terrace	2525 L St	11	48	\$ 2,247,000	\$ 1,992,300	\$ 254,700	4/1/2075
Victory Townhomes & Dixieanne	1075 & 1048 Dixieanne Ave	11	76	\$ 2,430,000	\$ 0	\$ 2,430,000	5/1/2076
Village Park	350 Morey Ave	11	50	\$ 1,022,000	\$ 245,585	\$ 776,415	4/1/2075
TOTAL		68	393	\$10,494,525	\$ 3,007,100	\$ 6,796,640	

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

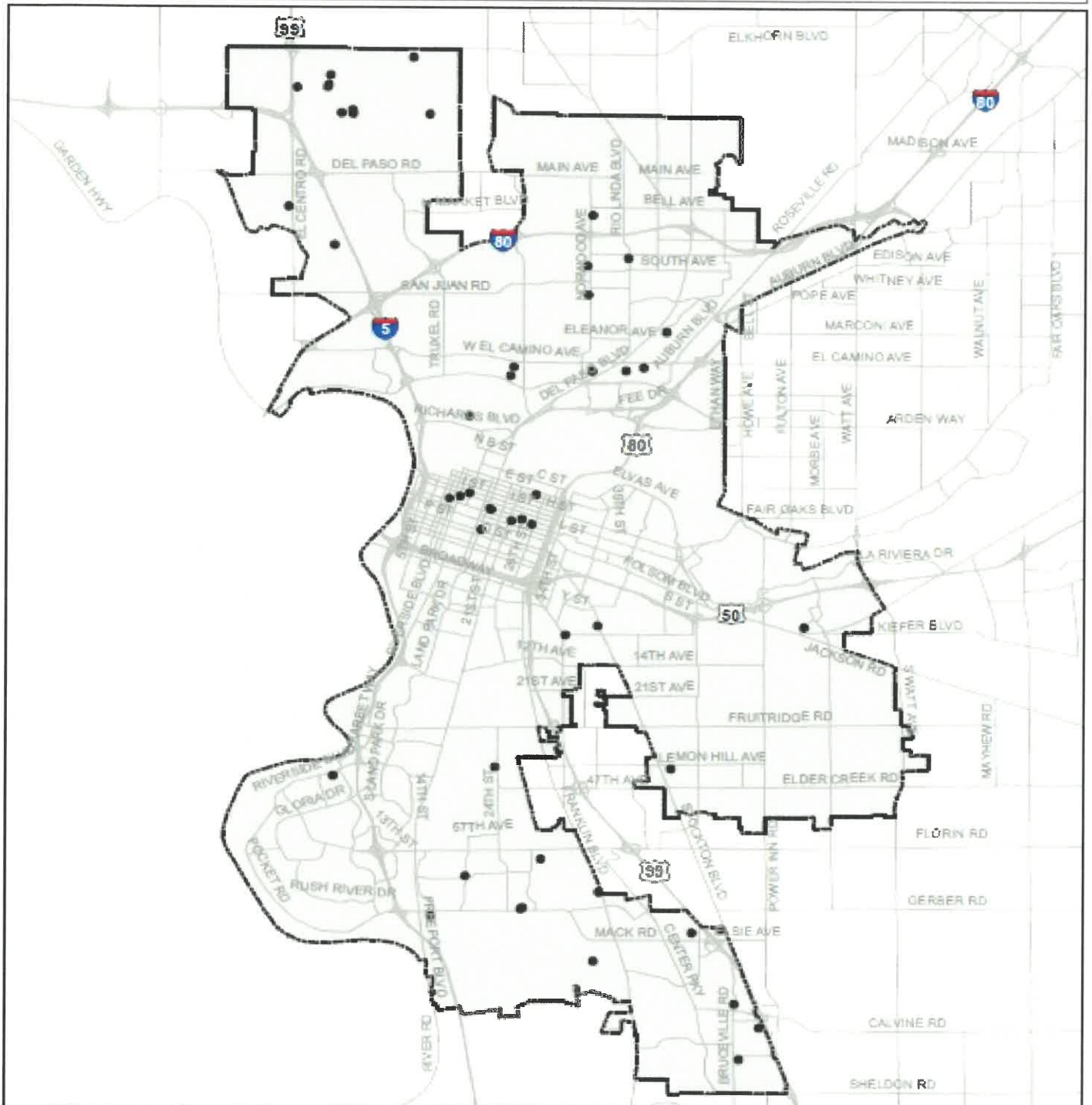
City HOME Developments

Project Name	Total Units
7th & H Street	150
Arbors (Oak Park Senior), The	56
Atrium Court	224
Bel-Vue	22
Broadway Sr.	120
Cannery Place (Township 9)	180
Casa de Angelo Sr.	100
Casa Natomas Sr.	59
Copperstone I Family	103
Coral Gables	3
Creekside Village Sr.	296
Curtis Park Court	91
Dixieanne Apts. (Evergreen Estates)	55
Florin Meadows	244
Forrest Palms Sr.	40
Fremont Building	69
Glen Ellen Circle	35
Globe Mills	143
Greenfair Sr.	386
Hurley Creek Sr.	207
Kelsey Village	20
La Valentina	81
Land Park Woods	75
Lemon Hill	73
Natomas Park	213
Northpointe Park	180

Norwood Annex	15
Pensione K	129
Phoenix Park I	178
Phoenix Park II	182
Quinn Cottages	60
Ridgeway Studios	22
River Garden Estates	124
Russell Manor Senior	66
Serna Village	83
Shenendoah	100
Sherwood	14
Shiloh Arms	106
Sierra Vista	78
Silverado Creek	85
Southcrest	30
St. Anton Building	65
St. Francis Terrace	48
Steven's Place Apts.	16
Victory Townhomes	21
Villa Jardin Apts.	44
Village Park	50
Washington Plaza	76
Washington Square	40
Westview Ranch	126
Whispering Pines Apts.	96
Willow Tree	108
Woodhaven Sr.	104
TOTAL UNITS	5,291



HOME Fund Expenditures



City of Sacramento



Multifamily Home Fund Project



SHRA GIS
April 1, 2019

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

Annual Report

for

January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency

April 2019

RESIDENTIAL HOTEL UNIT WITHDRAWAL, CONVERSION, AND DEMOLITION ORDINANCE ANNUAL REPORT FOR 2018

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

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

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

Pursuant to the Ordinance, the Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. In order to comply with Ordinance reporting requirements, SHRA sent correspondence in January of 2018 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel (Exhibit B - Residential Hotel Certification Summary).

SRO Residential Hotels Subject to the Ordinance

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

Subject to the Ordinance

- Capitol Park
- Congress
- Golden
- Sequoia

With the exception of Capitol Park and Golden, vacancy rates are less than eleven percent. According to the property management at Capitol Park, the vacancy rate is due to selective screening. While property management at Golden reports that the vacancy rate is due to evictions, attrition and renovations (e.g., HVAC, plumbing, electrical and

water systems, façade and finishings). The renovations are expected to be complete by the summer of 2019.

Additionally, the owner of Capitol Park is in contract to sell the hotel to Mercy Housing California (Mercy Housing). On January 30, 2019, Mercy Housing joined the County of Sacramento to apply for No Place Like Home funds from the California Department of Housing and Community Development (HCD). The HCD tentative timeline to announce the awards will be in June 2019.

