



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, January 19, 2022 – 4:00 pm
801 12th 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://www.youtube.com/watch?v=2xclDg0MYyQ>**

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

1. Email comments to 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 Comment’ period or on a specific agenda item.

Please contact the Agency Clerk’s office at 916-440-1332, 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) 440-1332 at least 24 hours before the scheduled meeting. Agenda materials are available for review online at www.shra.org. If you need assistance with locating reports, contact the Agency Clerk at (916) 440-1332 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 or be present them verbally by calling (888) 970-1444.

APPROVAL OF MINUTES – December 1, 2021

CONSENT

1. AB 361 – Brown Act: Remote Meetings During a State of Emergency

PRESENTATION

2. Housing Choice Voucher Waitlist Opening

BUSINESS

3. River City Trio Tax Equity and Fiscal Responsibility Act Hearing and Approval of Tax-Exempt Bonds
4. 2022 SHRA Commission Chair Election
5. 2022 SHRA Commission Vice-Chair Election

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT



MINUTES

Sacramento Housing and Redevelopment Commission (SHRC)

Special Meeting

December 1st, 2021

Meeting noticed on November 26th, 2021

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 4:02 p.m. by Chair Morgan. Note that the meeting was held via teleconference following the Governor's executive order during the coronavirus pandemic.

MEMBERS PRESENT: Amanfor, Boyd, Morgan, Nunley, Ross, Schumacher-Hodge
Staajabu

MEMBERS ABSENT: Griffin, Osmany, Starks, Woo

STAFF PRESENT: La Shelle Dozier, Brad Nakano, Susana Jackson, Christine Weichert, Sarah O'Daniel, Anne Nicholls, Patricia Simpson, Lira Goff, Vickie Smith

APPROVAL OF AGENDA

The Agenda was approved as submitted.

CITIZENS COMMENTS

Angie Robinson and Nakisha Barthell provided comment regarding the Sacramento Emergency Rental Assistance 2 Program, staff were asked to follow up with both applicants.

APPROVAL OF MINUTES – November 3, 2021 minutes were approved as submitted.

CONSENT

- 1. Approval of Commitment of Choice Neighborhoods Implementation Grant Funds to Mirasol Village Block D (Twin Rivers Phase 4)**

Commissioner Nunley 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, Nunley, Ross, Schumacher-Hodge
Staajabu

NOES: None

ABSENT: Griffin, Osmany, Starks, Woo

BUSINESS

2. Approval of 2022 Sacramento Housing and Redevelopment Agency's Maintenance and Agency Schedules of Fees and Charges

Patricia Simpson presented the item.

Commissioner Nunley 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, Nunley, Ross, Schumacher-Hodge
Staajabu

NOES: None

ABSENT: Griffin, Osmany, Starks, Woo

3. Authorization for the Sacramento Housing and Redevelopment Agency to Demolish the Building at 5420 Auburn Blvd. for Environmental Remediation and the Sale of the Property at 5410/5420 Auburn Boulevard

Michael Taylor presented the item.

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

AYES: Amanfor, Boyd, Morgan, Nunley, Ross, Schumacher-Hodge
Staajabu

NOES: None

ABSENT: Griffin, Osmany, Starks, Woo

4. Authority To Execute 18-Month Conditional Loan Commitments With JHC-Vista Nueva LLC And Sacramento 11th Street LP In The Amount Of \$2.12 Million In Mental Health Services Act Funds Each For The Rehabilitation Of The Vista Nueva And Central Sacramento Studios Developments

Anne Nicholls presented the item.

Commissioner Nunley 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, Nunley, Ross, Schumacher-Hodge
Staajabu

NOES: None

ABSENT: Griffin, Osmany, Woo

PRESENTATION

5. Success Stories

Cheyenne Caraway presented program participant William Smith.

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier reviewed the following:

- Thanked the Commissioners for serving during 2021.

COMMISSION CHAIR REPORT

Chair Morgan mentioned that Commission elections will take place in January and asked the Commissioners to consider the roles of Chair and Vice-Chair.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Staajabu asked when the next anticipated meeting date, Executive Director Dozier responded that it will be January 19, 2021.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 5:15 pm.

Clerk

January 19, 2022



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT AB 361 – Brown Act: Remote Meetings During a State of Emergency

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to take all actions necessary to carry out the intent and purpose of continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

CONTACT PERSONS

James Shields, Deputy Executive Director of Administration, 916-440-1319
Lira Goff, Agency Clerk, 916-440-1332

SUMMARY

The attached resolution authorizes the Executive Director to take all actions necessary to carry out the intent and purpose of continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

BACKGROUND

AB 361 suspends the teleconferencing requirements located in California Government Code section 54953(b)(3). This means that, during a state of emergency, under specified circumstances, local agencies can meet pursuant to modified Brown Act requirements.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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If the Sacramento Housing and Redevelopment Agency (Agency) wishes to rely on the provisions of AB 361, it must meet one of the following criteria:

1. The Agency is holding a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The Agency is holding a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The Agency is holding a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

These criteria permit the Agency to schedule a remote meeting to determine whether meeting in-person during the state of emergency would pose imminent risk to the health or safety of attendees. At that remote meeting, the Agency may determine by majority vote taken by roll call that sufficient risks exist to the health or safety of attendees as a result of the emergency and pass a resolution to that effect. These criteria also permit the Agency to meet remotely in the event that there is a state of emergency declaration while state or local officials have recommended or required measures to promote social distancing.

If the Agency passes a resolution by majority vote determining that a meeting in person would present imminent risks to the health or safety of attendees, the resolution would permit meeting under the provisions of Gov Code 54953(e) for a maximum period of 30 days. After 30 days, the Agency would need to renew its resolution, consistent with the requirements of Gov Code 54953(e)(3), if the Agency desires to continue meeting under the modified Brown Act requirements, or allow the resolution to lapse.

ENVIRONMENTAL REVIEW

The proposed action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and is exempt under the National Environmental Policy act pursuant to 24 CFR 58.34(a)(3).

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Respectfully submitted,


LA SHELLE DOZIER
Executive Director

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

January 19, 2022

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) is committed to preserving and nurturing public access and participation in meetings of the Sacramento Housing and Redevelopment Commission (Commission); and

WHEREAS, all meetings of the Commission are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Commission conduct business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the State of California, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the State of California, specifically, an outbreak of respiratory illness due to a novel coronavirus disease known as COVID-19; and

WHEREAS, by Executive Order N-25-20 on March 12, 2020 (N-25-20), all residents were directed to heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19. By Executive Order N-29-20 on March 17, 2020 (N-29-20) and in furtherance of the imposition of social distancing measure, notwithstanding any other provision of state or local law, including the

Brown Act, N-29-20 authorized a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the local legislative body, during the period in which state or local public officials impose or recommend measures to promote social distancing, including but not limited to limitations on public events. All requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting were waived; and

WHEREAS, by Order of the Health Officer of the County of Sacramento dated July 29, 2021, persons should continue to follow CDC guidance for unvaccinated people (<https://www.cdc.gov/coronavirus/2019-ncov/prevent-gettingsick/prevention.html>) and for fully vaccinated people (<https://www.cdc.gov/coronavirus/2019-ncov/vaccines/fullyvaccinated.html>) to protect themselves and others, including the recommendation that people social distance 6 feet apart from other people who do not live in the same household; and

WHEREAS, the Commission does hereby find that the Proclamation of a State of Emergency for COVID-19 on March 4, 2020, and Executive Orders N-25-20 and N-29-20 imposing social distancing measures has caused, and will continue to cause, conditions of peril to the safety of persons within the State of California and Sacramento County that are likely to be beyond the control of services, personnel, equipment, and facilities of the Commission, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency, the Commission does hereby find that it shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the public is assured access as, Commission meetings are broadcast live on YouTube, as well as made available for later viewing. No log in is required. Public comment is being facilitated as the Commission has provided a telephone line for live comment, as well as an e-mail address which is monitored throughout the meeting.

WHEREAS, the proposed action is not a project subject to the California Environmental Quality ACT (CEQA) pursuant to 14 CCR §15378 and is exempt from the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(3).

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the recitals and 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 Commission hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 3. The Executive Director, or her designee, is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) February 18, 2022, or such time the Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Agency may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

CHAIR

ATTEST:

CLERK



January 14, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

River City Trio Tax Equity and Fiscal Responsibility Act Hearing and approval of Tax-Exempt Bonds

RECOMMENDATION

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

Respectfully submitted,



Executive Director

Attachment



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

**Public Hearing
February 1, 2022**

**Honorable Mayor and Members of the City Council
Chair and Members of the Housing Authority Board**

**Title: River City Trio Tax Equity and Fiscal Responsibility Act Hearing and
Approval of Tax-Exempt Bonds**

Location/Council District: 1215 D Street, 2410 C Street and 2517 C Street/District 4

Recommendation: Conduct a public hearing and upon conclusion, adopt: 1) a City Council (Council) Resolution indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed construction and permanent financing of River City Trio (Project); and 2) a Housing Authority Board (Board) Resolution which indicates the intention of the Housing Authority of the City of Sacramento to issue up to \$16 million in tax-exempt mortgage revenue bonds to provide acquisition, construction and permanent financing for the Project.

