



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, April 6, 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=vN335qdysHI>

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 916-440-1363, 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) 440-1363 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) 440-1363 for assistance.

ROLL CALL

APPROVAL OF AGENDA

CITIZEN COMMENT REPORT

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 – March 2, 2022

CONSENT

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

SPECIAL PRESENTATION

2. Family Self Sufficiency Program presentation

DISCUSSION/BUSINESS ITEMS

3. Approval of Housing Authority Participation in Greater Broadway PBID
4. Approval of Loan Funds and Loan Agreement for Vista Nueva
5. Capitol Park Hotel – Approval to Allocate Funds and Approval to Enter into a Funding Agreement

PRESENTATION

6. Update on Public Housing Site Electronic Bulletin boards

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT



MINUTES
Sacramento Housing and Redevelopment Commission (SHRC)
Special Meeting
March 2, 2022

Meeting noticed on February 25, 2022

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, Staajabu, Starks, Woo

MEMBERS ABSENT: Griffin, Osmany (one vacancy)

STAFF PRESENT: La Shelle Dozier, Brad Nakano, Susana Jackson, Christine Weichert, Sarah O'Daniel, James Shields, Peter Masih, Vickie Smith, Nikoo Heiderzedeh, Teresa Cristobal, Kassie Slater, Mark Hamilton

APPROVAL OF AGENDA

The Agenda was approved as submitted. The Chair announced that items 4 and 5 would be heard together.

CITIZEN COMMENT REPORT

Vickie Smith reported on the three citizen's comments received at the previous meeting. The comments related to how to apply for Mirasol Village, income calculation policies related to receiving a lump sum, and suspected fraud in the Shelter + Care program. She informed the Commission that all the comments had been referred to the appropriate staff and had been followed up on.

CITIZENS COMMENTS

One citizen comment was read into the record. The comment was related to income calculation policies related to receiving a lump sum. The individual requested a written copy of the SHRA policy on this. The Clerk announced that this inquiry would be forwarded to the appropriate staff for follow up.

APPROVAL OF MINUTES – February 2, 2022 minutes were approved as submitted.

CONSENT

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

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

AYES: Amanfor, Morgan, Nunley, Ross, Starks, Woo

NOES: None

ABSENT: Griffin, Osmany

Not present to vote: Boyd, Staajabu

PRESENTATION

2. Family Self Sufficiency Program presentation

Theresa Cristobal from the Housing Choice Voucher department introduced Andrea Newsome who described her experience in the Family Self Sufficiency program. She was congratulated on her accomplishments by members of the Commission.

DISCUSSION/BUSINESS ITEMS

3. Tax Equity and Fiscal Responsibility Act Hearing and Approval of Tax-Exempt Bonds, Loan Commitment and Funding Agreements for the Mirasol Village Block D Project (Twin Rivers Phase 4) – City Report
4. Approval To Negotiate And Execute Agreements Utilizing \$5 Million In American Rescue Plan Act Funds Between Sacramento Housing And Redevelopment Agency And Twin Rivers Phase 4, L.P., And To Negotiate And Execute An Agreement Utilizing \$2 Million In Choice Neighborhoods Implementation Funds Between The Housing Authority Of The County Of Sacramento And Twin Rivers Phase 4, L.P., Each With A 57-Year Term And To Amend The County Budget To Allocate \$5 Million In American Rescue Plan Act Funds For The Mirasol Village Block D Project - County Report

Victoria Johnson presented the items.

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

AYES: Amanfor, Boyd, Morgan, Nunley, Ross, Staajabu, Starks, Woo

NOES: None

ABSENT: Griffin, Osmany

PRESENTATION

5. Rental Assistance Demonstration (RAD) Program Update

Mark Hamilton presented the item.

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier announced the following:

- Next meeting is March 16th
- Cornerstone Apartments grand opening on March 15th
- Lira Goff has taken a position in SHRA's SERA Program and Nikoo Heidarzede has accepted the position as Agency Clerk.
- Expressed thanks to Mark Hamilton and the other staff working on RAD.

COMMISSION CHAIR REPORT

Chair Morgan requested a report back on the status of the operation of the electronic bulletin boards at each of the area offices.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Boyd requested an update on the status of the Capitol Park Hotel which staff provided.