Replacement/Withdrawn Units

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

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

Boulevard Court

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

Exhibit A: Residential Hotels Map

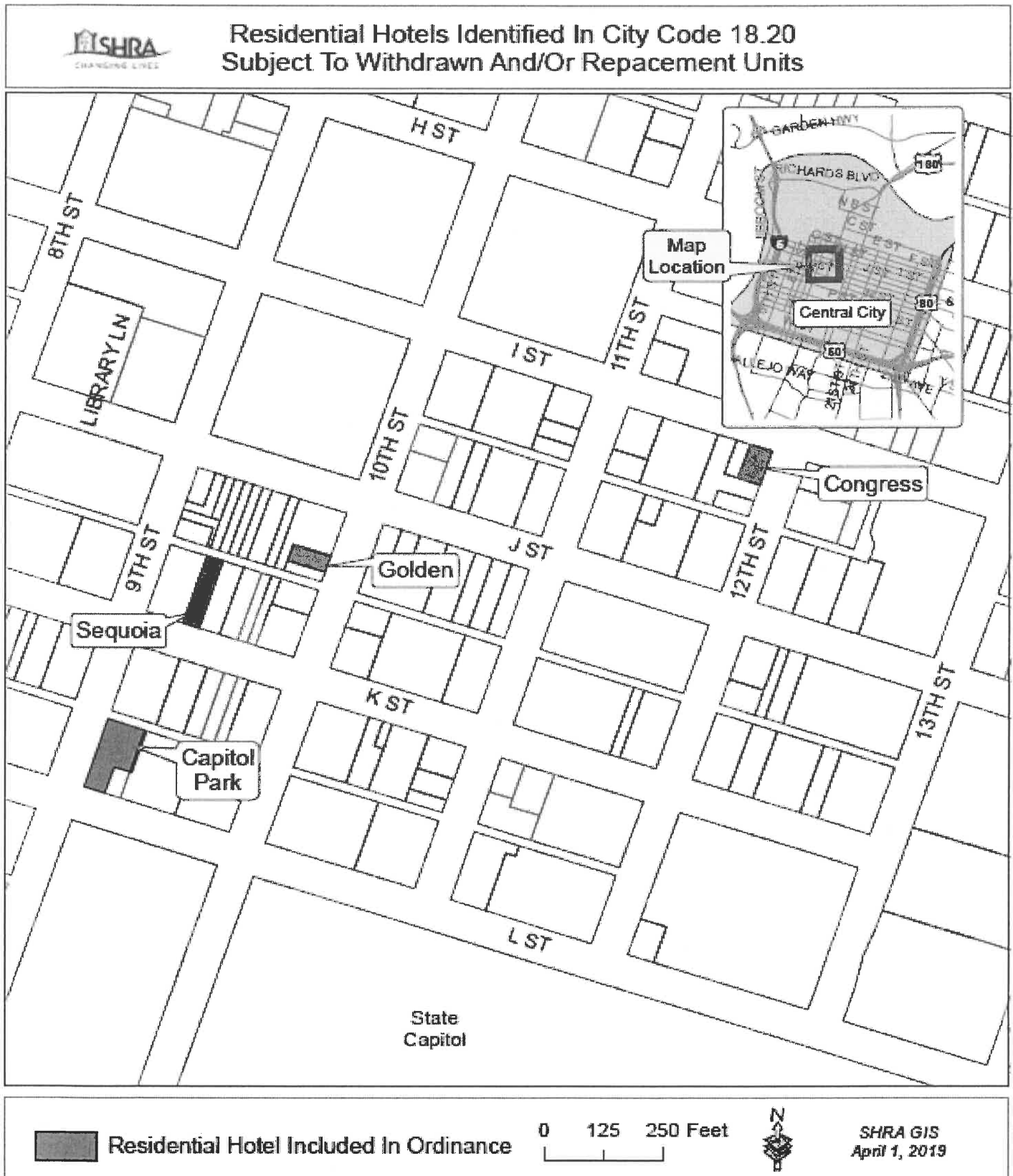


Exhibit B: Residential Hotels Certification Summary**NON-REGULATED UNITS SUBJECT TO THE ORDINANCE**

Property	Address	Total No. Vacant Units	Original & Current No. Units	Monthly Rent with Bathroom	Monthly Rent without Bathroom
Capitol Park ¹	1125 9th St.	94	180	\$575	\$550
Congress	906 12th St.	3	27	\$600	\$560
Golden ²	1010 10th St.	19	26	\$600	\$600
Sequoia	911 K St.	7	90	\$495	\$470
		Subtotal	323		

¹Capitol Park: Four (4) vacant units are used for storage, laundry or maintenance supplies.

