



**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and  
Redevelopment Commission**  
**TELECONFERENCE MEETING ONLY**  
**Wednesday, July 7, 2021 – 6:00 pm**  
**801 12<sup>th</sup> Street Commission Room**  
**Sacramento CA**

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

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

**YouTube Link: <https://youtu.be/ymemXs5AE1k>**

**Members of the public who wish to make comments can do so in two ways:**

1. Email comments to [publiccomments@shra.org](mailto:publiccomments@shra.org) which will be read into the record by the Clerk during the meeting.
2. Comment by phone during the meeting by dialing (888) 970-1444. Please call and indicate if you wish to comment during the general 'Citizens Comments' period or on a specific agenda item.

Please contact the Agency Clerk's office at 916-440-1330, if you have questions about the public comment procedure. In compliance with the Americans with Disabilities Act (ADA), SHRA requests that individuals who require special accommodations to access and/or participate in Commission meetings contact the office at (916) 440-1330 at least 24 hours before the scheduled meeting. Agenda materials are available for review online at [www.shra.org](http://www.shra.org). If you need assistance with locating reports contact the Agency Clerk at (916) 440-1330 for assistance.

**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. 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. Members of the public wishing to provide comment should either email comments to [publiccomments@shra.org](mailto:publiccomments@shra.org) or be present them verbally by calling (888) 970-1444.

## APPROVAL OF MINUTES – June 2, 2021

### BUSINESS ITEMS

1. Local Housing Trust Fund Application – City Report
2. Authority To Apply For And Accept Funding From The California Department of Housing and Community Development For The 2021 Local Housing Trust Fund Program, In An Amount Not To Exceed \$5,000,000, To Match On A Dollar For Dollar Basis The Fund – County Report

### PRESENTATIONS

3. Commission Video Tour - RAD Properties

### EXECUTIVE DIRECTOR REPORT

### COMMISSION CHAIR REPORT

### ITEMS AND QUESTIONS OF COMMISSION MEMBERS

### ADJOURNMENT



**MINUTES**  
**Sacramento Housing and Redevelopment Commission (SHRC)**  
**Regular Meeting**

**June 2<sup>nd</sup>, 2021**

Meeting noticed on May 28<sup>th</sup>, 2021

**ROLL CALL**

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:02 p.m. by Chair Morgan. Note that meeting was held via teleconference following the Governor's executive order during the coronavirus pandemic.

**MEMBERS PRESENT:** Amanfor, Boyd, Morgan, Osmany (arrived 6:09 pm), Schumacher-Hodge, Staajabu, Starks, Woo

**MEMBERS ABSENT:** Griffin, Nunley (one vacancy)

**STAFF PRESENT:** La Shelle Dozier, James Shields, Brad Nakano, Susana Jackson, Christine Weichert, Anne Nicholls, Peter Masih, Lira Goff, Brandi Ruiz

**APPROVAL OF AGENDA**

The Agenda was approved with the change that Item #1 would be heard as a Business item, instead of a Consent item.

**CITIZENS COMMENTS**

None

**APPROVAL OF MINUTES** – May 5, 2021 minutes were approved, as submitted.

**BUSINESS ITEMS**

1. **Approval of Loan Commitment for Saybrook Apartments**

Cylus Scarborough presented the item.

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

**AYES:** Amanfor, Boyd, Morgan, Osmany, Schumacher-Hodge, Staajabu, Starks, Woo

**NOES:** None

ABSENT: Nunley, Griffin

ABSTAIN: None

2. Approval of Section 33433 Report, Predevelopment Loan Agreement, Loan Commitment, Environmental Remediation, and Disposition and Development Agreement for the 39th and Broadway Senior Apartments

Anne Nicholls presented the item.

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

AYES: Amanfor, Boyd, Morgan, Osmany, Schumacher-Hodge, Staajabu, Starks, Woo

NOES: None

ABSENT: Nunley, Griffin

ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

Executive Director La Shelle Dozier reviewed the following:

- The next meeting will be held on July 7, 2021.

COMMISSION CHAIR REPORT

None.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 6:41 pm.

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Clerk



July 7, 2021

**Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA**

Honorable Members in Session:

SUBJECT:

**2021 Local Housing Trust Fund Application**

RECOMMENDATION:

Staff is presenting this information to the Commission for review, this was reviewed by the Sacramento City Council on June, 15 2021.