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

Presenters: Anne Nicholls, Management Analyst, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: In October 2021, the Vitus Group (Developer) submitted an application to Sacramento Housing and Redevelopment Agency (SHRA) for \$16 million in tax-exempt mortgage revenue bonds for the purpose of acquisition, construction and permanent financing of the Project. The Project consists of three scattered sites located at 1215 D Street in the Alkali Flats neighborhood and 2410 C Street and 2517 C Street in the New Era Park Neighborhoods. Each site has an expiring Housing Assistance Payments (HAP) contract for Project Based Vouchers (PBV) from the US Department of Housing and Urban Development (HUD). Upon successful financing, the Project will preserve and extend affordability to 53 rehabilitated units and two exempt management units, thereby contributing to the City of Sacramento's 2021-2029 Housing Element goals.

The 1215 D Street property was built in 1973 and currently consists of 20 one-bedroom and four two-bedroom units; however, a one-bedroom unit adjacent to the existing leasing office will be converted to a community room for resident services. The 2410 C Street property was built in 1972 and provides 13 one-bedroom and three two-bedroom units. The 2517 C Street property was built in 1973 and provides 13 one-bedroom and three two-bedroom units. The three sites consist of two two-story, garden-style residential buildings and slab on grade with conventional wood framing. The façade consists of cement plaster stucco with painted wood siding and trim accents. The leasing office unit for all three sites is located at the 1217 D Street property. A summary of the units is provided in the following table:

River City Trio Sites	Addresses	One Bedroom	Two Bedroom	Total Units
12th & D Street (Leasing Office and one-bedroom unit converted to a Community Room)	1213, 1215, and 1217 D Street	19	4	23
24th & C Street (includes one two-bedroom exempt management unit)	2408 and 2410 C Street	13	3	16
25th & C Street (includes one two-bedroom exempt management unit)	2517 & 2519 C Street	13	3	16
	Total	45	10	55

The scope of work will include interior and exterior rehabilitation and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, upgrading seven existing units to be fully accessible for the mobility impaired, upgrading three existing units for the auditory/visual impaired, energy efficient HVAC systems and interior re-piping of domestic lines. At 1215 D Street, a former third management two-bedroom unit will be converted to an affordable residential unit, and a former residential one-bedroom unit will be converted to a community room located next to the existing leasing office and create an 850-square foot fully accessible community space for residents from all three sites. The community space is as a funding requirement from California Tax Credit Allocation Committee (CTCAC) and SHRA.

Exterior renovations will include repair and painting of existing stucco, replacing windows, roof membranes, applying new waterproofing coatings at exterior balconies, irrigation and landscaping. The rehabilitation will also provide new accessible routes, and upgrades to the existing leasing office and common spaces. A more detailed scope of development is included as Attachment 4. A vicinity map and pictures of the Project are included as Attachments 5 and 6. Subject to Council and Board approval of this report, the Housing Authority of the City of Sacramento will submit a joint application to CTCAC and California Debt Limit Allocation Committee for 4% Low Income Housing Tax Credits (LIHTC) and tax-exempt mortgage revenue bonds due February 3, 2022. If successfully awarded tax credits in bonds in April 2022, construction would begin in the Fall of 2022 and be complete by Fall 2024.

Developer: Vitus Group is an experienced owner and manager of over 100 affordable and market rate rental housing developments throughout the nation consisting of over 12,700 units. The Developer has more than 25 years of experience in affordable housing, and has developed over 1,350 units of housing throughout California. The company has extensive experience in financing projects with tax credits, tax-exempt mortgage revenue bonds, PBV, and other public and private funding sources.

Property Management: Aperto Property Management (Aperto) is the proposed management agent of the Project and they have over 30 years of property management experience; and there are over 100 properties in California consisting of more than 12,500 affordable and market rate residential units in their portfolio. Aperto's property management plan, including daily operations, leasing procedures, maintenance, and eviction procedures are subject to SHRA approval prior to close of construction financing.

Resident Services: Resident services will be provided by Embrace Foundation which currently provides resident services to over 25 affordable housing communities and more than 2,450 households in California and Texas. Embrace Foundation will be required to provide a total of at least 10 hours of on-site resident services per week, including 6 hours of after school programs. Programs will be tailored to resident needs. Services will be provided by an on-site services coordinator and will include social services and enrichment programs. SHRA staff has reviewed Embrace Foundation's qualifications and resident services plan, and has found that the resident services provider and resident services plan meet SHRA requirements.

Relocation Plan: The relocation plan for the Project is subject to SHRA approval prior to close of construction financing.

Security Plan: SHRA staff has reviewed and approved the security plan, which includes installation of web-based security cameras and exterior lighting.

Project Financing: The financing structure of the Project includes 4% LIHTC, tax-exempt mortgage revenue bonds, conventional loan, net operating income and deferred developer fee. In addition, the Project will have a new 20-year HAP contract from HUD, which will provide a source of income to supplement rents paid by tenants. Residents will pay no more than 30% of their income for rent each month, and the HUD project-based voucher will pay the difference between the resident's payment and a market rent calculated by HUD. Funding sources and uses are in the Residential Project Summary, and the Cash Flow Proforma are provided in Attachments 7 and 8.

Low-Income Set-Aside Requirements: As a condition of receiving tax credits, federal law requires that rental units be set aside for targeted-income groups. Income restrictions from LIHTC financing require that no households have income above 60 percent of Area Median Income (AMI). The affordability restrictions will be specified in regulatory agreements with the Developer. A schedule of maximum income and rents are included as Attachment 9. The anticipated funding sources and their affordability requirements are summarized in the tables below for each phase of the development:

Unit Type	Units	% of Units	Affordability Restriction ¹
4% LIHTC and Tax Exempt Bonds	6	11%	Very Low Income 50% of AMI
4% LIHTC and Tax Exempt Bonds	47	85%	Low Income 60% of AMI
Exempt	2	4%	Management Units
Total	55	100%	

¹The tenant rent will not exceed 30% of the household adjusted gross income with Project Based Vouchers.

Policy Considerations: The recommended actions are consistent with a) SHRA's approved Multifamily Lending and Mortgage Revenue Bond Policies, Priority 1 - Preservation of Existing Affordable Housing at Risk of Losing Affordability, Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions; and b) the 2021-2029 Housing Element, Goals H-6.1 Preserving Existing Affordable Housing and H-8.3 Encourage Accessible Housing Near Transit and Amenities.

Economic Impacts: This multifamily residential project is expected to create 52.17 total jobs, 29.29 direct jobs and 22.88 jobs through indirect and induced activities) and create \$4,576,488 in total economic output (\$2,812,517 of direct output and another \$1,763,971 of output through indirect and induced activities). *The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.*

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed project has been reviewed for compliance with CEQA and has been determined to be Exempt pursuant to 14 CCR § 15301.

National Environmental Policy Act (NEPA): The proposed project has been reviewed for compliance with NEPA and has been determined to be Categorical Excluded pursuant to 24 CFR 58.35(a)(3)(ii) and converts to Exempt pursuant to 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5.

Sustainability Considerations: The Project has been reviewed for consistency with the goals, policies, and targets of the 2035 General Plan. If approved, the Project will advance the following goals, policies, and targets that will directly or indirectly conserve energy resources and reduce greenhouse gas emissions, in part, from the 2035 General Plan: a) Housing Element - Strategies and Policies for Conserving Energy Resources - Climate Action Plan, subsection 7.2: improving the energy efficiency in new buildings; and b) Environmental Resources - Air Quality and Climate Change sub-section 6.1.7: reduce greenhouse gas emissions from new development, promoting water conservation and

recycling, promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; and promoting energy-efficient building design and site planning.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its January 19, 2022 meeting, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES:


NOES:

ABSENT:

Rationale for Recommendation: The actions recommended in this report enable SHRA to continue to fulfill its mission to provide a range of affordable housing opportunities in the City and are consistent with SHRA's approved Multifamily Lending and Mortgage Revenue Bond Policies and the City of Sacramento's 2021-2029 Housing Element.

Financial Considerations: SHRA will receive a one-time issuance fee of 0.25 percent of the bond amount, which is payable at bond closing; and annual payment for monitoring the regulatory restrictions and administration of the bonds of 0.125 percent of the bond amount. The total administrative fee will not exceed \$25,000 annually for the affordable units during the regulatory agreement term. The Developer will be responsible for payment of all costs, fees, and deposits relating to the bond application. Mortgage Revenue Bonds do not represent a financial obligation of SHRA, Housing Authority, or City of Sacramento. The law firm, Orrick, Herrington and Sutcliffe, LLP, will serve as bond counsel for the Housing Authority.

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.