²Golden: Under rehabilitation.

REGULATED/REPLACEMENT UNITS

Property	Address	Current No. Units
7 & H	625 H St.	150
Bel-Vue (under construction)	1123 8th St.	5
Cannery Place	601 Cannery Ave.	2
Globe Mills	1131 C St.	12
La Valentina	429 12th St.	11
Ridgeway Studios	914 12th St.	22
Shasta	1017 10th St.	79
Studios at Hotel Berry	729 L St.	105
The WAL	1108 R St.	21
YWCA	1122 17th St.	32
Subtotal		440

TOTAL UNITS

Total Subject to the Ordinance and Regulated/Replacement Units	763
Total Required per the Ordinance	712
Total Surplus/Banked Units	51

Exhibit C: Boulevard Court Certification Summary

Address	Total Number Vacant Units	Current No. Units with Bathroom	Monthly Rent with Bathroom	Resident Services
5321 Stockton Blvd.	2	75	\$804	Yes



March 15, 2019

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Annual Reports of the Housing Trust Fund (HTF) Affordable Housing Ordinance and
HOME Investment Partnership Program (HOME)

SUMMARY

The attached report is submitted to you for review prior to final review by the County of
Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
April 23, 2019

To: Board of Supervisors

Through: Navdeep S. Gill, County Executive

From: LaShelle Dozier, Executive Director, Sacramento
Housing and Redevelopment Agency

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

District(s): All

RECOMMENDED ACTION

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

BACKGROUND

This report provides information on the status of the County Housing Trust Fund Ordinance, Affordable Housing Ordinance and HOME Investment Partnerships Program (HOME) for calendar year 2018. The Sacramento Housing and Redevelopment Agency (SHRA) administers these funds on behalf of the County of Sacramento.

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

Affordable Housing Ordinance - The County Affordable Housing Ordinance created a standard affordable housing fee on residential construction and provides a variety of other options for developers to satisfy affordable housing obligations. On February 25, 2014, the Sacramento County Board of Supervisors (Board) repealed Chapter 22.35 of the County Code known as the County's Affordable Housing Ordinance (Repealed Ordinance) and adopted a revised Ordinance (Ordinance) on March 26, 2014. Affordable Housing Program Guidelines (Guidelines) were approved by the Board on June 9, 2015. Though the Ordinance requires a biennial report, SHRA is reporting on the Ordinance annually to align with the HTF report. See Attachment 2 for the Affordable Housing Ordinance Annual Report.

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

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Board on March 10, 2009, for the allocation of the HTF, Affordable Housing Ordinance, and HOME funds. As approved by the Board on November 7, 2018, pre-applications for funding in 2019 will be accepted on January 2nd, August 1st, and October 1st (based on funding availability).

COMMISSION ACTION

At its meeting of March 20, 2019, the Sacramento Housing and Redevelopment Commission (Commission) reviewed the information contained in this report.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): The proposed actions do not constitute a project subject to environmental review under CEQA pursuant to CEQA Guidelines at 14 California Code of Regulations (CCR) §15378(b).

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

M/WBE/SECTION 3 CONSIDERATIONS

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

FINANCIAL ANALYSIS

The County Housing Trust Fund has collected a total of \$45,688,606 in fees, interest, and loan repayments since the inception of the fund in 1990. A total of \$40,934,739 has been expended on projects, and \$4,448,441 on administration which is approximately ten percent of total fee revenue. After receiving less revenue in 2018 than budgeted and subtracting for projects with budgeted expenditures, the balance available for new projects was negative \$134,999 as of December 31, 2018. Funds received in 2019 will compensate for this negative balance. The County Affordable Housing Program has collected a total of \$8,557,169 in fees, interest, and loan repayments since the inception of the revised Ordinance in 2014. A total of \$4,484,980 has been expended on projects, and \$463,642 on administration, which is approximately five percent of the total fee revenue. After subtracting for funded projects, the balance available for new projects was \$4,587,080 as of December 31, 2018.