Commission Ross asked about the status of returning to in person meetings. La Shelle Dozier indicated that SHRA planned to stay with remote meetings for the foreseeable future at least until May. Commissioner Ross requested advanced notice when in person meetings resumed.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 5:00 pm.

Clerk

April 6, 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
Vickie Smith, 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

Sacramento Housing and Redevelopment Commission
April 6, 2022
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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).

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

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

April 6, 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) May 6, 2022, or (ii) 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



**REPORT TO HOUSING AUTHORITY
CITY OF SACRAMENTO**
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
April 12, 2022

Honorable Chair and Members of the Housing Authority Board

Title: Housing Authority Participation in the Renewal of the Greater Broadway Property and Business Improvement District (PBID)

Location/Council District: Broadway between 5th Avenue and 29th Street/Council District 1

Recommendation: Adopt a Housing Authority Resolution a) delegating signatory authority to the Executive Director, or her designee, for Housing Authority properties included in the proposed Greater Broadway Property and Business Improvement Districts, and b) authorizing the Executive Director, or her designee, to pay the annual assessment fees for the renewal of the Greater Broadway PBID from Conventional Housing funds.

Contact: Mayra Jacobs, Director of Public Housing, 916-449-6228, Sacramento Housing and Redevelopment Agency

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: The Greater Broadway PBID was established in 2007 and will expire at the end of April, 2022. Since its establishment, the PBID has accomplished much to support the Broadway commercial area. It is proposed that the PBID be renewed for an additional ten-year term to allow for continued work and improvements in the area.

One parcel of the Alder Grove public housing community is located in the PBID. This report recommends that the Housing Authority Board authorize the Executive Director to sign the petition to renew the PBID and authorizes the Executive Director or her designee to pay the annual assessment fees from Conventional Housing funds.

Policy Considerations: The proposed PBID is consistent with the Public Housing Authority's Annual Plan as supports the following Goals and Objectives: increase the availability of decent, safe, and affordable housing; and improve community quality of life and economic vitality.

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): Activities undertaken under the PBID associated with property maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA.

Sustainability Considerations: There are no sustainability considerations applicable to the formation process and administration of a special district.

Other: The proposed action has been determined to be exempt under the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(3) and 58.34(a)(4). Activities associated with property maintenance are exempt under 24 CFR section 58.35 (b)(3).

Commission Action: Sacramento Housing and Redevelopment Commission: It is anticipated that, at its April 6, 2022 meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Board in the event this does not occur.

Rationale for Recommendation: In 2007, it was determined that the formation of a PBID would enhance the economic development of the Greater Broadway commercial area, and the PBID has been successful. The services for this PBID include public maintenance, trash collection, graffiti abatement, additional public security, events, district marketing, and business advocacy. These services and activities improve overall district cleanliness and safety, increase building occupancy and lease rates, and encourage new business development and services for property in the districts. Overall, they create safer and more economically vital business district, which benefit Housing Authority residents.

Financial Considerations: This report recommends authorizing the Housing Authority to allocate and utilize Conventional Housing funds to annually pay approximately \$22,825 for the PBID assessment and participate in the PBID as a property owner. Assessment rates may be subject to an increase of no more than five percent annually.

Local Business Enterprise (LBE)/Minority and Women's Business Enterprise (MBE/WBE)/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-Housing Authority Resolution
- 3-Greater Broadway PBID Map