Respectfully Submitted by: 
LA SHELLE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-City Council Resolution – TEFRA
- 3-Housing Authority Resolution – Bonds
- 4-Scope of Development
- 5-Vicinity Map
- 6-Pictures
- 7-Residential Project Summary
- 8-Cash Flow Proforma
- 9-Maximum Income and Rent Limits

RESOLUTION NO. _____

Adopted by the Sacramento City Council

On date of

RIVER CITY TRIO: APPROVAL OF THE ISSUANCE OF OBLIGATIONS BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON BEHALF OF RIVER CITY HOUSING PARTNERS, LP

BACKGROUND

- A. The Housing Authority of the City of Sacramento, a housing authority organized and existing under the laws of the State of California (the "Authority"), proposes a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$16,000,000 (the "Obligations") and to lend the proceeds thereof to River City Housing Partners, LP or a partnership of which Vitus Group, LLC (the "Developer") or a related person to the Developer is the general partner, to be used to provide funds to finance or refinance the acquisition, rehabilitation and development of the following multifamily housing residential facilities: (1) 12th & D Street Apartments, 1215 D Street, Sacramento, California, consisting of 24 units (Obligation proceeds in an amount not to exceed \$6,000,000), (2) 24th & C Street Apartments, 2410 C Street, Sacramento, California, consisting of 16 units (Obligation proceeds in an amount not to exceed \$5,000,000), and (3) 25th & C Street Apartments, 2517 C Street, Sacramento, California, consisting of 16 units (Obligation proceeds in an amount not to exceed \$5,000,000).
- B. Section 147(f) of the Code requires the execution and delivery of the Obligations to be approved by the City Council of the City (the "City Council"), as the elected representative of the City of Sacramento and the host jurisdiction of the subject multifamily housing residential facility, after a public hearing has been held following reasonable and proper notice.
- C. A public hearing was held by the City Council on February 1, 2022, following duly published notice thereof, and all persons desiring to be heard have been heard.
- D. It is in the public interest and for the public benefit that the City Council, as the elected representative of the City of Sacramento and the host jurisdiction of the subject multifamily housing residential facility, approve the execution and delivery by the Authority of the Obligations.
- E. The proposed project has been reviewed for compliance with the California Environmental Quality Act and has been determined to be Exempt pursuant to 14 CCR § 15301.
- F. The proposed project has been reviewed for compliance with the National Environmental Policy Act and has been determined to be Categorically Excluded

pursuant to 24 CFR 58.35(a)(3)(ii) and converts to Exempt pursuant to 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5.

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

Section 1. The City Council of the City of Sacramento hereby finds, determines and declares that issuance by the Authority of the Obligations in the maximum principal amount of \$16,000,000 for the purposes described above is hereby approved.

Section 2. This resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 2022-_____

Adopted by the Housing Authority of the City of Sacramento

On the date of

RIVER CITY TRIO: A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO DECLARING INTENTION TO REIMBURSE EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS AND DIRECTING CERTAIN ACTIONS

BACKGROUND

- A. The Housing Authority of the City of Sacramento (the "Authority") intends to issue tax-exempt obligations (the "Obligations") for the purpose, among other things, of making a loan to River City Housing Partners, LP, or a limited partnership or a limited liability company related to or formed by Vitus Group, LLC (the "Developer"), the proceeds of which shall be used by the Developer to finance the acquisition, rehabilitation and development of the following multifamily housing residential facilities: (1) 12th & D Street Apartments, 1215 D Street, Sacramento, California, consisting of 24 units, (2) 24th & C Street Apartments, 2410 C Street, Sacramento, California, consisting of 16 units and (3) 25th & C Street Apartments, 2517 C Street, Sacramento, California, consisting of 16 units, (the "Project").
- B. United States Income Tax Regulations section 1.150-2 provides generally that proceeds of tax-exempt debt are not deemed to be expended when such proceeds are used for reimbursement of expenditures made prior to the date of issuance of such debt unless certain procedures are followed, among which is a requirement that (with certain exceptions), prior to the payment of any such expenditure, the issuer must declare an intention to reimburse such expenditure.
- C. It is in the public interest and for the public benefit that the Authority declare its official intent to reimburse the expenditures referenced herein.
- D. The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and has been determined to be Exempt pursuant to 14 CCR § 15301.
- E. The proposed project has been reviewed for compliance with the National Environmental Policy Act (NEPA) and has been determined to be Categorically Excluded pursuant to 24 CFR 58.35(a)(3)(ii) and converts to Exempt pursuant to 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1.** The Authority intends to issue the Obligations for the purpose of paying the costs of financing the acquisition, rehabilitation and development of the Project.
- Section 2.** The Authority hereby declares that it reasonably expects that a portion of the proceeds of the Obligations will be used for reimbursement of expenditures for the acquisition, rehabilitation and development of the Project that are paid before the date of initial execution and delivery of the Obligations.
- Section 3.** The maximum amount of proceeds of the Obligations to be used for reimbursement of expenditures for the acquisition, rehabilitation and development of the Project that are paid before the date of initial execution and delivery of the Obligations is not to exceed \$16,000,000.
- Section 4.** The foregoing declaration is consistent with the budgetary and financial circumstances of the Authority in that there are no funds (other than proceeds of the Obligations) that are reasonably expected to be (i) reserved, (ii) allocated or (iii) otherwise set aside, on a long-term basis, by or on behalf of the Authority, or any public entity controlled by the Authority, for the expenditures for the acquisition, rehabilitation and development of the Project that are expected to be reimbursed from the proceeds of the Obligations.
- Section 5.** The Developer shall be responsible for the payment of all present and future costs in connection with the issuance of the Obligations, including, but not limited to, any fees and expenses incurred by the Authority in anticipation of the issuance of the Obligations, any fees required by the California Debt Limit Allocation Committee ("CDLAC") the cost of printing any official statement, rating agency costs, bond counsel fees and expenses, underwriting discount and costs, trustee fees and expense, and the costs of printing the Obligations. The payment of the principal, redemption premium, if any, and purchase price of and interest on the Obligations shall be solely the responsibility of the Developer. The Obligations shall not constitute a debt or obligation of the Authority.
- Section 6.** The appropriate officers or the staff of the Authority are hereby authorized, for and in the name of and on behalf of the Authority, to make an application to CDLAC for an allocation of private activity bonds for the financing of the Project.
- Section 7.** The adoption of this Resolution shall not obligate (i) the Authority to provide financing to the Developer for the acquisition, rehabilitation and development of the Project or to issue the Obligations for purposes of such financing; or (ii) the Authority, or any department of the Authority or the City of Sacramento to approve any application or request for, or take any other action in connection with, any environmental, General Plan, zoning or any other permit or other action necessary for the acquisition, rehabilitation, development or operation of the Project.
- Section 8.** This resolution shall take effect immediately upon its adoption.

SCOPE OF DEVELOPMENT

RENOVATIONS FOR RIVER CITY TRIO Sacramento, CA
Vitus Development Group

GENERAL DESCRIPTION:

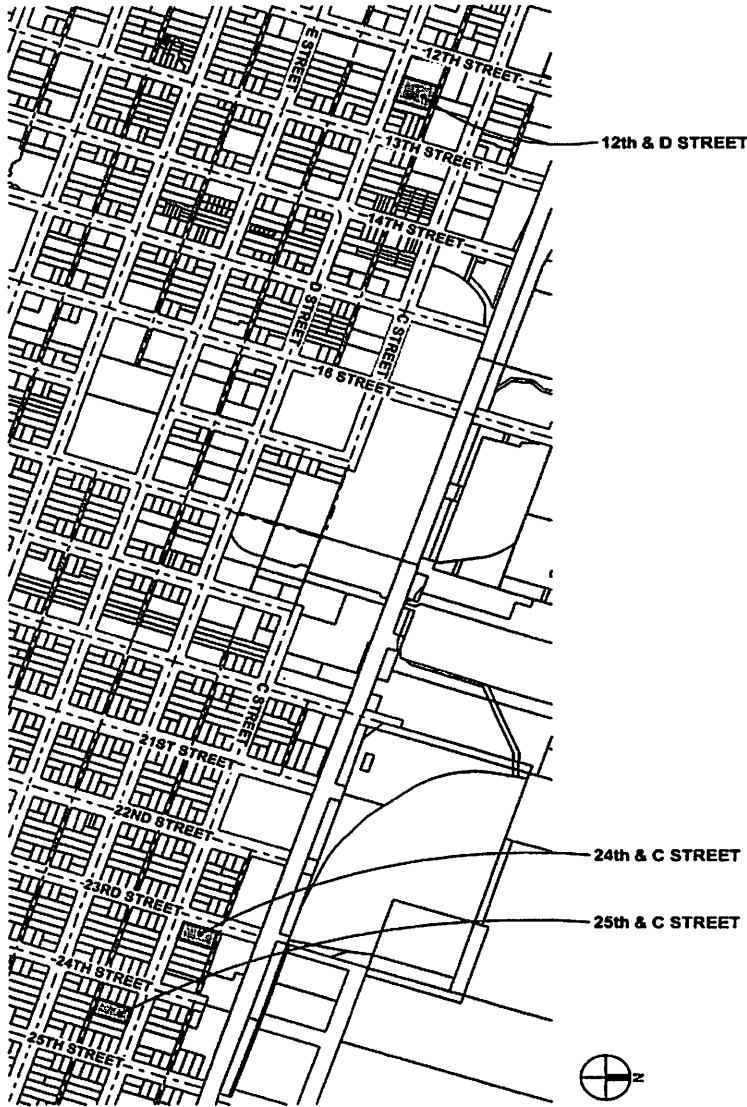
River City Trio consists of a scattered site development located in Sacramento, CA. Originally built in the early 1970's, the developments consist of 1 and 2-bedroom garden-style apartments spread across 3 nearby lots. Currently, there is a total of 4 buildings including 56 units with a mix of 46 one-bedroom and 10 two-bedrooms units. After construction, a one-bedroom unit will be converted as a community room for resident services at the 1217 D Street site, there will be a total of 55 units with a mix of 45 residential one-bedroom and 8 two-bedroom residential units, and there are two two-bedroom exempt management units. The buildings are two story, slab on grade with conventional wood framing. The façade consists of cement plaster stucco with painted wood siding and trim accents. The combined existing leasing office and new community room will be at 1217 D Street, Sacramento, CA 95814.

