



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, May 4, 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://youtu.be/ Rlr1lyc_Bo](https://youtu.be/Rlr1lyc_Bo)

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 – April 6, 2022

DISCUSSION/BUSINESS ITEMS

1. Housing Workshop and Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program, Permanent Local Housing Allocation (PLHA) and the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance - City
2. Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing Ordinance, And The HOME Investment Partnerships Program (HOME) – County
3. 2022 Local Housing Trust Fund Application - City
4. Authority To Apply For And Accept Funding From The California Department of Housing and Community Development For The 2022 Local Housing Trust Fund Program, In An Amount Not To Exceed \$5,000,000 - County

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT



MINUTES
Sacramento Housing and Redevelopment Commission (SHRC)
Special Meeting
April 6, 2022

Meeting noticed on April 1, 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, Osmany, Ross, Staajabu, Starks, Woo

MEMBERS ABSENT: Griffin (one vacancy)

STAFF PRESENT: La Shelle Dozier, Brad Nakano, Susana Jackson, Christine Weichert, Sarah O'Daniel, James Shields, Peter Masih, Vickie Smith, Patricia Simpson, Maryliz Paulson

APPROVAL OF AGENDA

The Agenda was approved as submitted.

CITIZEN COMMENT REPORT

Vickie Smith reported on the citizen's comments received at the previous meeting. The comment related to income calculation policies related to receiving a lump sum. 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 SERA2 program policies.

APPROVAL OF MINUTES – March 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 Staajabu seconded the motion. The votes were as follows:

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

NOES: None

ABSENT: Griffin

Not present to vote: Amanfor

PRESENTATION

2. Family Self Sufficiency Program presentation

Judy Castillo introduced Cassandra Cummins who spoke about her positive experience with the program. Commissioners congratulated Ms. Cummins on her efforts.

DISCUSSION/BUSINESS ITEMS

3. Approval of Housing Authority Participation in Greater Broadway PBID

Trish Simpson presented the item.

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

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

NOES: None

ABSENT: Griffin

ABSTAIN: Amanfor

4. Approval of Loan Funds and Loan Agreement for Vista Nueva

Anne Nicholls presented the item.

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

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

NOES: None

ABSENT: Griffin

5. Capitol Park Hotel – Approval to Allocate Funds and Approval to Enter into a Funding Agreement

Anne Nicholls presented the item.

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

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

NOES: None

ABSENT: Griffin

PRESENTATION

6. Update on Public Housing Site Electronic Bulletin boards

Mark Hamilton presented the item.

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier announced the following:

- Next meeting is May 4th
- April 23rd event at Mirasol Village - community gardening event
- Thanked Commissioner Amanfor for attending the Cornerstone groundbreaking

COMMISSION CHAIR REPORT

Chair Morgan thanked staff for their work on the electronic bulletin board.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Amanfor announced that he has a new child born on March 19th.

Commissioner Boyd congratulated La Shelle Dozier for being recognized by the City Council and for being nominated as a CEO of the year by the Sacramento Business Journal.

ADJOURNMENT

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

Clerk



April 29, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Housing Workshop and Annual Reports Of The Housing Trust Fund (HTF), Affordable Housing Ordinance, Permanent Local Housing Allocation (PLHA) And The HOME Investment Partnership Program (HOME)

SUMMARY

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

by:


LA SHELLE DOZIER
Executive Director

Attachment



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

Discussion
May 10, 2022

Honorable Mayor and Members of the City Council

Title: Housing Workshop and Annual Reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships Program, Permanent Local Housing Allocation (PLHA) and the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

Location/Council District: Citywide

Recommendation: Receive and file annual reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investments Partnerships Program, Permanent Local Housing Allocation, and the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance.

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

Presenters: Christine Weichert, Director, Development Finance, 916-440-1353, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: This report provides information to fulfill the annual reporting requirements of the City Housing Trust Fund (HTF) Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships (HOME) Program, Permanent Local Housing Allocation Program (PLHA), and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2021. The Sacramento Housing and Redevelopment Agency (SHRA) administers these ordinances and funds on behalf of the City of Sacramento (City).