The County HOME Program collected a total of \$4,604,223 in entitlement, interest and loan repayments in 2018. A total of \$5,620,000 was expended on projects, and \$400,844 on administration, which is approximately nine percent of the total 2018 HOME Program income. After subtracting for funded projects, the balance available for new projects was \$7,014,252 as of December 31, 2018.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive


LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
ROBERT B. LEONARD
Deputy County Executive

Attachments:

- ATT 1 – Housing Trust Fund Annual Report for 2018
- ATT 2 – Affordable Housing Ordinance Report for 2018
- ATT 3 – HOME Annual Report for 2018

Sacramento County Housing Trust Fund
Annual Report
for
January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency
March 2019

HOUSING TRUST FUND ANNUAL REPORT FOR 2018

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

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

Pursuant to the Mitigation Fee Act (Government Code §66000 et. seq.), this report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2018.

Current Fee Schedule

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

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

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

2018 County Housing Trust Fund Financial Information

Beginning Balance	
	\$3,626,193

Income	
Fees Collected	\$230,559
Interest	\$20,401
Loan Repayment	\$116,351
Total Income	\$367,311

Balance and Total Income	
	\$3,993,504

Expense	
Projects	\$3,410,000
Operations	\$278,078
Total Expense	\$3,688,078

Ending Balance	
Remaining Project Balances	\$400,282
Remaining Admin Available	\$40,143
Balance Available for Projects	(\$134,999)*
Ending Balance	\$305,426

*Less revenue was received in 2018 than was anticipated in the budget. Revenue received in 2018 will account for this negative balance.

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

The 2018 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

2018 County Housing Trust Fund Expenditures

Project	Address	HTF Units	Total Units	Total HTF Budgeted	2018 HTF Expenditure	Remaining Balance	Loan Maturity Date
Colonia San Martin	7271 Florin Mall Drive	40	60	\$2,100,000	\$0	\$290,282*	11/19/2062
Courtyard Inn (Acquisition)	3425 Orange Grove Ave	14	92	\$2,200,000	\$2,200,000	\$0	1/31/2076
Ethan Terrace	1820-1824 Ethan Terrace	14	92	\$2,200,000	\$220,000	\$0	12/1/2072
Southwind Court	7371, 7399, 7401 Power Inn Road	7	88	\$1,100,000	\$990,000	\$110,000	6/1/2059
TOTAL		75	332	\$7,600,000	\$3,410,000	\$400,282	

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

1991- 2018 County Housing Trust Fund Income Report

Year	Fees	Interest	Income	Total Income
1991-1993	\$ 4,337,485	\$ 587,152	\$ -	\$ 4,924,637
1994	\$ 774,285	\$ 159,238	\$ -	\$ 933,523
1995	\$ 1,508,924	\$ 130,937	\$ 9,840	\$ 1,649,701
1996	\$ 1,051,242	\$ 167,955	\$ 14,500	\$ 1,233,697
1997	\$ 1,894,423	\$ 204,847	\$ 25,043	\$ 2,124,313
1998	\$ 2,636,297	\$ 154,380	\$ 534,170	\$ 3,324,847
1999	\$ 1,065,536	\$ 323,039	\$ 108,612	\$ 1,497,187
2000	\$ 2,164,212	\$ 420,805	\$ 118,073	\$ 2,703,090
2001	\$ 2,334,409	\$ 519,351	\$ 429,323	\$ 3,283,083
2002	\$ 1,177,864	\$ 327,057	\$ 70,023	\$ 1,574,943
2003	\$ 1,238,436	\$ 286,061	\$ 79,224	\$ 1,603,721
2004	\$ 1,076,037	\$ 283,381	\$ 830,788	\$ 2,190,206
2005	\$ 1,394,429	\$ 108,026	\$ 49,510	\$ 1,551,965
2006	\$ 731,093	\$ 409,360	\$ 66,279	\$ 1,206,732
2007	\$ 744,941	\$ 492,043	\$ 81,824	\$ 1,318,808
2008	\$ 797,206	\$ 388,626	\$ 121,439	\$ 1,307,272
2009	\$ 218,366	\$ 248,569	\$ 140,425	\$ 607,360
2010	\$ 67,427	\$ 235,588	\$ 193,611	\$ 496,626
2011	\$ 118,195	\$ 287,400	\$ 206,869	\$ 612,464
2012	\$ 243,621	\$ 278,580	\$ 210,414	\$ 732,616
2013	\$ 350,148	\$ 483,884	\$ 718,437	\$ 1,552,468