The scope of work will include interior and exterior renovations and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, as well as energy efficient HVAC systems and interior re-piping of domestic lines. Exterior renovations will include minor repair and painting of existing stucco, replacing windows, roof membranes, and applying new waterproofing coatings at exterior balconies. The scope of work includes upgrading seven (7) existing units (10% of each site) to be fully accessible for the mobility impaired and upgrading three (3) existing units (4%) for the auditory/visual impaired. The renovations will also provide new accessible routes, and upgrades to the existing leasing office and common spaces. The rehab will comply with the design standards of the 2021 CTCAC QAP.

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- I. Lot Maps and Address Lists
- II. General Site Scope of Work
- III. All Buildings – Exteriors
- IV. Residential Buildings – Unit Interiors
- V. AV and Accessible Unit Interior Upgrades
- VI. Leasing Office Upgrades

I. Lot Maps and Address List (N.T.S.):



Name	Addresses	# of Bldgs	1BR Units	2BR Units	Total # of Units
12th & D Street Apartments (Leasing Office & one-bedroom unit converted to Community Room for resident services)	1213, 1215, and 1217 D Street	2	19	4	23
24th & C Street Apartments (includes one two-bedroom exempt management unit)	2408 and 2410 C Street	1	13	3	16
25th & C Street Apartments (includes one two-bedroom exempt management unit)	2517 & 2519 C Street	1	13	3	16
Grand Total		4	45	10	55

II. General Exterior Site Work

1. Concrete Paving / Sidewalks:
 - a) Repair damaged and failing sidewalks within property lines. Provide new concrete sidewalks where required.
 - b) Remove and replace and or provide new sidewalks at newly designated accessible units and at leasing offices / common areas, including any necessary curbs, curb cuts, new sidewalks, and curb ramps as designated on plans.
 - c) Provide new concrete parking spaces at new designated accessible parking that connects routes to newly designated units.
 - d) Prep, Restripe and Sealcoat existing parking lots complete including ADA parking spaces, aisles, and crosswalks.
2. Exterior Stairs:
 - a) Provide new steel closure plates at all existing open risers.
 - b) Prep, prime and paint all previously painted surfaces metal stair components with exterior grade paint (color to be selected by owner or match existing).
3. Lawns & Plantings:
 - a) Remove all trees within 6 ft of buildings.
 - b) Trim all tree limbs that have drip line extending over buildings or extend within 3 feet of buildings.
 - c) Replace all existing dry rotted planting beds throughout.
 - d) Provide positive grading away from buildings and at sidewalks and parking lots to enhance the natural or originally intended storm water drainage design.
 - e) Repair existing irrigation systems and retrofit with programable rain sense timers. All existing systems to be brought into working order. Verify on site and notify architect and owner if systems are beyond repair or nonexistent.
4. Signage:
 - a) Provide new building and unit signage and mailbox identification signage.
 - b) Provide new ADA compliant signage throughout including parking signs.
5. Postal Facilities: Remove existing pedestal mailboxes and replace with new ADA compliant pedestal mailboxes along new designated accessible route.
 - a) Security/Safety:
 - (1) Replace existing roof access safety cover at existing ladder.
 - (2) Replace existing exterior light pole heads, wall packs and exterior site lighting with new LED lights

(3) CCTV (N.I.C. – to be provided by Owner): New CCTV cameras with 24/7 NVR recording system to be provided by the owner through their service provider, Watch Tower Security. Coverage must include all property access points in addition to other low visibility areas as determined by WTS.

b) Community Resources:

(1) Provide upgrades to the existing common laundry area. Replace existing connections and provide new connections where required to allow for a minimum of one washer/dryer for every 10 units (provide a minimum of one ADA compliant front-loading washer/dryer per site with proper clearances). Equipment to be provided by Owner.

(a) 12th & D ST: 23 units = Total of six washers and dryers.

(b) 24th & C ST: 12 units = Total of 3 washers and dryers.

(c) 24th & C ST: 12 units = Total of 3 washers and dryers.

(2) Provide new fully accessible community room at 12th and D Street for the entire scattered site residents:

(a) Modify existing 1BR unit located adjacent to existing manager's office to provide a new combined general gathering space for resident use.

(b) Space must include an ADA / CBC compliant common kitchen, including refrigerator, stove, garbage disposal, and dishwasher.

(c) Renovate bathroom: remove tub shower and provide new ADA /CBC compliant lavatory and water closet.

(d) Furnishings to be provided by Owner and comply with SHRA requirements.

c) Provide an accessible route as shown on plans that connects new amenities, new HC parking spaces, and newly designated accessible units.

III. All Buildings – General Exteriors

1. Roofing (All buildings):

a) At TPO Roofs:

- (1) Prep and repair existing single layer of roofing.
- (2) Install new metal edge flashing, roof jacks, parapet caps, etc.
- (3) install new 60 mil TPO overlay with 3-year subcontractor warranty and 20-year manufacturer warranty. Provide all required accessories and install per manufactures specifications.
- (4) Remove and replace existing sheet metal shrouds at mansards.

b) At Asphalt Shingles (mansards):

- (1) Remove all shingles, waterproofing, flashing to existing decking.
- (2) Remove and replace damaged sheathing in disrepair to match existing.
- (3) Install new waterproofing membrane, flashing, ice and water shields, drip edges, and blind metal flashing at valleys.
- (4) Install new anti-fungal, architectural composition shingles with a minimum 30-year warranty.

2. Exterior Cladding:

a) Stucco:

- (1) Repair minor damaged areas with cement plaster patch. Finish to be seamless with adjacent surface.
- (2) Seal all through wall penetrations and replace all exterior wall vents.
- (3) Prep and paint all patched exterior surfaces and all paintable surfaces that are newly installed.

3. Sealants and Caulking: Seal at all exterior doors, windows, plumbing, and electrical penetrations to prevent moisture and air leakage.

4. Exterior Balconies and Exterior Stair Landings:

- a) Clean, prep, and install new waterproof traffic coating with slip resistant finish at all exterior balconies and stair landings.
- b) Repair damaged and cracked areas of existing balconies and landings in accordance with the traffic coating manufacturers specifications prior to installation.

5. Exterior Doors:

- a) Entry Doors: Remove and replace all unit and common area entry doors with new 1 ¾" thick hollow metal entry doors with no-rot wood frames, including new door hardware (lever, eye viewers, deadbolt – Grade 3) and weather-stripping. Exterior doors for fully accessible units must include spring hinges and compliant thresholds. RE: Plans.

6. Windows:

- a) Remove and replace all existing window units with new Energy Star rated vinyl windows. New windows to match existing styles and have LOW-E double pane insulated glass.
- b) Provide new trim and flashing. Install a continuous bead of silicone caulk behind all nail fins before installing new vinyl windows per manufacturer's specifications.
- c) Provide safety / tempered glass at select locations to comply with current building code.
- d) All windows to receive new exterior screens and interior blinds.
- e) At bedroom windows where existing sliding glass windows provide less than 5.7 net clear opening as required by current building code for emergency egress. Use largest retrofit window that will fit into the existing rough opening (rough opening is not to be modified).

7. Lighting: Provide new LED exterior building and exterior unit entry light fixtures at existing locations.

IV. Residential Buildings –Interiors

1. Finishes:

- a) Gyp Board (walls): Repair all areas of gyp bd walls and ceilings in disrepair. Prep and paint entire unit (all rooms).
- b) Gyp Board (ceilings): due to existing texture of ceilings paint (encapsulate) existing ceilings in accordance with the owner O&M report.
- c) Flooring (all rooms and closets):
 - (1) Remove existing carpets and pads where installed. Prep areas to allow for seamless installation of new vinyl flooring in all rooms.
 - (2) Prep existing vinyl floors and install new LVT (click lock floating) plank flooring with min 12mil wear layer throughout entire unit.
 - (3) Replace all existing base boards with new painted base boards including new painted shoe mould throughout.
- d) Paint Finishes: Kitchens, Bathrooms, New Doors, New Shoe moulds and Trim to receive semi-gloss paint finish. Match existing for all other rooms. Provide new full unit paint.

2. Interior Doors:

- a) Remove and replace existing interior doors and frames that are in disrepair. Allow for replacement of 2 doors per unit with new hollow core wood doors.
- b) New door style to match existing interior doors that will remain within each unit (unit x unit).
- c) Provide new brushed nickel interior door hardware including hinges at new doors. (level 3, passage / privacy levers).