RESOLUTION NO. 2022 -

Adopted by the Housing Authority of the City of Sacramento

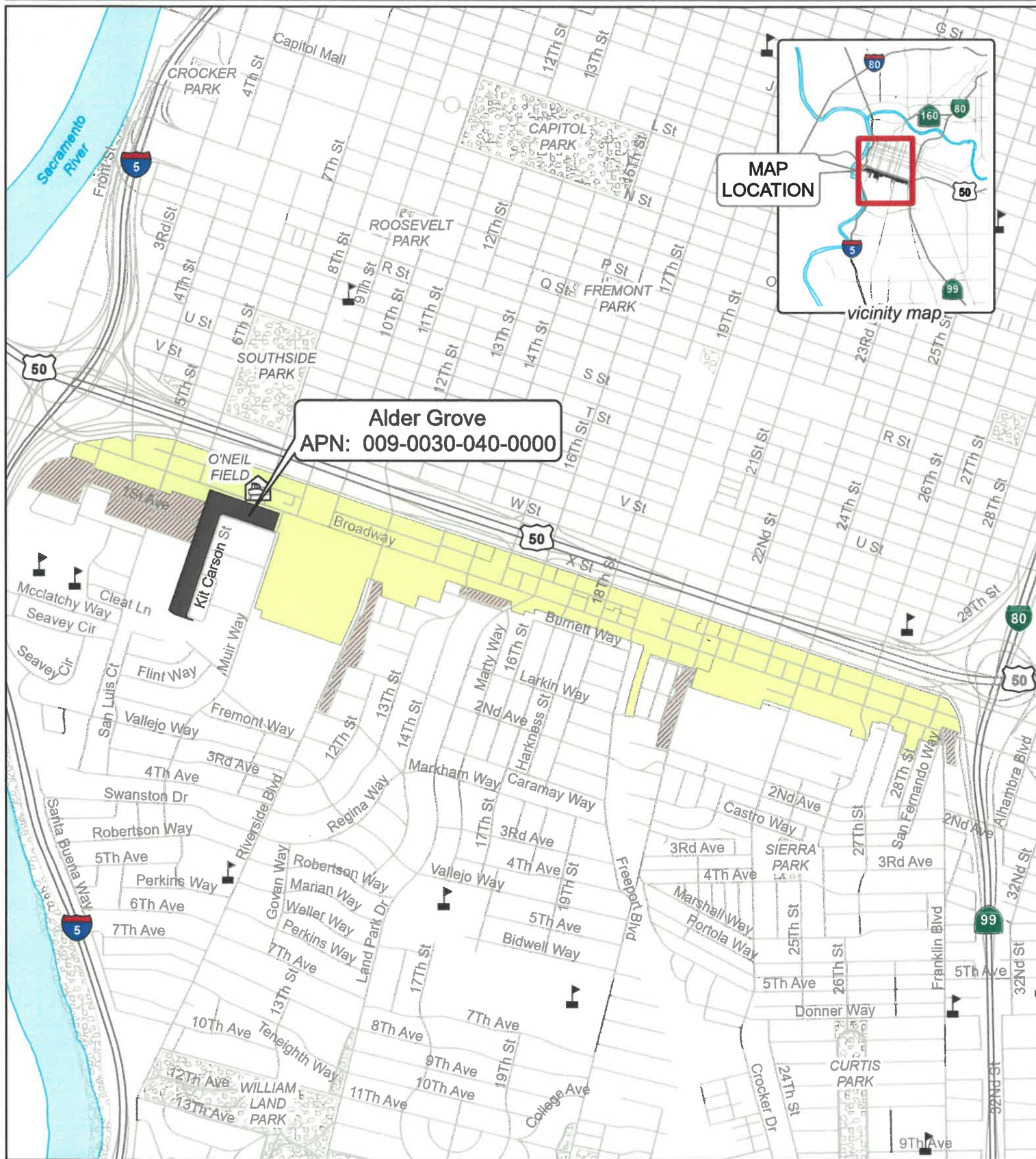
on date of

AUTHORIZATION TO PARTICIPATE IN THE RENEWAL OF THE GREATER BROADWAY PARTNERSHIP AND MIDTOWN SACRAMENTO PROPERTY AND BUSINESS IMPROVEMENT DISTRICTS