Respectfully Submitted

  
LA SHELLE DOZIER  
Executive Director

Attachment



## Housing Authority / City Council Report

915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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File ID: 2021-00722

June 15, 2021

Consent Item 01

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**Title: (City Council) Local Housing Trust Fund Application**

**Location:** Citywide

**Recommendation:** Adopt a City Council Resolution authorizing: 1) the Sacramento Housing and Redevelopment Agency (SHRA) on behalf of the City to match, on a dollar for dollar basis, the Low Income Housing Trust Fund (LHTF) award pursuant to LHTF Guidelines Section 104; 2) SHRA to act as the manager in connection with the California Department of Housing and Community Development (HCD) funds pursuant to HCD's Notice of Funding Availability in an amount not to exceed \$5 million dollars; 3) SHRA to submit on behalf of the City an application to HCD for up to \$5 million in funding under the LHTF program; 4) execute a standard agreement for such funding when made available by HCD and execute any other documents necessary to participate in the LHTF program; and 5) amending the SHRA budget to receive and expend to up to \$5 million in LHTF fund for the construction of new affordable multifamily rental housing.

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

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-City Council Resolution
- 3-Exhibit A (Summary of Use of Funds)

**Description/Analysis**

**Issue Detail:** HCD announced a Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF) Program on May 3, 2021. HCD awards LHTF funds to eligible applicants to enhance local housing trust funds by providing a dollar for dollar match. Applications under the NOFA are due to HCD no later than August 3, 2021.

The City has two trust funds created by in-lieu fees, one on new residential development (Mixed Income Housing Ordinance), and one on commercial development (Housing Trust Fund). These funds are administered by SHRA. Depending on the balance of funds in the City's Mixed Income Housing Fund and Housing Trust Fund at the time of application, SHRA will apply for up to \$5 million to be committed over a five-year period.

LHTF-funded units will be restricted to households earning 60 percent or less of area median income (AMI), with a minimum of 30 percent of the LHTF funds being used for households earning 30 percent or less of AMI. LHTF funds will be administered using the Multifamily Housing and Mortgage Revenue Bond Policies in addition to LHTF Guidelines and the LHTF application. The Policies describe the priorities when funding new multifamily developments.

**Policy Considerations:** The actions requested in this report will allow SHRA to apply for LHTF funds to increase the resources available through SHRA's multifamily lending program. All projects funded with LHTF funds will comply with the City-adopted Multifamily Lending and Mortgage Revenue Bond Policies in addition to any State-specific LHTF requirements. The LHTF program contributes to goals in the City's 2014-2021 Housing Element by increasing the production of affordable rental housing.

**Economic Impacts:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed action is not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b)(4).

**Sustainability:** Not applicable

**Commission/Committee Action:** The Sacramento Housing and Redevelopment Commission will hear this item at its July 7, 2021 meeting.

**Rationale for Recommendation:** If SHRA's application for LHTF funds is successful, the additional subsidy funds would increase the number of affordable housing units created in the City of Sacramento.

**Financial Considerations:** The LHTF application will request up to \$5 million in funding. The program allows for five percent of the award to be used for administrative costs. In accordance with the LHTF Program Guidelines, funding will be in the form of deferred payment loans with simple interest of no higher than three percent. Loan repayments revolve into an LHTF reuse account which is used to fund future SHRA loan programs for LHTF eligible activities.

**LBE - M/WBE and Section 3 requirements:** Local Business Enterprise requirements do not apply to this report. Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent feasible and as required by federal funding and in accordance with SHRA's Section 3 Economic Opportunity Plan. The Developer and general contractor will work with SHRA's Section 3 Administrator, the Sacramento Employment and Training Agency, the Greater Sacramento Urban League or similar entities, to promote employment opportunities.

## **RESOLUTION NO. 2021 -**

**Adopted by the Sacramento City Council**

### **AUTHORIZATION FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY FOR, ACCEPT, AND ADMINISTER THE LOCAL HOUSING TRUST FUND PROGRAM IN THE NAME OF AND ON BEHALF OF THE CITY OF SACRAMENTO; RELATED BUDGET AMENDMENT; ENVIRONMENTAL FINDINGS**

#### **BACKGROUND**

- A. The State of California (the "State"), Department of Housing and Community Development ("Department") is authorized to provide up to \$57 million under the Local Housing Trust Fund ("LHTF") Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code ("H&S Code") section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) (Program).
- B. The Department issued a Notice of Funding Availability ("NOFA") dated 5/3/2021 under the LHTF Program;
- C. The City of Sacramento ("Applicant") is an eligible Local or Regional Housing Trust Fund applying to the Program to administer one or more eligible activities using Program Funds;
- D. The Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients;
- E. The Sacramento Housing and Redevelopment Agency ("Agency") administers the City's Housing Fund, which is funded by development impact fees paid by developers of non-residential property and used to fund the Agency's Multifamily Rental Development Program which follows the City-adopted Multifamily Rental and Mortgage Revenue Bond Policies;
- F. The Applicant, through its agent, the Agency, wishes to submit an application to obtain from the Department an allocation of LHTF funds in the amount of up to \$5 million; and
- G. The proposed action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4).