- d) All new and existing doors to be undercut 3/4" prepped primed and painted on all sides with semi-gloss finish.
- 3. Window Treatments: Provide new neutral color horizontal mini-blinds at all windows,
- 4. Electrical:
 - a) Devices: Switches, Receptacles and GFCI's:
 - (1) Install new dedicated outlets at ranges and range hoods.
 - (2) Install new GFCI outlets at code required locations (kitchens and baths).
 - b) Smoke Detectors: Provide new hardwired, looped, and interconnected combo CO/smoke detectors in all units. 1 hardwired combo CO/ smoke detector outside sleeping rooms. 1 hardwired power wirelessly (Bluetooth) interconnected smoke detector per bedroom.
 - c) Electrical Wiring:
 - (1) Remove and replace all existing subpanels in all units (including arc fault breakers).
 - (2) New unit subpanels located in newly designated accessible units to be installed within reach range.
 - (3) Install Title 24 lighting controls in all units.
 - (4) Remove existing safe-off heat lamps in bathrooms.
- 5. Mechanical:
 - a) HVAC:
 - (1) Remove existing roof top equipment, packaged condensing units, and grilles. Existing line sets and ductwork to remain (duct work to be cleaned).
 - (2) Provide new Energy Star 2-ton roof top HVAC - Packaged DX systems to comply with CTCAC energy efficiency requirements. New components to be:
 - (a) Minimum; (80% AFUE)
 - (b) Minimum; ≥14 SEER ENERGY STAR certified AC
 - (3) Vacuum and clean existing line sets.
 - (4) Provide new roof top units (replace curbs where required)
 - (5) Seal all accessible duct connections and plenums.
 - (6) Provide new grilles at existing locations.
 - b) Range Hoods: Provide new Energy Star rated range hoods and install new range queens.
 - c) Bath Exhaust Fan: Remove and Replace existing bathroom exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
- 6. Plumbing:
 - a) Hot Water:

- (1) Replace existing water heaters with new high efficiency 100-gallon (82% EFF) gas water heater. Include new overflow drain pan, gas valve and flex pipe. Water valves and stainless-steel supply lines will be replaced.
 - b) Replumb Apartment Units: Remove and replace all existing galvanized domestic piping with new pex and copper piping. New piping to be run in concealed, insulated wall or ceiling cavities.
 - c) Replace all plumbing fixtures in all units with new EPA WaterSense certified fixtures:
 - (1) shower heads < 1.5 gpm
 - (2) bathroom faucets < 1.5 gpm
 - (3) kitchen faucets < 1.5 gpm,
 - (4) toilets ≤ 1.28 gpf
 - d) Replace all angle stops, and hot and cold-water supply lines from angle stop to fixture.
 - e) Replace existing washer boxes and connections at common laundry areas.
7. Living / Dining Rooms:
- a) Lighting: New Energy Star LED light fixtures
 - b) Paint: New paint throughout. RE: Finishes
 - c) Flooring: New flooring and base boards. RE: Finishes.
8. Kitchens:
- a) Refrigerators: New Energy Star 16 cu. Refrigerators.
 - b) Ranges:
 - (1) New 30" gas ranges.
 - (2) New E-Star over the range hood / microwave combos.
 - (3) Provide new range queens at all hoods.
 - (4) Install new anti-tip devices at all ranges.
- *Note: All appliances to be energy star rated where applicable.
- c) Millwork (Cabinets):
 - (1) Remove and replace all existing cabinetry and countertops.
 - (2) New cabinets to comply with CTCAC and SHRA standards. All new cabinet boxes to be solid wood or plywood construction. New face frames, cabinet doors, and drawer fronts to be solid wood (species and finish TBD).
 - (3) Provide new microwave range hood combos and countertop microwaves at new accessible units.
 - (4) New countertops to be solid surface with matching or integral backsplash (and side splash where applicable).
 - d) Plumbing Fixtures:

(1) New double bowl stainless steel kitchen sink with strainer, Water Sense lever faucet, new P-trap, angle stops, hot and cold-water supply lines.

(2) Supply and install new 1/3 HP disposals in all units.

- e) Flooring: New flooring and base boards . RE: 1. Finishes.
- f) Paint Finish: repair as required, prep, and paint with semi-gloss finish. RE: 1. Finishes.
- g) Lighting: Replace light fixtures with Energy Star LED fixtures.

9. Bedrooms:

- a) Lighting: Replace existing lights with new Energy Star LED interior lighting fixtures.
- b) Smoke Detector: Install hardwired interconnected combo CO/smoke detectors in all dwelling units. Provide one per living room and one new interconnected smoke detector per bedroom.
- c) Flooring: New flooring RE: 1. Finishes.
- d) Paint Finish: Repair gyp bd. as required, prep, and paint with flat finish. RE: 1. Finishes.

10. Bathrooms:

- a) Millwork: Remove and Replace all cabinetry including cultured marble vanity tops to comply with CTCAC standards. All new cabinets to be solid wood construction with solid wood facing, doors, and drawers.
- b) Tubs / Showers:
 - (1) Replace existing damaged tile at existing surrounds.
 - (2) Clean, prep, and replace existing tubs.
 - (3) Replace existing tub valves, trim and shower heads.
- c) Toilet: Replace commode with new EPA Watersense units with seats.
- d) Lavatory: Replace bath lavatory sink & faucet with new P-traps and supply lines.
- e) Accessories: Remove and replace all accessories with new bath accessories. Supply and Install (secure to studs or use toggle bolts):
 - (1) TP Holders
 - (2) Towel Bars
 - (3) Mirrored Medicine Cabinets
 - (4) Shower Rods, Vinyl Curtains and Rings.
- f) Flooring: New flooring and base boards. RE: 1. Finishes.
- g) Paint Finish: repair as required, prep, and paint with semi-gloss finish. RE: 1. Finishes.
- h) Exhaust Fan: Remove and Replace existing exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
- i) Lighting: Replace existing light fixtures with new LED Energy Star fixtures.

V. AV & Accessible Unit Interior Upgrades / Conversions

1. Three (3) existing units (4%) to receive hearing and sight impaired upgrades. (1 unit at each site)
 - a) Horns and Strobes for smoke and smoke/co detectors
 - b) Strobes for new AV doorbells.
2. Seven (7) existing units (10%) to be converted into fully accessible units to comply with UFAS Standards.
 - Three (3) units to be converted at 12th and D Street Apartments
 - Two (2) units to be converted at 24th and C street Apartments
 - Two (2) units to be converted at 25th and C street Apartments

In addition to the applicable scope found in section IV, below are additional specific requirements for the accessible unit upgrades / conversions at existing 1 and 2-bedroom ground floor units.

- a) All switches and receptacles to be UFAS (ADA) compliant in height.
- b) Unit entry doors and common space entry doors to have UFAS (ADA) compliant width, hardware and thresholds.
- c) Accessible routes of travel to the dwelling units with accessible 34" minimum clear-opening-width entry, and 34" clear width for all doors on an accessible path. (Nominal 36" wide door kit to be used)
- d) Interior doors with lever hardware and 42" minimum width hallways.
- e) Fully accessible bathrooms complying with California Building Code (CBC) Chapter 11(A) and 11(B). In addition, a 30"x48" clearance parallel to and centered on the bathroom vanity or wall hung sink.
- f) Accessible kitchens with 30"x48" clearance parallel to and centered on the front of all major appliances and fixtures (refrigerator, oven, and sink)
- g) Accessible master bedroom size shall be at least 120 square feet (excluding the closet), shall accommodate a queen size bed, shall provide 36" in clearance around three sides of the bed, and shall provide required accessible clearances, free of all furnishings, at bedroom and closet doors. The master bedroom closet shall be on an accessible path.
- h) Wiring for audio and visual doorbells required by UFAS shall be installed.
- i) Closets and balconies shall be located on an accessible route.
- j) These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26.
- k) Provide blocking in walls and install grab bars at all tubs / roll in showers and toilets.
- l) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify - RE: Drawings.
- m) Flooring: New LVT flooring throughout entire unit.

- n) Appliances: Provide new ADA compliant appliances.
- o) Millwork (kitchen cabinets):
 - (1) Remove and replace all cabinetry with new accessible UFAS compliant cabinetry in kitchens and bathrooms.
 - (2) New cabinets to comply with CTCAC and SHRA standards. All new cabinet boxes to be solid wood or plywood construction. New face frames, cabinet doors, and drawer fronts to be solid wood (species and finish TBD).
 - (3) Provide new under counter microwave shelving and outlet (microwaves to be provided by tenant).
 - (4) New countertops to be solid surface with matching or integral backsplash (and side splash where applicable).
- p) Accessories: New ADA compliant bath accessories.
- q) Plumbing: Replace all fixtures and faucets with new be ADA Compliant fixtures. Replace all tubs with new ADA compliant tubs with transfer seat, tile surround, seat, and grab bars. Install new tub valve and trim.
- r) Provide an accessible route as shown on plans that connects new amenities, new HC parking spaces, and newly designated accessible units.

VI. Laundry Upgrades

- 1. Upgrade existing leasing office to be UFAS and ADA compliant.
 - a) Renovate existing bathrooms for ADA compliancy
 - b) Replace existing doors that are in disrepair or are less than 34" clear.
 - c) Replace all flooring with new LVT include new base board
 - d) Replace all light fixtures with new LED fixtures
 - e) Add recording capabilities for existing cctv cameras.
 - f) Paint all rooms.
 - g) Replace all fixtures, water heaters and HVAC equipment.
 - h) Replace all devices, outlets and switches.
 - i) RE: Architectural Drawings

Attachment 1: Rental Property Minimum Construction Standards are on the following page.

Attachment 1: Lender's Minimum Construction Standards

This attachment is from Exhibit 2 from the Lender's Multifamily Lending and Mortgage Revenue Bond Policies.

RENTAL PROPERTY MINIMUM CONSTRUCTION STANDARDS

The following is a list of the required minimum construction standards that must be incorporated into projects participating in SHRA's Multifamily Financing and/or Mortgage Revenue Bond programs. All rental units and sites associated with these projects must meet or exceed these standards. Exceptions to these standards may be made for properties subject to U.S. Department of Housing and Urban Development replacement reserve requirements that allow for renovation over time rather than at recapitalization (e.g., Rental Assistance Demonstration conversions for conventional public housing).

Note: For rehabilitation projects, all of the following standards shall apply. The non-rehabilitation sections below shall apply to new construction projects.