BACKGROUND

- A. The Greater Broadway Partnership has proposed the renewal of the Greater Broadway Partnership (GBP) Property and Business Improvement District (PBID) to fund activities which provide 1) Clean, Safe and Physical Enhancements; and 2) Economic Enhancements and the boundaries of the PBID would encompass a property owned by the Housing Authority.
- B. The property and business owners within the Broadway commercial corridor propose to renew the GBP PBID for a ten-year term under the Property and Business Improvement District Law of 1994, which is required by part 7 (beginning with section 36600) of division 18 in the California Streets and Highways Code.
- C. Activities undertaken under the PBID associated with property maintenance are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. The remaining activities have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). All other actions proposed herein are considered administrative actions and are not a project under CEQA.
- D. The proposed action has been determined to be exempt under the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(3) and 58.34(a)(4). Activities associated with property maintenance are exempt under 24 CFR section 58.354 (b)(3).
- E. The Housing Authority owns and manages the following property within the Greater Broadway PBID: 009-0030-040-0000 – 0 Warner Street, Alder Grove.
- F. The public interest of Housing Authority residents will be served by having Housing Authority properties participate in the Greater Broadway PBID because there will be activities which enhance the safety, cleanliness, and economic vitality of the district and Housing Authority owned property.

Greater Broadway PBID Renewal

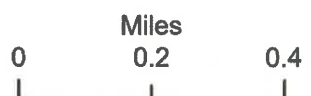


Alder Grove
APN: 009-0030-040-0000



- Housing Authority Owned Parcel
- Greater Broadway PBID Renewal Boundary
- Greater Broadway PBID Expansion
- Park

- School
- Fire Station



SHRA GIS
 March 23, 2022



April 1, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Vista Nueva Homekey Project – Approval to Allocate Funds and Approval of Funding Agreement

SUMMARY

The attached report is submitted to you for review prior to final approval at the Sacramento City Council.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Attachment



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

Business
April 12, 2022

Honorable Mayor and Members of the City Council

Title: Vista Nueva Homekey Project – Approval to Allocate Funds and Funding Agreement

Location/Council District:

Recommendation: Adopt a City Council Resolution authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to a) negotiate, enter into, execute and amend from time to time a funding agreement comprised of \$683,750 in Home Investment Partnership (HOME) program funds construction and permanent loan, with Jamboree Housing California, or related entity (Developer) for the Vista Nueva Homekey Development (Project); b) amend the SHRA budget; and c) make related findings.

Contact: Christine Weichert, Director of Housing Finance, (916) 440-1353, cweichert@shra.org; Sacramento Housing and Redevelopment Agency

Presenter: Anne Nicholls, Management Analyst, (916) 440-6239, anicholls@shra.org; Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: On September 9, 2021 the State of California Department of Housing and Community Development (HCD) announced that it is making \$1.45 billion dollars available through a Notice of Funding Availability (NOFA) for the Homekey Program. The Homekey Program provides funding to cities, counties, and other local entities, including housing authorities to convert motels, hotels, and other non-residential structures into permanent supportive housing and/or transitional housing for the State's homeless population.

In October 2021, the Housing Authority received authorization to apply for Homekey funds to be used for the Vista Nueva Project (Project). At that time, an allocation of \$8.9 million in local funds to serve as match and gap financing for the project was also approved. On October 15, 2021 the application was submitted to HCD and on December 21, 2021, HCD announced that the project had been awarded \$29,010,350 in Homekey funds. Since

that time staff has been conducting due diligence activities, closed the loan and the developer has acquired the property to move forward with rehabilitation and occupancy of the development. Occupancy is anticipated in the fall of 2022.

As part of the due diligence, Jamboree staff began discussions with both the building department and fire department. Three areas identified which add additional cost to the project are outlined below. SHRA staff is recommending an additional allocation to the project of \$683,750 to cover these unanticipated project expenses.

Fire Alarm

Jamboree's General Contractor initial discussions with the Sacramento Fire Department in October of 2021 conveyed that the existing fire alarm system was acceptable. However, once a more detailed review of the permitted plans was conducted, it was determined that the building fire alarm system, including the fire control panel, would need to be upgraded at an additional cost of \$271,000.

Laundry Expansion

Due to the large number of families that will be housed at this development, and to be in compliance with SHRA lending policies, staff is recommending increasing the size and scope of the laundry facilities to include eight (8) new washers and nine (9) new dryers for a total of 12 laundry sets, including an ADA compliant set. The cost for this is approximately \$198,750.

Windows

The project architect initially assumed that the building was permitted and occupied with existing windows meeting egress requirements per building code. Upon further analysis, it was determined that the existing windows did not meet current building code requirements. As a result, the 132 windows in all bedrooms and studios will need to be replaced at an additional cost of \$214,000.