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

- Section 1.** All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.
- Section 2.** If Applicant receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including, without limitation, all rules and laws regarding the LHTF Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project").
- Section 3.** That the Applicant, through the Agency, is hereby authorized to act as the manager in connection with the Department's funds to Eligible Projects pursuant to the described above Notice of Funding Availability in an amount not to exceed \$5 million (the "LHTF Award").
- Section 4.** Applicant hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).
- Section 5.** Pursuant to Attachment 1 and the Applicant's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.
- Section 6.** Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines.
- Section 7.** Applicant delegates authority to the Agency, or her designee, to submit an application to the Department on behalf of and in the name of the Applicant to participate in the LHTF Program in response to the NOFA issued on May 3, 2021 for a funding allocation of up to \$5 million to match the City's Housing Fund and provide subsidies for new construction of rental housing for extremely-low and very-low income households.
- Section 8.** If the application for funding is approved, Applicant delegates authority to the Agency to receive funding from the Department on behalf of and in the name of the Applicant, and to administer the funds for eligible activities in the manner presented in the application as approved by the Department and in accordance with program regulations and guidelines.
- Section 9.** The Agency, whose executive director is La Shelle Dozier, is authorized to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any

other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.

Section 10. If the application for funding is approved, the Agency's budget is hereby amended to incorporate any LHTF funding up to \$5 million for the Multifamily Lending Program.

**Table of Contents:**

Exhibit A – Summary of Use of Funds

**NOTE:** The following is from the HCD reso template. Not sure if we can use any of it but providing, in case:

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Sacramento this 15<sup>th</sup> day of June, 2021 by the following vote:

AYES: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Approving Officer: \_\_\_\_\_

Signature of Approving Officer

\_\_\_\_\_  
Print Name and Title of Approving Officer

The undersigned, Officer of the City of Council of the City of Sacramento does hereby attest and certify that the forgoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the City Council, which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: \_\_\_\_\_

Signature of Attesting Officer  
Mindy Cuppy, City Clerk

**Summary of Use of Funds**

**Program Funds and Matching Funds will be used for permanent loans to subsidize the new construction of multifamily rental housing. The Sacramento Housing and Redevelopment Agency (Agency) will retain five percent of Program Funds for program administration. The remainder of the Program Funds (95 percent) will be used on a dollar for dollar match basis with locally-generated housing trust fund dollars to support the development of affordable rental housing in the City of Sacramento.**

**All project funding mentioned above will be used to support households at or below 60 percent of area median income. A minimum of 30 percent of program funds will be used to support households at or below 30 percent of Area Median Income.**



July 7, 2021

**Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA**

Honorable Members in Session:

**SUBJECT:**

**2021 Local Housing Trust Fund Application**

**RECOMMENDATION:**

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

Respectfully Submitted,

  
LA SHELLE DOZIER  
Executive Director

Attachment

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
July 27, 2021

To: Board of Supervisors

Through: Ann Edwards, Interim County Executive  
Bruce Wagstaff, Deputy County Executive, Social Services

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

Subject: Authority To Apply For And Accept Funding From The  
California Department of Housing and Community  
Development For The 2021 Local Housing Trust Fund  
Program, In An Amount Not To Exceed \$5,000,000, To  
Match On A Dollar For Dollar Basis The Fund

District(s): All

**RECOMMENDED ACTION**

The report recommends approval of the attached Board of Supervisors Resolution authorizing 1) the Sacramento Housing and Redevelopment Agency (SHRA) on behalf of the County to match, on a dollar-for-dollar basis, the Low Income Housing Trust Fund (LHTF) award pursuant to LHTF Guidelines Section 104; 2) SHRA to act as the manager in connection with the California Department of Housing and Community Development (HCD) funds pursuant to HCD's Notice of Funding Availability in an amount not to exceed \$5,000,000; 3) submit on behalf of the County an application to the California Department of Housing and Community Development (HCD) for up to \$5,000,000 for funding under the Local Housing Trust Fund program; 4) execute a Standard Agreement for such funding when made available by HCD and execute any documents necessary to participate in the Local Housing Trust Fund Program, and any amendments thereto; 5) amend the SHRA Budget to receive and expend the up to \$5,000,000 in Local Housing Trust Fund funds for the construction of new, affordable multifamily rental housing.