Useful Life Expectancy – Rehabilitation only

SHRA shall reference the current edition of FannieMae's "Instructions for Performing a Multifamily Property Condition Assessment, Appendix F. Estimated Useful Life Tables" in determining the useful life for all building components and systems located within the project. A remaining useful life of 15 years or more is required for all building components and systems located within the approved complex. All items on the FannieMae tables with useful lives indicated to be less than 15 years shall be replaced.

General Requirements

- A. All materials funded under this loan must be new unless previously approved. Recycled items must be approved in writing by SHRA prior to their use.
- B. All work shall comply with Federal and State ADA accessibility requirements, as well as any other requirements stipulated by the funding source(s). When there are differences the stricter of the two shall apply. The developer is responsible for notifying their architect and/or engineer of all funding sources used on the project. The architect and/or engineer must indicate these funding requirements in the project's plans/scope.
- C. All units shall be approved for occupancy by the local Building Department or any other Agency Having Jurisdiction (AHJ) at the conclusion of the work and prior to occupancy.
- D. Web-based security cameras and the equipment to record events are required for primary ingress/egress points to and from the site and for the principal parking and indoor and outdoor common areas where people will be congregating.
- E. Site lighting is required for all parking and outside public spaces, and shall be of LED or similarly energy efficient type. The lenses on the exterior lights shall be cleaned with all oxidation removed or replaced. Light poles shall be new or painted, and shall be structurally sound and stable.
- F. The developer's architect is responsible for providing an Operating Procedure Outline Sheet (OPOS) for window washing systems where applicable, per Cal-OSHA requirements.
- G. SHRA encourages the use of energy and water-efficient systems wherever they may be incorporated into the project.

General Requirements – Rehabilitation only

- A. Any component of the project which does or may present a health or safety hazard to the public or tenants shall be corrected to the satisfaction of the local Building Department or AHJ.
- B. A clear pest inspection report will be required at the conclusion of the construction work for rehabilitation projects.
- C. For all structures where disturbance of any hazardous materials (e.g. lead, asbestos, mold, etc.) will occur, a clearance report from an environmental consultant is required.
- D. Projects deemed historically significant landmark by either the City of Sacramento or the National Register of Historic Places shall consult with the State Historic Preservation Officer (SHPO), and shall conform to the Secretary of the Interior Standards for the Treatment of Historic Properties.

Site Work

- A. Trees and large shrubs must be trimmed, grass areas must be mowed, and all planter areas must be weed-free. The landscape design shall incorporate a sustainable design appropriate for the Sacramento Valley. Vegetation that assists in minimizing crime and enhances public safety is preferred. Trees compromising building envelope materials (roofing, siding, windows, etc.) and/or structural integrity (including foundations) must be removed. An arborist shall be consulted for an opinion on trees prior to major branch trimming, root cutting or tree removal. All trees, bushes and other plants that are to be removed shall have the root ball removed by grinding or by mechanical means. A landscape plan describing the above must be provided to SHRA for approval.
- B. All landscaped areas must be served by a programmable automated irrigation system. The irrigation controller shall be a "Smart Controller" that senses rain to reduce water use. Irrigation shall be designed to use bubblers and other water saving measures. Irrigation must not spray on building. Sprinklers should minimize overspray that runs to storm drain drop inlets. Areas that show evidence of erosion of soil shall be landscaped to eliminate problems. The landscape plan must be approved by SHRA and applied.
- C. For gated communities containing swinging vehicle gates, driveways shall be striped to show the area under the gate swings for safety purposes.
- D. All projects shall contain trash enclosures with concrete aprons. Trash enclosures shall be made of cinder block or stucco. Trash enclosures shall be accessible to all tenants. Provisions for tenants with disabilities must be addressed in the project Scope of Development or the project plans.
- E. All projects shall meet the parking requirements of the local Agency Having Jurisdiction (AHJ) over the project. "Grandfathered Projects" will need to show that they are in fact "Grandfathered" or otherwise exempted by the local AHJ. Otherwise, all projects shall meet the governing ADA requirements for parking.
- F. A two percent (2%) slope shall be maintained for a distance of five feet from all structures and no standing water shall remain on the site. Provide an on- site drainage system if necessary.
- G. Stairways in common areas must include closed risers and non-slip concrete finish or other slip-resistant material on the treads.
- H. Exterior mounted electrical, mechanical, and plumbing systems must be protected from vandalism.
- I. For family projects of 50 or more units, a minimum of one school age-appropriate play structure is required. For family projects of 100 or more units, a minimum of one school age and one toddler-appropriate play structure is required.

Site Work – Rehabilitation only

- A. All landscaping and irrigation systems must be in a well-maintained condition.
- B. All fencing must be in good and serviceable condition. Existing fencing that is to remain shall be free of flaking paint, rust, or any other signs of failure. If existing fencing shows any signs of failure, it shall be repaired, painted and restored to look new. All chain link fencing must be removed and replaced with fencing of another approved material. All pedestrian gates hardware must be functional and in new or near-new condition. Access Control systems are required at exterior pedestrian gates.
- C. All driveways and sidewalks must be in good condition. All cracked or uplifted areas (more than ¼") shall be repaired or replaced.
- D. The asphalt shall be in good condition, with no alligator cracking, longitudinal cracking, potholes, or standing water. Repairs to portions of parking lots not suitable for new coatings shall be performed by removing and replacing damaged paving. A new seal-coat or slurry-coat shall then be applied to the entire parking lot surface. Parking spaces shall be restriped, including ADA aisles and other applicable striping/painting.
- E. All site accessories (bollards, benches, tables, play equipment, bike racks, mailboxes, shade structures, BBQs, sheds, etc.) shall be replaced or in good repair (cleaned, painted and/or re-coated).

Building Envelope and Moisture Protection – Rehabilitation only

- A. All areas exposed to moisture must be sealed and watertight. Buildings showing evidence of water intrusion shall have the areas inspected by a licensed architect/engineer or by a certified water intrusion expert. A water intrusion report shall be submitted to SHRA, and shall include the cause of the issue and a resolution to eradicate the water intrusion. If the inspection cannot be completed until the demolition phase of the project, the report shall describe a procedure to inspect the issue during demolition.
- B. Roofing must have 15 years or more of remaining life with no visible signs of leakage. For roofs containing composition shingles, a maximum of two layers of shingles are allowed (including any proposed new layers). Provide evidence that the roof system has a 15-year life remaining on the manufacturer's warranty.
- C. All siding must have 15 years or more of remaining life. Hairline cracks in stucco must be sealed and painted with elastomeric paint. If requested by SHRA, a statement by a licensed architect and/or engineer that the existing siding contains at least 15 years of useful life remaining shall be provided.
- D. Fireplaces must be clean and meet applicable air quality standards. Chimneys shall be clean and must be inspected by a certified chimney inspector for structural integrity. All recommended structural repairs shall be performed.

Doors and Windows

- A. All dwelling/tenant units must have screens on all windows that are designed to open. Windows designed to open must have functional locks and must operate freely without excessive effort. All windows must be dual-paned (minimum), and shall meet or exceed the State of California's currently applicable efficiency standards, and any other efficiency standards that may be dictated by the funding source or other governing bodies for the project.
- B. All doors must have matching hardware finishes.
- C. All exterior doors must have deadbolt locks, keyed latch assemblies, viewers, and screws in strike plates long enough to penetrate the door jamb framing by at least one inch. The dwelling entry door hardware shall have single action hardware to release deadbolt and latch assembly.
- D. All sliding exterior doors shall have screen doors and shall have functional locks and must operate freely without excessive effort.

- E. All doors and windows must meet current egress standards.

Doors and Windows – Rehabilitation only

- A. Any windows showing signs of condensation or leakage of any kind shall be replaced. SHRA allows window replacement using retrofit windows when those windows are installed by trained professionals following manufacturer’s specifications. Retrofit windows must have a similar useful life as “new, construction” (i.e., nail fin) windows.
- B. All doors and doorjambs must be in good condition. No damaged or worn doorjambs or doors are allowed. Doors and/or jambs beyond their useful life shall be replaced.

Casework

- A. New cabinet boxes shall be made of plywood or solid wood. No particle board boxes will be allowed.
- B. All counter tops shall be of solid surface or granite, and in very good condition with no significant scratches, burns or other imperfections.
- C. Face frames, doors and drawer faces shall be solid hardwood. No plastic laminate finishes will be allowed.

Casework – Rehabilitation only

- A. All cabinets shall be replaced or in very good condition, within their 15 year useful life, both structurally and in appearance.

Finishes

- A. All dwelling unit kitchens shall contain luxury vinyl plank (LVP) flooring. Bathrooms must be floored with LVP, sheet vinyl or ceramic tile to provide a cleanable, impervious surface. Bedrooms, hallways, and living and dining rooms may be floored with carpeting, LVP or hardwood. Wear layer of LVP shall be at least 12 mils inside dwelling units. Tenant unit entries shall be floored with LVP or ceramic tile.
- B. In common areas, corridors may be floored with LVP, glue-down carpeting, or carpet tiles. Community rooms and kitchens shall be floored with LVP. Wear layer of LVP in common/commercial areas shall be a minimum of 20 mils thick.
- C. Carpet shall meet or exceed the minimum standards as set by HUD’s UM-44D bulletin.

Finishes – Rehabilitation only

- A. Floor coverings must be in good, useable condition - no holes, tears, rips, or stains.
- B. All exterior and interior surfaces must be painted. No peeling, cracking, chipping, or otherwise failing paint will be allowed. All painted surfaces must be new, or in near new condition and appearance.
- C. Acoustic (popcorn) ceiling texture must be removed and refinished with new texture to match wall texture.