Project Description: The Vista Nueva Project is the acquisition and rehabilitation of 140 Promenade Circle (formerly the Staybridge Suites Hotel) in Sacramento which will be converted into permanent and transitional housing for formerly homeless families/individuals. The structure was built in 2007 on 2.29 acres. A Vicinity Map and Project Rendering are included as Attachments 2 and 3.

The Project will serve homeless households with at least one minor child. Ten of the units will be set aside as transitional units for families who will be provided services. In addition, the development will provide 106 permanent supportive housing units comprised of 53 studio, 39 one-bedroom, 14-two bedroom units and one (1) two-bedroom exempt management unit. There will be a total of seventeen (17) Americans with Disabilities Act (ADA) accessible units.

Policy Considerations: The recommended actions for the development are consistent with: 1) SHRA's previously approved Multifamily Lending and Mortgage Revenue Bond Policies, Affordable Housing Priority 2(i), Conversion of Non-Residential to Residential Use for Permanent Supportive Housing and Homeless Housing; and 2) the 2021-2029

Housing Element, a) Goal 2, Increasing Affordable and Workforce Housing Production, H-2.1 Provide Opportunities for Affordable Housing Throughout the City of Sacramento, H-2.3 Assist in Development of Affordable Housing, H-2.10 Awareness and Support, H-2.11 Conversions to Affordable Housing, b) Goal 7, Housing for People Experiencing Homelessness, and Policies H-7.1 Housing First Principles, H-7.4 Permanent Supportive Housing; and c) Goal 8, Increasing Accessible Housing. The Project is located in an Opportunity Zone that provides a federal tax incentive for investors, who invest in real estate projects and operating businesses located in designated low-income communities through deferral and partial tax reductions of reinvested capital gains and forgiveness of tax on new capital gains (enacted into federal law through the Tax Cuts and Jobs Act of 2017).

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): The project has been analyzed in accordance with the California Environmental Quality Act (CEQA) and has been determined to be exempt from CEQA pursuant to CEQA Guidelines §15301. National Environmental Policy Act (NEPA): Pursuant to NEPA regulations at 24 CFR §58, an Environmental Assessment (EA) was prepared and it was determined that the project will have no significant impact on the human environment.

Sustainability Considerations: The proposed Project has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2035 General Plan. If approved, this Project will advance the Land Use Goal 2.1, Complete Neighborhoods to promote livability and safety for residents of all ages, incomes, and cultural backgrounds. Characteristics of Complete Neighborhoods include a well-maintained housing facility.

Commission Action: *Sacramento Housing and Redevelopment Commission:* It is anticipated that, at its April 6, 2022 meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Council in the event this does not occur.

Rationale for Recommendation: The actions recommended in this report enable SHRA to continue to fulfill its mission of providing a range of affordable housing opportunities in the City and are consistent with SHRA's previously approved Multifamily Lending and Mortgage Revenue Bond Policies, the City of Sacramento's 2021-2029 Housing Element as part of Sacramento's 2035 General Plan, and the Opportunity Zone.

Financial Considerations: The recommended additional funding for this project is \$683,750 in HOME Funds. The SHRA HOME loan will have a zero percent interest rate and a 40-year term. SHRA will collect an annual payment of 0.125 percent (12.5 basis points) of the total SHRA funding amount for monitoring the regulatory restrictions and administration of the funds. SHRA will also receive a fee equal to \$100 per each SHRA-funded unit per year.

April 12, 2022

Local Business Enterprise (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 possible 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 Coordinator, to promote employment opportunities.