**BACKGROUND**

The California Department of Housing and Community Development (HCD) announced a Notice of Funding Availability (NOFA) for the Local Housing

Trust Fund (LHTF) Program on May 3, 2021. HCD awards LHTF funds to eligible applicants to enhance local housing trust funds by providing a dollar

for dollar match. Applications under the NOFA are due to HCD no later than August 3, 2021.

The County has two trust funds created by in-lieu fees, one on new residential development (Affordable Housing Ordinance), and one on commercial development (Housing Trust Fund). These funds are administered by SHRA. Depending on the balance of funds in the County's Affordable Housing Fund and Housing Trust Fund at the time of application, SHRA will apply for up to \$5,000,000 to be committed over a five-year period.

LHTF-funded units will be restricted to households earning 60 percent or less of area median income (AMI), with a minimum of 30 percent of the LHTF funds being used for households earning 30 percent or less of AMI. LHTF funds will be administered using the Multifamily Housing and Mortgage Revenue Bond Policies (Policies) in addition to LHTF Guidelines and the LHTF application. The Policies describe the priorities used when funding new multifamily developments.

SHRA applied for LHTF funds on behalf of the County in 2020 and was successful in securing an award of \$1,000,000. Those funds been committed to the Saybrook Apartments (Board of Supervisors' approval June 15, 2021).

**Environmental Considerations:**

California Environmental Quality Act (CEQA): The proposed action is not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b)(4).

**M/WBE and Section 3 requirements:** Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent feasible and as required by federal funding and in accordance with SHRA's Section 3 Economic Opportunity Plan. The subsequent developers and general contractors will work with SHRA's Section 3 Administrator to promote employment opportunities.

**FINANCIAL ANALYSIS**

The LHTF application will request up to \$5,000,000 in funding. The program allows for five percent of the award to be used for administrative costs. Loan repayments revolve into an LHTF reuse account which is used to fund future SHRA loan programs for LHTF eligible activities.

Respectfully Submitted,

  
\_\_\_\_\_  
LA SHELLE DOZIER, Executive Director  
Sacramento Housing and  
Redevelopment Agency

APPROVED  
ANN EDWARDS  
Interim County Executive

By: \_\_\_\_\_  
BRUCE WAGSTAFF  
Deputy County Executive

Attachments:  
RES – Resolution  
ATT 1 – Summary of Use of Funds

## **RESOLUTION NO.**

### **AUTHORIZATION FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY FOR, ACCEPT, AND ADMINISTER THE LOCAL HOUSING TRUST FUND PROGRAM IN THE NAME OF AND ON BEHALF OF THE COUNTY OF SACRAMENTO; RELATED BUDGET AMENDMENT; ENVIRONMENTAL FINDINGS**

**WHEREAS**, the Department of Housing and Community Development ("Department") is authorized to provide up to \$57 million under the Local Housing Trust Fund ("LHTF") Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code ("H&S Code") section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) (Program);

**WHEREAS**, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 5/3/2021 under the LHTF Program;

**WHEREAS**, the County of Sacramento ("Applicant") is an eligible Local or Regional Housing Trust Fund applying to the Program to administer one or more eligible activities using Program Funds;

**WHEREAS**, the Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients;

**WHEREAS**, the Sacramento Housing and Redevelopment Agency ("Agency") administers the County's Housing Trust Fund, which is funded by development impact fees paid by developers of non-residential property and used to fund the Agency's Multifamily Rental Development Program which follows the County-adopted Multifamily Rental and Mortgage Revenue Bond Policies;

**WHEREAS**, the Applicant, through its agent, the Agency, wishes to submit an application to obtain from the Department an allocation of LHTF funds in the amount of up to \$5,000,000; and

**WHEREAS**, the proposed action is not considered a project under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(4).

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

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. If Applicant receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including, without limitation, all rules and laws regarding the LHTF Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project").

Section 3. That the Applicant, through the Agency, is hereby authorized to act as the manager in connection with the Department's funds to Eligible Projects pursuant to the above described Notice of Funding Availability in an amount not to exceed \$5,000,000 (the "LHTF Award").