Equipment

- A. Dishwashers, refrigerator/freezer, oven, stoves and garbage disposals are required in all dwelling unit kitchens. All appliances must be new or in very good operating condition. All appliances must be Energy Star rated, as applicable. Appliances slated for ADA units shall be per code requirements.
- B. SRO projects are encouraged to provide the appliances listed above and will be reviewed and approved on a case-

by-case basis.

- C. All kitchens must have adequate cabinet and counter space. Installation of shelving for microwaves is required if over-the-range microwaves are not used, with the exception of ADA units.

Furnishings

- A. Dwelling units must have window coverings on all windows.

Special Construction

- A. Non-habitable structures on property must be painted to match primary buildings and must be structurally sound.
- B. Laundry facilities must, at a minimum, be consistent with CTCAC requirements of one washer and dryer for every ten dwelling units for family housing and one for every 15 units for senior and special needs projects. Ten percent of the total number of washer/dryers must be ADA-accessible machines (unless the ADA units contain their own laundry facilities). Solid surface countertops will be required within laundry rooms and countertops shall meet all ADA requirements.
- C. Public pool areas shall have self-closing gate(s). Fences and gates at pool areas shall meet applicable current codes and standards. Joints between coping and concrete deck shall be appropriately caulked. Existing pools shall have no cracks in plaster or tile grout joints. The Developer is responsible for ensuring pool and surroundings meet all applicable current codes and standards. If a project contains two or more pools, at least one must remain following rehabilitation.

Mechanical/Plumbing

- A. Water heaters must be installed per current applicable codes.
- B. All common areas and tenant units must have heating and air conditioning. Wall mount (i.e. PTAC units) or central systems are acceptable. Evaporative coolers are not acceptable. HVAC units should be protected from vandalism, pursuant to discretion of SHRA.
- C. Toilets, showerheads, faucets, and mixing valves shall be new and meet current water conservation codes.
- D. Tub surrounds must be one unbroken piece per wall and must be of solid surfaces (such as “Swanstone” or other solid acrylic materials, quartz composites), or other similar materials. Fiberglass/acrylic surrounds are acceptable.

Mechanical/Plumbing – Rehabilitation only

- A. All toilets, sinks, and tubs shall be chip and stain free.

Electrical

- A. All units must have smoke/carbon monoxide detectors installed per current code.
- B. Wiring from telephone/data/cable suppliers shall be installed within walls, attic spaces, and/or crawl spaces. No conduits are allowed to be mounted on the exterior of the buildings in new construction.
- C. Broadband infrastructure meeting the requirements of 24 CFR 5.100* is required in all new construction projects of 4 or more units.

**Broadband infrastructure means cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is capable of providing access to Internet connections in individual housing units, and that meets the definition of “advanced telecommunications capability” determined by the*

Federal Communications Commission under section 706 of the Telecommunications Act of 1996 (47 U.S.C. 1302).

Electrical – Rehabilitation only

- A. All electrical panels shall meet current code.
- B. Any rehabilitation projects with un-grounded electrical systems shall be re-wired with grounded systems to meet current code.
- C. For rehabilitation projects, switches, outlets and light fixtures shall be replaced with devices that meet current applicable codes.
- D. Wiring mounted on the exterior of the surface may be allowed if it is concealed in conduit and conduit is painted to match exterior siding. For projects where exterior siding will be removed, this wiring shall be installed within walls, attic spaces, and/or crawl spaces.

Resident Services Community Space

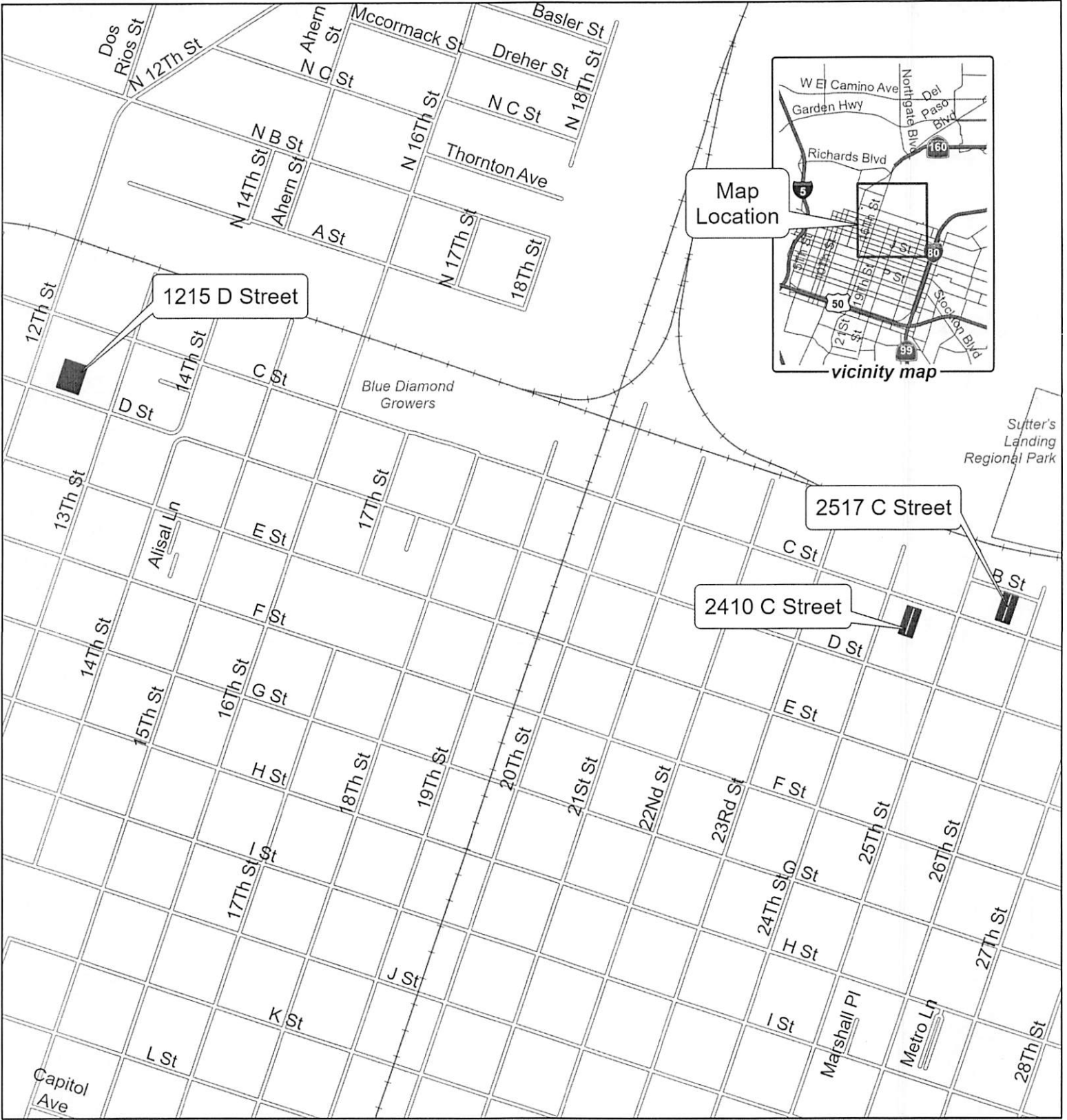
All properties, regardless of project type (i.e. senior, family, or large family), must devote a minimum of 1,200 s.f. to actual resident services/community space. Resident services space includes common kitchens, computer rooms, meeting rooms and general gathering space. It does not include public restrooms, leasing offices, laundry facilities and lobbies. Common kitchens are required, including refrigerator, stove, garbage disposal, and dishwasher.

For existing buildings, these requirements shall apply unless SHRA deems there to be significant physical constraints.

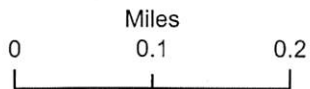
End of Scope of Development.