2014	\$ 354,655	\$ 904,552	\$ 1,609,790	\$ 2,868,997
2015	\$ 451,431	\$ 36,608	\$ 2,456,386	\$ 2,944,424
2016	\$ 393,295	\$ 46,291	\$ 1,399,838	\$ 1,839,424
2017	\$ 176,982	\$ 42,524	\$ 1,019,684	\$ 1,239,190
2018	\$ 230,559	\$ 20,401	\$ 116,351	\$ 367,311
TOTAL	\$ 27,531,498	\$ 7,546,656	\$ 10,610,451	\$ 45,688,606

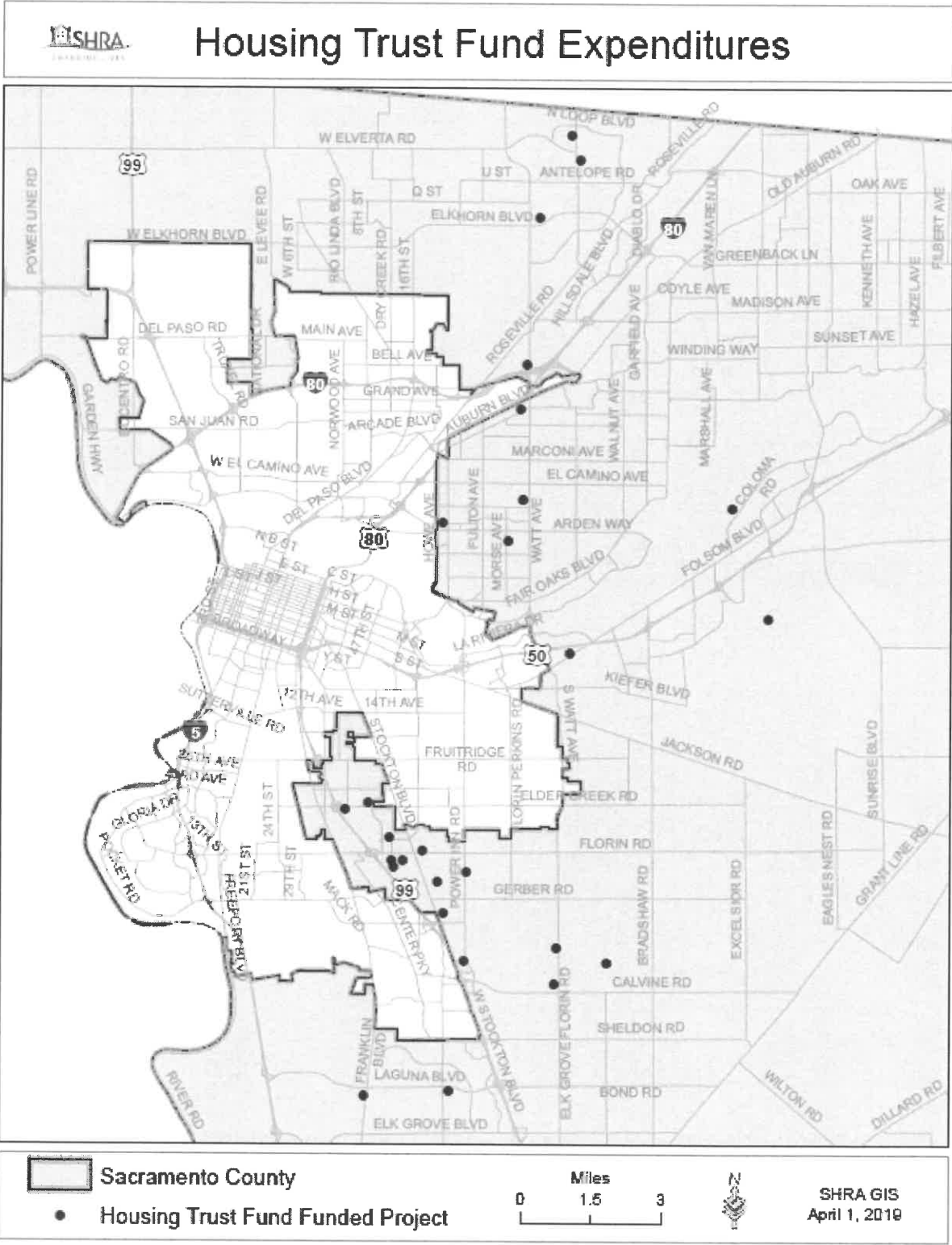
The County Housing Trust Fund Developments table identifies all properties which received Housing Trust Funds and the total number of units produced. The location of each of the Housing Trust Fund Expenditures are detailed in the table below, followed by a map of the development locations.