Section 4. Applicant hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching finds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).

Authorization for Sacramento Housing and Redevelopment Agency to Apply for, Accept, and Administer the Local Housing Trust Fund Program  
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Section 5. Pursuant to Attachment 1 and the Applicant’s certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.

Section 6. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines.

Section 7. Applicant delegates authority to the Agency to submit an application to the Department on behalf of and in the name of the Applicant to participate in the LHTF Program in response to the NOFA issued on May 3, 2021 for a funding allocation of up to \$5,000,000 to match the County’s Housing Trust Fund and provide subsidies for new construction of rental housing for extremely-low and very-low income households.

Section 8. If the application for funding is approved, Applicant delegates authority to the Agency to receive funding from the Department on behalf of and in the name of the Applicant, and to administer the such funds for eligible activities in the manner presented in the application as approved by the Department and in accordance with program regulations and guidelines.

Section 9. The Agency, whose Executive Director is La Shelle Dozier, is authorized to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.

Section 10. If the application for funding is approved, the Agency’s budget is hereby amended to incorporate any LHTF funding up to \$5,000,000 for the Multifamily Lending Program.

On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted by the

Authorization for Sacramento Housing and Redevelopment Agency to Apply  
for, Accept, and Administer the Local Housing Trust Fund Program  
Page 4

Board of Supervisors of the County of Sacramento this 27 day of July, 2021,  
by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

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

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Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

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

## **Attachment 1**

### Summary of Use of Funds

Program Funds and Matching Funds will be used for permanent loans to subsidize the new construction of multifamily rental housing. The Sacramento Housing and Redevelopment Agency (Agency) will retain five percent of Program Funds for program administration. The remainder of the Program Funds (95 percent) will be used on a dollar for dollar match basis with locally-generated housing trust fund dollars to support the development of affordable rental housing in unincorporated Sacramento County.

All project funding mentioned above will be used to support households at or below 60 percent of area median income. A minimum of 30 percent of program funds will be used to support households at or below 30 percent of Area Median Income.

## 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

**July 7, 2021**

### **AUTHORIZATION FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO APPLY FOR, ACCEPT, AND ADMINISTER THE LOCAL HOUSING TRUST FUND PROGRAM IN THE NAME OF AND ON BEHALF OF THE CITY AND COUNTY OF SACRAMENTO; RELATED BUDGET AMENDMENT; ENVIRONMENTAL FINDINGS**

**WHEREAS**, the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) on May 3, 2021 for the Local Housing Trust Fund (LHTF) Program established by Health and Safety Code (HCS) Section 50842.2 and funded by Senate Bill 3 (Chapter 365, Statutes of 2017) authorizing the Veterans and Affordable Housing Bond Act of 2018. Pursuant to the statutes, HCD is authorized to approve funding, subject to the terms and conditions of the statute and the HCD-adopted LHTF Guidelines published in April 2020;

**WHEREAS**, the Sacramento Housing and Redevelopment Agency (Agency) wishes to submit applications on behalf of the City and County of Sacramento to obtain from HCD allocations of LHTF funds in the amount of up to \$5,000,000 for each jurisdiction; and

**WHEREAS**, the proposed action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4).

**BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:**

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. The Executive Director, or her designee, is authorized to make applications to the State Department of Housing and Community, as required for the LHTF, on behalf of the City and County on an ongoing basis.

Authorization For Sacramento Housing And Redevelopment Agency To Apply For, Accept, And Administer The Local Housing Trust Fund Program In The Name Of And On Behalf Of The City And County Of Sacramento; Related Budget Amendment; Environmental Findings  
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Section 3. If the applications are successful, the Agency is authorized to receive the City and County's LHTF awards and administer such awards in a manner similar to the City and County's local housing trust fund resources and within the parameters of the LHTF Program Guidelines and the Agency's LHTF applications.

Section 4. The Executive Director, or her designee, is authorized to enter into and execute documents, approved as to form by the Agency's Office of the General Counsel between the Agency and the City, the Agency and the County, and between the Agency and HCD and to perform other actions deemed necessary by the Executive Director to fulfill the intent of receiving, administering, and disbursing the LHTF Program funds.

Section 5. The Agency is authorized to use up to five percent of the LHTF Program award to cover costs associated with administering the funds in accordance with State rules and regulations.

Section 6. The Executive Director, or her designee, is authorized to amend the Agency's budget to receive and administer the City and County's award of LHTF Program funds.

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CHAIR

ATTEST:

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CLERK