River City Trio



 River City Trio



River City Trio

1215 D Street



2410 C Street



2517 C Street



**River City Trio
Residential Project Summary**

Addresses	1215 D Street, Sacramento 95814; 2410 C Street and 2517 C Street, Sacramento 95816				
Number of Units	54				
Construction Type	Rehabilitation				
Acreage	1215 D Street (0.47 acres), 2410 C Street (0.3 acres) and 2517 C Street (0.3 acres) Total 1.07 acres (46,609.2 Sq Ft)				
Unit Mix		<u>ELI 50% AMI</u>	<u>LI 60% AMI</u>	<u>Exempt Management Units</u>	<u>Total</u>
	1 Bedroom/1 Bath	6	39	0	45
	2 Bedroom/1 Bath	0	8	2	10
	TOTAL	6	47	2	55
Square Footage		<u>Per Unit</u>	<u>Total Sq Ft</u>		
	1 Bedroom/1 Bath (Floor Plan A)	479	12,933		
	1 Bedroom/1 Bath (Floor Plan B)	616	11,088		
	2 Bedroom/1 Bath	930	9,300		
	Common Areas		1,000		
	TOTAL		34,321		
Resident Facilities	On-site management offices, community room, laundry facilities and vehicle parking.				
Permanent Sources		<u>Current Total</u>	<u>Per Unit</u>	<u>Per Sq Ft</u>	
	Federal Tax Credit Equity	\$ 5,625,496	\$ 104,176	\$ 163.91	
	Permanent Loan	\$ 9,510,000	\$ 176,111	\$ 277.09	
	NOI During Construction	\$ 95,783	\$ 1,774	\$ 2.79	
	Deferred Developer Fee	\$ 1,215,025	\$ 22,500	\$ 35.40	
	TOTAL SOURCES	\$ 16,446,304	\$ 304,561	\$ 479.19	
Permanent Uses					
	Acquisition	\$ 7,100,000	\$ 131,481	\$ 206.87	
	Construction	\$ 4,576,488	\$ 84,750	\$ 133.34	
	Permits and Fees	\$ 50,000	\$ 926	\$ 1.46	
	Architecture and Engineering	\$ 132,400	\$ 2,452	\$ 3.86	
	Hard Cost Contingency	\$ 429,086	\$ 7,946	\$ 12.50	
	Soft Cost Contingency	\$ 100,000	\$ 1,852	\$ 2.91	
	Financing Costs	\$ 1,137,723	\$ 21,069	\$ 33.15	
	Operating Reserves	\$ 160,173	\$ 2,966	\$ 4.67	
	Legal Fees	\$ 200,000	\$ 3,704	\$ 5.83	
	Relocation	\$ 400,000	\$ 7,407	\$ 11.65	
	Developer Fee	\$ 1,916,434	\$ 35,490	\$ 55.84	
	Insurance, Third Party, Marketing, Other	\$ 244,000	\$ 4,519	\$ 7.11	
	TOTAL USES	\$ 16,446,304	\$ 304,561	\$ 479.19	
Management/Operations					
	Proposed Developer Property Management Company		Vitus Development Group Aperto Property Management		
	Operations Budget	\$ 368,307	\$ 6,696		
	Property Management	\$ 42,230	\$ 768		
	Resident Services	\$ 27,251	\$ 495		
	Replacement Reserves	\$ 13,500	\$ 245		
	Taxes and Insurance	\$ 29,232	\$ 531		

River City Trio		Number	Square Feet	Total Sq Feet	Max Gross Rent	Utility Allowance	Max Net Rent ¹	Rent per Sq Foot	Total Mo. Rent	Current Annual Rent
1215 D Street (23 units and Community Room)										
1 Bedroom/1 Bath (50% AMI)	1	479	479 \$	850 \$	- \$	850 \$	1.77 \$	850 \$	10,200	
1 Bedroom/1 Bath (50% AMI)	1	616	616 \$	850 \$	- \$	850 \$	1.38 \$	850 \$	10,200	
1 Bedroom/1 Bath (60% AMI)	10	479	4,790 \$	1,020 \$	- \$	1,020 \$	0.21 \$	10,200 \$	122,400	
1 Bedroom/1 Bath (60% AMI)	7	616	4,312 \$	1,020 \$	- \$	1,020 \$	0.24 \$	7,140 \$	85,680	
2 Bedroom/1 Bath (60% AMI)	4	930	3,720 \$	1,224 \$	- \$	1,224 \$	0.33 \$	4,896 \$	58,752	
2410 C Street (16 units)										
1 Bedroom/1 Bath (50% AMI)	1	479	479 \$	850 \$	- \$	850 \$	1.77 \$	850 \$	10,200	
1 Bedroom/1 Bath (50% AMI)	1	616	616 \$	850 \$	- \$	850 \$	1.38 \$	850 \$	10,200	
1 Bedroom/1 Bath (60% AMI)	7	479	3,353 \$	1,020 \$	- \$	1,020 \$	0.30 \$	7,140 \$	85,680	
1 Bedroom/1 Bath (60% AMI)	4	616	2,464 \$	1,020 \$	- \$	1,020 \$	0.41 \$	4,080 \$	48,960	
2 Bedroom/1 Bath (60% AMI)	2	930	1,860 \$	1,224 \$	- \$	1,224 \$	0.66 \$	2,448 \$	29,376	
2 Bedroom/1 Bath (Exempt Management)	1	930	930 \$	-	-	-	-	-	-	
2410 C Street (16 units)										
1 Bedroom/1 Bath (50% AMI)	1	479	479 \$	850 \$	- \$	850 \$	1.77 \$	850 \$	10,200	
1 Bedroom/1 Bath (50% AMI)	1	616	616 \$	850 \$	- \$	850 \$	1.38 \$	850 \$	10,200	
1 Bedroom/1 Bath (60% AMI)	7	479	3,353 \$	1,020 \$	- \$	1,020 \$	0.30 \$	7,140 \$	85,680	
1 Bedroom/1 Bath (60% AMI)	4	616	2,464 \$	1,020 \$	- \$	1,020 \$	0.41 \$	4,080 \$	48,960	
2 Bedroom/1 Bath (60% AMI)	2	930	1,860 \$	1,224 \$	- \$	1,224 \$	0.66 \$	2,448 \$	29,376	
2 Bedroom/1 Bath (Exempt Management)	1	930	930 \$	-	-	-	-	-	-	
Totals	55			33,321				\$ 54,672	\$ 656,064	

¹The tenant rent will not exceed 30% of the household adjusted gross income with Project Based Vouchers

	Annual Increase	per unit	2024 Year 1	2025 Year 2	2026 Year 3	2027 Year 4	2028 Year 5	2033 Year 10	2038 Year 15	2043 Year 20	2048 Year 25
Income											
Potential Gross Income	2.50%		689,277	706,509	724,172	742,276	760,833	860,813	973,931	1,101,913	1,246,714
Rental Subsidy	2.50%		564,211	578,316	592,774	607,593	622,783	704,622	797,215	901,976	1,020,503
Other Income	2.50%		706	724	742	760	779	882	998	1,129	1,277
Less Vacancy	5.00%		62,710	64,277	65,884	67,531	69,220	78,316	88,607	100,251	113,425
Effective Gross Income			\$1,191,484	\$1,221,272	\$1,251,803	\$1,283,098	\$1,315,176	\$1,488,001	\$1,683,536	\$1,904,767	\$2,155,069
Operating Expenses (includes all Utilities)											
Operating Expenses (includes all Utilities)	3.50%	\$6,696	368,307	381,198	394,540	408,349	422,641	501,965	596,177	708,071	840,966
Property Management	3.50%	\$768	42,230	43,708	45,238	46,821	48,460	57,555	68,357	81,187	96,425
Residential Services	3.50%	\$495	27,251	28,205	29,192	30,214	31,271	37,140	44,111	52,390	62,223
Replacement Reserves	0.00%	\$245	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500
Taxes and Insurance	2.00%	\$531	29,232	29,817	30,413	31,021	31,642	34,935	38,571	42,586	47,018
Total Expenses		\$8,737	\$480,520	\$496,427	\$512,882	\$529,905	\$547,513	\$645,095	\$760,716	\$897,734	\$1,060,132
Net Operating Income			\$710,964	\$724,844	\$738,921	\$753,194	\$767,662	\$842,906	\$922,820	\$1,007,033	\$1,094,937

Debt Service		amount	rate	amort	35	497,113	497,113	497,113	497,113	497,113	497,113	497,113	0	0
Permanent Loan		\$9,510,000	3.88%											
SHRA Monitoring Fee		\$16,000,000	0.125%			20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Debt Service Subtotal						\$517,113	\$517,113	\$517,113	\$517,113	\$517,113	\$517,113	\$517,113	\$20,000	\$20,000

Priority Distributions		amount	rate	5,000	5,125	5,253	5,384	5,519	6,244	7,065	7,993	9,044
Limited Partner Management Fee (LP)		\$5,000	2.50%									
General Partner Asset Management Fee (GP)		\$7,500	2.50%	7,500	7,688	7,880	8,077	8,279	9,366	10,597	11,990	13,565
Priority Distributions Subtotal				\$12,500	\$12,813	\$13,133	\$13,461	\$13,798	\$15,611	\$17,662	\$19,983	\$22,609

Net Cash after Priority Distributions \$181,351 \$194,918 \$208,675 \$222,619 \$236,751 \$310,182 \$388,045 \$967,050 \$1,052,328

Deferred Developer Fee		amount	rate	1,215,025	1,045,824	861,364	661,303	445,296	0	0	0	0
Principal Balance		\$1,215,025	1.00%									
Accumulated Interest				12,150	10,458	8,614	6,613	4,453	0	0	0	0
Payment				181,351	194,918	208,675	222,619	236,751	0	0	0	0
Balance				\$1,045,824	\$861,364	\$661,303	\$445,296	\$212,998	\$0	\$0	\$0	\$0

Net Cash after Deferred Developer Fee Remains with Project \$0 \$0 \$0 \$0 \$0 \$310,182 \$388,045 \$967,050 \$1,052,328

River City Trio
Cash Flow Proforma

Attachment 8

River City Trio

MAXIMUM INCOME AND RENT LIMITS 2022

Limits at 50% and 60% of Area Median Income (AMI)

Low Income Housing Tax Credits and Bonds

Maximum Gross Income Limits

<u>Family Size</u>	<u>50% AMI</u>		<u>60% AMI</u>	
1 person	\$	31,750	\$	38,100
2 person	\$	36,250	\$	43,500
3 person	\$	40,800	\$	48,960
4 person	\$	45,300	\$	54,360
5 person	\$	48,950	\$	58,740

Maximum Gross Rent Limits¹

<u>Unit Size</u>	<u>50% AMI</u>		<u>60% AMI</u>	
1 Bedroom	\$	850	\$	1,020
2 Bedroom	\$	1,020	\$	1,224

¹The tenant rent will not exceed 30% of the household adjusted gross income with Project Based Vouchers.