Housing Trust Fund - The City Housing Trust Fund Ordinance authorizes the collection of fees on non-residential construction to fund the development of low and very low-income housing. The HTF Ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential

developments generate revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. See Attachment 2 for the Housing Trust Fund Annual Report for 2021.

Mixed Income Housing Ordinance - On September 1, 2015, City Council (Council) adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). The Mixed Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is placed in the citywide Housing Trust Fund and is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers. See Attachment 3 for the Mixed Income Housing Ordinance Annual Report for 2021.

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

Permanent Local Housing Allocation Program – In 2017, Senate Bill 2 created the first permanent source of funding for affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity. On November 12, 2019, the City Council authorized the Sacramento Housing and Redevelopment Agency (SHRA) to apply to the State of California on behalf of the City to receive and administer the City's entitlement under the Permanent Local Housing Allocation (PLHA). See Attachment 5 for the Permanent Local Housing Allocation Report.

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Council on December 3, 2019, for the allocation of the HTF, Mixed Income Housing Ordinance, HOME and PLHA funds. As approved by the Council on August 11, 2020, pre-applications for funding in 2022 will be accepted on January 2, July 1, and October 3 (based on funding availability).

Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance - On November 1, 2016, Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, No. 2016-0043, City Code Chapter 18.20. Pursuant to the Ordinance, SHRA is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. To comply with the Ordinance reporting requirements, SHRA sent correspondence in January 2022 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel. See Attachment 6 for the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report.

Other Affordable Projects – Other City projects not captured in the attached reports include a) projects for which SHRA issued bonds but did not provide gap financing and b) projects that were issued bonds by the California Housing Finance Agency (CalHFA) and c) projects that received 9% Tax Credits, but did not receive gap financing from SHRA. Below is a list of such projects:

Project Name	Total Units*	Bond Issuer
Grand Ave Villa Apartments	18	9% Tax Credits

*Total may include non-regulated (e.g., manager, market rate) units.

Pending/Unfunded Affordable Housing Projects - In recent years, requests to fund City affordable housing developments has far exceeded funding availability. SHRA and City staff have compiled a list of projects which have, or will be, requesting funding in the near future. See Attachment 7 for the Pending/Unfunded Affordable Housing Developments.

Policy Considerations: Not applicable

Economic Impacts: None

Environmental Considerations: California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA): There is no action being taken, therefore this is not a project pursuant to CEQA Guidelines Section 15378, and is an administrative action under NEPA and is therefore exempt pursuant to 24 Code of Federal Regulations 58.34(a)(3).

Sustainability Considerations: Not applicable

Commission Action: At its May 4, 2021 meeting, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

Rationale for Recommendation: Not applicable

Financial Considerations: The City Housing Trust Fund has collected a total of \$54,764,046 in fees, interest, and loan repayments since the inception of the fund in 1989. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$1,668,416 as of December 31, 2021.

The City Mixed Income Housing Ordinance has collected a total of \$9,388,033 in fees and interest since the inception of the revised Ordinance in 2015. After subtracting for projects with budgeted expenditures, the balance available for new projects was \$1,220,781 as of December 31, 2021.

The City HOME Investment Partnerships Program received \$2,517,795 in entitlement, interest and loan repayments in 2021. After subtracting for funded projects, the balance available for new projects was \$692,799 as of December 31, 2021.

The Permanent Local Housing Allocation Program received \$2,357,067 in funding in 2021 (the first year of the program). After subtracting for projects with budgeted expenditures, the balance available for new project was \$1,767,800.

LBE - M/WBE and Section 3 requirements: M/WBE/SECTION 3 CONSIDERATIONS
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 Trust Fund Ordinance Annual Report
- 3-Mixed Income Housing Ordinance Annual Report
- 4-HOME Investment Partnerships Program Annual Report
- 5-Permanent Local Housing Allocation Report
- 6-Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Report
- 7-Pending/Unfunded Affordable Housing Developments

**City of Sacramento
Housing Trust Fund Ordinance**

Annual Report

for

January 1, 2021 to December 31, 2021

Sacramento Housing and Redevelopment Agency

May 2022

HOUSING TRUST FUND ANNUAL REPORT FOR 2020

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

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

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

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

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

Citywide Developments
As of July 1, 2021

Building Type/HTF Fee Level (Fee/Sq.Ft.)	
Office	\$2.83
Hotel	\$2.70
Commercial	\$2.27
Manufacturing	\$1.77
Warehouse	\$0.78