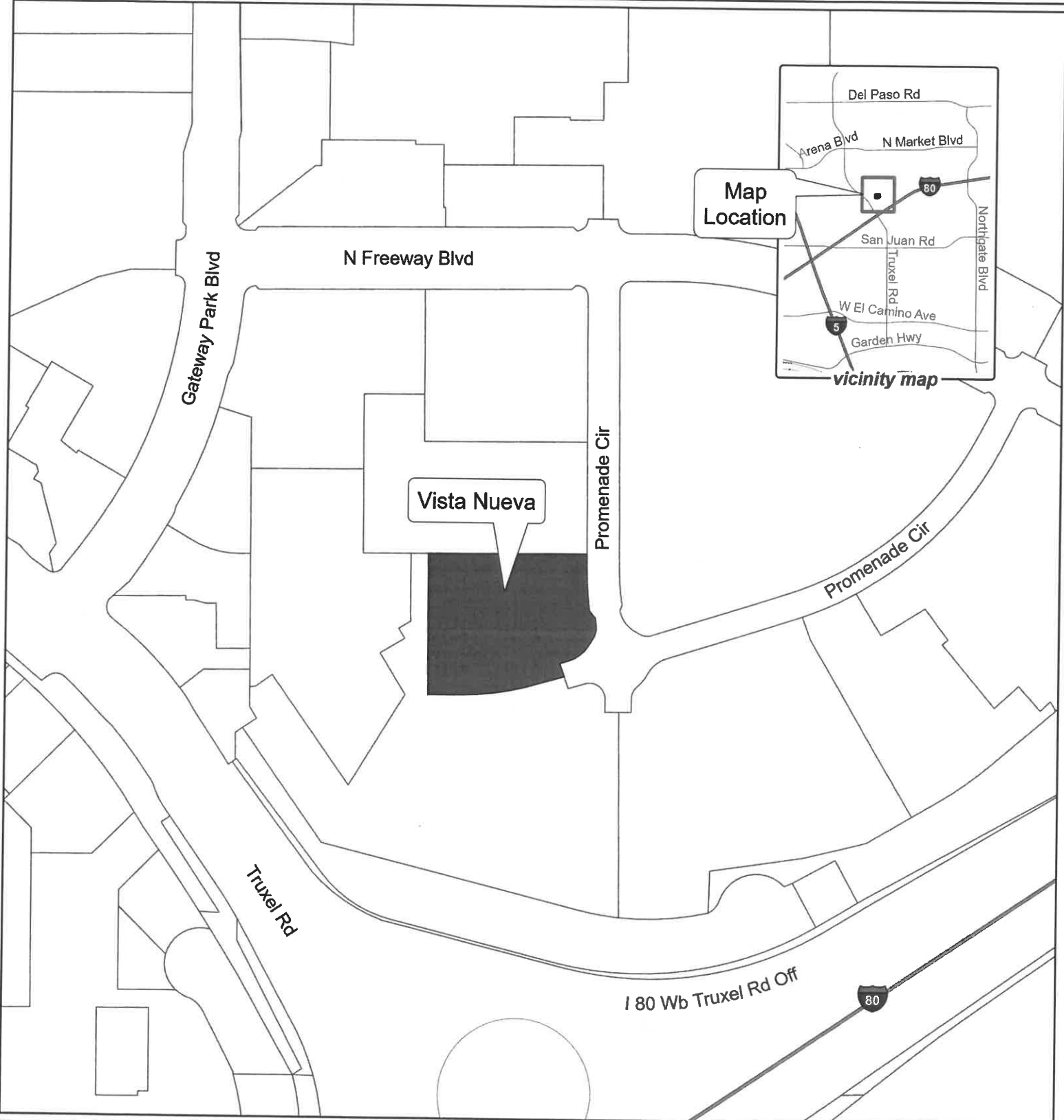
Respectfully Submitted by:



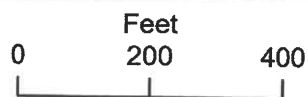
LA SHELLE DOZIER
Executive Director

Attachments

- 01-Description/Analysis
- 02-Vicinity Map
- 03-Project Rendering
- 04-Project Summary
- 05-City Council Resolution



 Vista Nueva (140 Promenade Circle)