County Housing Trust Fund Developments

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

Completed	Terracina Vineyard	64
Completed	Village Crossings Apartments	196
Completed	TOTAL UNITS	2,977

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



Sacramento County Affordable Housing Ordinance
Annual Report
for
January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency
March 2019

AFFORDABLE HOUSING ORDINANCE ANNUAL REPORT FOR 2018

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

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

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

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

Current Fee Schedule

As of March 1, 2019, the current affordability fee is equal to \$2.87 per habitable square foot of each market rate residential unit and is paid concurrently with payments for building permit fees for the development project. The fee is adjusted annually based on the Building Cost Index 20-City Average published by Engineer News-Record/McGraw Hill.

2018 COUNTY AFFORDABLE HOUSING PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$4,951,415	

Income	
Fees Collected	\$3,234,916
Interest	\$70,682
Total Income	\$3,305,599

Balance and Total Income	
\$8,257,014	

Expense	
Operations	\$169,934
Projects	\$3,369,980
Total Expense	\$3,539,914

Ending Balance	
Remaining Project Balances	\$130,020
Balance Available for Projects	\$4,587,080
Ending Balance	\$4,717,100

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

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

2018 County Affordable Housing Ordinance Expenditures

Project	Address	AHO Units	Total Units	Total AHO Budgeted	2018 AHO Expenditure	Remaining Balance	Loan Maturity Date
Courtyard Inn (Acquisition)	3425 Orange Grove Ave	14	92	\$2,200,00	\$2,200,000	\$0	1/31/2076
Southwind Court	7371, 7399, 7401 Power Inn Road	7	88	\$1,300,000	\$1,169,980	\$130,020	6/1/2059
TOTAL		21	180	\$3,500,000	\$3,369,980	\$130,020	

2005-2013 Old Ordinance Income Report

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

2014- 2018 County Affordable Housing Ordinance Income Report

Year	Fees	Interest	Income	Total Income
2014	\$409,946	\$12,132	\$6,623	\$428,700
2015	\$1,709,997	\$17,235	(\$6,873)	\$1,720,360
2016	\$1,813,392	\$30,383	\$16,532	\$1,860,307
2017	\$1,193,116	\$49,087		\$1,242,203
2018	\$3,234,916	\$70,682		\$3,305,599
	\$8,361,367	\$179,520	\$16,282	\$8,557,169

Other Development Options

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

Production Accomplished

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

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

Under the Revised Ordinance, SHRA and County staff have completed three Affordable Housing Strategies for affordable housing development projects that are pending Board Approval (the NewBridge Specific Plan, the Elverta Specific Plan and Mather South) that include dedication of land for affordable housing development. The Affordable Housing Strategy for construction of multifamily affordable units at Victoria Park was approved in 2018. Staff is continuing to work on Strategies for two other large development projects throughout the County, Jackson Township and West Jackson Highway.