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2021, including:

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

2021 City Housing Trust Fund Financial Information

Beginning Balance	
\$10,859,106	
Income	
Fees Collected	\$1,925,897
Interest	\$81,761
Loan Repayment	\$699,611
Total Income	\$2,707,269
Balance and Total Income	
\$13,566,375	
Expense	
Operations	\$253,898
Projects	\$5,553,061
Total Expense	\$5,806,959
Ending Balance	
Remaining Project Balances	\$6,091,000
Balance Available for Projects*	\$1,668,416
Ending Balance	\$7,759,416

*\$1.4 million in City Housing Trust Funds was committed to Mirasol Block D in March 2022.

The 2021 City Housing Trust Fund Expenditures table below identifies current Housing Trust Fund developments, expenditures, and balance available. For each development, the chart also identifies the Housing Trust Fund restricted units, the total number of housing units, and the loan maturity date.

2021 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2021 Expenditure	Remaining Balance	Loan Maturity Date
Mirasol Block A	1200 Richards Blvd.	28	104	\$5,000,000	\$0	\$5,000,000	12/1/2077
4995 Stockton Blvd	4995 Stockton Blvd.	18	200	\$4,000,000	\$4,000,000	\$0	9/1/2078
Villa Jardin/Coral Gables	2621 Meadowview Road	10	82	\$1,900,000	\$1,553,061	\$191,000	10/1/2078
On Broadway	1901 Broadway	5	140	\$900,000	\$0	\$900,000	N/A
TOTAL		61	526	\$11,800,000	\$5,553,061	\$6,091,000	

1989-2021 City Housing Trust Fund Income Report

Year	City Fees Collected	Interest Income	Loan Income	Total Income
1989-1994	4,245,331	95,501		4,340,832
1995	416,276	88,020		504,296
1996	656,201	103,340		759,541
1997	667,167	105,717	821	773,705
1998	1,637,034	184,924	49,188	1,871,146
1999	1,209,832	230,422	5,000	1,445,254
2000	710,079	272,790	15,000	997,869
2001	484,138	184,757	31,313	700,208
2002	2,336,496	10,105	23,642	2,370,243
2003	1,313,586	138,628	123,081	1,575,295
2004	1,166,373	3,642	979,864	2,149,879
2005	1,566,784	156,350	58,905	1,782,039
2006	2,913,727	226,675	204,225	3,344,627
2007	2,700,187	351,634	198,592	3,250,413
2008	2,270,234	273,355	222,170	2,765,759
2009	454,668	123,427	185,748	763,843
2010	257,702	158,357	192,127	608,186
2011	255,282	118,144	242,628	616,054
2012	130,389	235,339	199,417	565,145
2013	382,413	188,291	1,466,191	2,036,895

2014	387,879	191,146	362,430	941,455
2015	916,249	33,472	1,232,395	2,182,116
2016	1,969,735	51,082	2,170,588	4,191,405
2017	1,070,962	91,614	1,865,479	3,028,055
2018	1,894,459	162,374	171,977	2,228,811
2019	1,937,766	197,476	1,104,372	3,239,614
2020	2,135,245	173,162	715,685	3,024,092
2021	1,925,897	81,761	669,611	2,707,269
Total	\$38,012,091	\$4,231,505	\$12,240,449	\$54,764,046