**Vista Nueva
Project Rendering**



**Vista Nueva
Residential Project Summary**

Address	140 Promenade Circle, Sacramento 95834		
Year Built	2007		
Acreage	2.29 (99,752.4 sq. ft.)		
Unit Mix and Rents	<u>ELI (30% AMI) PBV</u>	<u>ELI (30% AMI) Transitional</u>	<u>Total</u>
Studio/1 Bath	53	10	63
1 Bedroom/1 Bath	39	0	39
2 Bedrooms/2 Bath	14	0	14
Management Unit (2 Bedrooms)	0	0	1
Total Units	106	10	117
Square Footage	<u>Unit Size (sq.ft.)</u>	<u>Total</u>	
Studio/1 Bath	400	25,200	sq. ft.
1 Bedroom/1 Bath	513	20,007	sq. ft.
2 Bedrooms/2 Bath	788	11,820	sq. ft.
Community Area		24,098	sq. ft.
Total Gross		81,125	sq. ft.
On-site Amenities	Management, resident services and case management offices, community room with kitchen and lounging areas, computer space, laundry facilities, pool, picnic area with barbeque. Children's tot lot and school aged playgrounds with fencing and gates, pet area, 75 vehicle parking spaces and 8 bike parking spaces.		
Permanent Sources	<u>Total</u>	<u>Per Unit</u>	<u>Per Square Foot</u>
HCD Homekey Grant	29,040,000	248,205	357.97
SHRA Loan	5,845,000	49,957	72.05
New SHRA Loan	683,750	5,844	8.43
SHRA Grant	3,150,000	26,923	38.83
Building Hope (MHSA) Loan	2,120,000	18,120	26.13
Deferred Developer Fee	176,763	1,511	2.18
TOTAL SOURCES	\$ 41,015,513	350,560	\$ 505.58
Permanent Uses			
Acquisition	30,600,000	261,538	377.20
Construction Costs	4,667,887	39,896	57.54
Additional Construction Costs	683,750	5,844	8.43
Architecture & Engineering	170,000	1,453	2.10
Permits & Fees	268,858	2,298	3.31
Hard Cost Contingency	694,094	5,932	8.56
Soft Cost Contingency	306,344	2,618	3.78
Operating Reserve	1,864,580	15,937	22.98
Legal Fees	90,000	769	1.11
Developer Fee	1,000,000	8,547	12.33
Third Party Fees, Marketing, Other	590,000	5,043	7.27
TOTAL USES	\$ 41,015,513	\$ 350,560	\$ 505.58
Management / Operations			
Proposed Developer	Jamboree Housing Corporation		
Property Management Company	Domus Management Company		
Operating Expenses	\$ 810,174	\$	6,925
Property Management	\$ 70,200	\$	600
Transitional Units Operations	\$ 315,214	\$	2,694
Resident Services	\$ 290,417	\$	2,482
Replacement Reserves	\$ 58,500	\$	500
Taxes and Insurance	\$ 62,643	\$	535

RESOLUTION NO. 2022 -

Adopted by the Sacramento City Council

on date of

VISTA NUEVA HOMEKEY PROJECT (PROJECT): AUTHORIZATION TO AMEND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) BUDGET TO ALLOCATE \$683,750 IN HOME INVESTMENT PARTNERSHIP (HOME) LOAN FUNDS TO THE PROJECT; APPROVAL TO EXECUTE FUNDING AGREEMENT WITH JAMBOREE HOUSING OR RELATED ENTITY (DEVELOPER); APPROVAL OF ENVIRONMENTAL FINDINGS

BACKGROUND

- A. The Housing Authority of the City of Sacramento and their co-applicant, JHC-Vista Nueva LLC (Jamboree Housing Corporation), or related entity (Developer), were awarded \$29,010,350 in Homekey Program funds from the California Department of Housing and Community Development. The Vista Nueva development includes the acquisition and conversion of a motel into 106 permanent supportive housing and ten (10) temporary shelter for homeless families/individuals located at 140 Promenade Circle (APN 225-2110-049-0000). As part of the Developers due diligence after the award it was determined that additional funds were needed for the project.
- B. The recommended actions are consistent with a) SHRA's approved Multifamily Lending and Mortgage Revenue Bond Policies, adopted on December 3, 2019 b) the 2021-2029 Housing Element, which encourages the provision of a variety of quality housing types to encourage neighborhood stability, including options for extremely low-income households (Resolution No. 2021-0259); c) the Sacramento Promise Zone Plans and Goals, Sustainably Built Community sub-goal to increase housing types and transit growth to promote livability and connectivity within the Promise Zone (Resolution No. 2015-263); and d) the 2013-2024 Consolidated Plan (Resolution No. 2019-0408), and 2021 Action Plan (Resolution No. 2020-0350).
- C. The project has been analyzed in accordance with the California Environmental Quality Act (CEQA) and has been determined to be exempt from CEQA pursuant to CEQA Guidelines §15301. Pursuant to National Environmental Policy Act (NEPA) regulations at 24 CFR §58, an Environmental Assessment (EA) was prepared and it was determined that the project will have no significant impact on the human environment.