2018 AFFORDABLE HOUSING PROGRAM UNIT PRODUCTION

REVISED ORDINANCE

2014-2018	Units Constructed		
	ELI	VLI	LI
None	0		

REPEALED ORDINANCE

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

Land Dedication

No transfer of dedicated land or land purchase has occurred.

Unit Purchase Program

No unit credits were purchased from SHRA during 2018.

Sacramento County HOME Investment Partnerships Program
Annual Report
for
January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency
March 2019

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2018

The federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the County's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 65 percent of AMI. This report quantifies affordable housing production with HOME funds during the reporting period encompassing the calendar year 2018.

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

2018 COUNTY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$9,459,536	

Income	
Entitlement	\$3,180,255
Interest	\$69,569
Loan Income	\$1,354,399
Total Income	\$4,604,223

Balance and Total Income	
\$14,063,759	

Expense	
Operations	\$400,844
Project Expenses	\$5,620,000
Total Expense	\$6,020,844

Ending Balance	
Remaining Project Balances	\$960,000
Remaining Admin Available	\$68,663
Balance Available for Projects	\$7,014,252*
Ending Balance	\$8,042,915

*This figure includes \$1,300,000 of HOME funds that have been budgeted for Sunrise Point as approved by the Board of Supervisors on January 29, 2019.

2018 County HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2018 HOME Expenditure	Remaining Balance	Loan Maturity Date
Courtyard Inn (Construction)	3425 Orange Grove Ave	11	92	\$1,500,000	\$1,250,000	\$250,000	10/1/2075
Crossroad Gardens	7322 Florin Woods Drive	16	70	\$3,300,000	\$2,750,000	\$550,000	7/1/2074
Ethan Terrace	1820-1824 Ethan Way	11	92	\$1,800,000	\$180,000	\$0	1/1/2073
Southwind Court	7371, 7399, 7401 Power Inn	11	88	\$1,600,000	\$1,440,000	\$160,000	6/1/2059
TOTAL		49	342	\$8,200,000	\$5,620,000	\$960,000	

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

County HOME Developments

Project Name	Total Units
Anton Arcade Apartments	148
Arbor Creek Family	102
Arbor Creek Senior	68
Ardenaire Apartments	53
Asbury Place	105
Ashford Heights (The Oaks)	300
Bell Street Apartments	18
Breckenridge Village	160
Broadway Senior	120
Cardosa Village	20
The Cascades (Village East Apartments)	112
Centennial Place	15
Colonia San Martin	60
Cottage Estate Apartments	152
Courtyard Inn	92
Creekview Manor Senior (Folsom Senior)	138
Crossroad Gardens	70
Curtis Park Court Apartments	91
Diogenes Youth Center	2
Ethan Terrace Apartments	92

Folsom Oaks	19
Foothill Farms Senior	138
Forestwood at Folsom	55
Garden Village (Willow Pointe)	195
Globe Mills	143
Greenbriar Apartments	138
Greenway Village	54
Grizzly Hollow III	54
Hastings Park	242
La Loma	34
Ladi Senior	147
Land Park Woods	75
Los Robles (Sky Parkway)	79
Lotus Landing (Azure Park)	220
Mercy Village Folsom (Duchow Homes)	80
Morse Glen Estates	50
Mulberry Gardens (Campus Gardens)	126
Normandy Park Senior	116
Olivewood	68
Rosswood Manor	97
Serna Village	84
Shiloh Arms	106
Sierra Vista Apartments	78
Sierra Creek	144
Sierra Sunrise Senior	119
Sierra Sunrise Senior – Phase 2	20
Sky Parkway Terraces Senior	59
Southwind Court	88
Sutter Place Apartments	47
Terracina Park Meadows	144
Varenna Senior Apartments	152
The Verandas	180
Vintage Woods Senior	185
Waterman Square	84
TOTAL UNITS	5,538