**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. Sacramento Housing and Redevelopment Agency (SHRA) is authorized to negotiate, enter into, execute and amend from time to time a funding agreement comprised of \$683,750 in Home Investment Partnership (HOME) program loan funds with Jamboree Housing California, or related entity (Developer) for the Vista Nueva Homekey Development (Project) and to execute other documents, as approved to form by its Office of the General Counsel (Counsel), and perform other actions required for the HOME program loan funds, including without limitation, negotiation, subordination, regulatory agreements, financial restructuring, and extensions, consistent with its adopted policy and with this resolution.
- Section 3. SHRA's budget is hereby amended to incorporate \$683,750 in HOME loan funds for the Vista Nueva development.

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

April 6, 2022

VISTA NUEVA HOMEKEY PROJECT (PROJECT): AUTHORIZATION TO AMEND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) BUDGET TO ALLOCATE \$683,750 IN HOME INVESTMENT PARTNERSHIP (HOME) LOAN FUNDS TO THE PROJECT; APPROVAL TO EXECUTE FUNDING AGREEMENT WITH JAMBOREE HOUSING OR RELATED ENTITY (DEVELOPER); APPROVAL OF ENVIRONMENTAL FINDINGS

WHEREAS, the Housing Authority of the City of Sacramento and their co-applicant, JHC-Vista Nueva LLC (Jamboree Housing Corporation), or related entity (Developer), were awarded \$29,010,350 in Homekey Program funds from the California Department of Housing and Community Development. The Vista Nueva development includes the acquisition and conversion of a motel into 106 permanent supportive housing and ten (10) temporary shelter for homeless families/individuals located at 140 Promenade Circle (APN 225-2110-049-0000). As part of the Developers due diligence after the award it was determined that additional funds were needed for the project.

WHEREAS, the recommended actions are consistent with a) SHRA's approved Multifamily Lending and Mortgage Revenue Bond Policies, adopted on December 3, 2019 b) the 2021-2029 Housing Element, which encourages the provision of a variety of quality housing types to encourage neighborhood stability, including options for extremely low-income households (Resolution No. 2021-0259); c) the Sacramento Promise Zone Plans and Goals, Sustainably Built Community sub-goal to increase housing types and transit growth to promote livability and connectivity within the Promise Zone (Resolution No. 2015-263); and d) the 2013-2024 Consolidated Plan (Resolution No. 2019-0408), and 2021 Action Plan (Resolution No. 2020-0350).

WHEREAS, the project has been analyzed in accordance with the California Environmental Quality Act (CEQA) and has been determined to be exempt from CEQA pursuant to CEQA Guidelines §15301. Pursuant to National Environmental Policy Act (NEPA) regulations at 24 CFR

§58, an Environmental Assessment (EA) was prepared and it was determined that the project will have no significant impact on the human environment.

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 of the Sacramento Housing and Redevelopment Agency (SHRA) or her designee is authorized to negotiate, enter into, execute and amend from time to time a funding agreement comprised of \$683,750 in Home Investment Partnership (HOME) program loan funds with Jamboree Housing California, or related entity (Developer) for the Vista Nueva Homekey Development (Project) and to execute other documents, as approved to form by its Office of the General Counsel (Counsel), and perform other actions required for the HOME program loan funds, including without limitation, negotiation, subordination, regulatory agreements, financial restructuring, and extensions, consistent with its adopted policy and with this resolution.

Section 3. SHRA's budget is hereby amended to incorporate \$683,750 in HOME loan funds for the Vista Nueva development.

CHAIR

ATTEST:

CLERK

Capitol Park Hotel Report – to be delivered