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

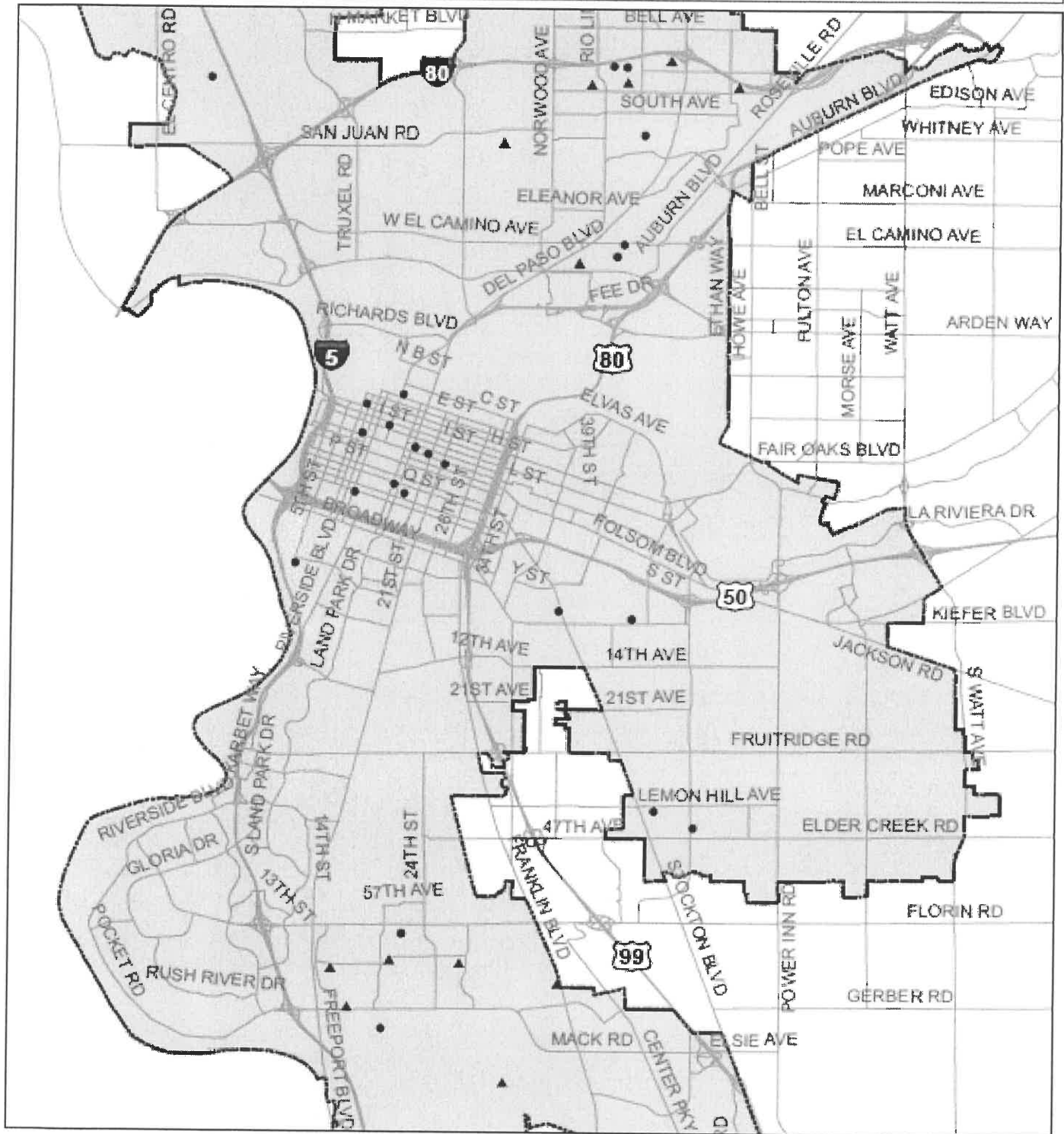
City Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Completed	18th & L Mixed-Use Development	176
Completed	2151 68th Avenue	1
Completed	2221 63rd Avenue	1
Completed	2761 Utah Street	1
Completed	3836 Dayton St.	1
Completed	63 Butterworth Ave.	1
Completed	700 Block of K	137
Completed	729 Morrison Avenue	1
Completed	7445 Carella Drive	1
Completed	7588 Red Willow Street	1
Completed	7672 Manorside Drive	1
Completed	7860 Deerhaven Way	1
Completed	7th & H	150
Completed	Atrium Court Apartments	224
Completed	Bel-Vue Apartments	22
Completed	Copperstone Village	103
Completed	Coral Gables Apartments	4
Completed	Danbury Park	140
Completed	Del Paso Nuevo Phases I-III	77

Completed	Del Paso Nuevo Phase IV	37
Completed	Fremont Mews	119
Completed	Kelsey Village	20
Completed	Kennedy Estates Apartments	98
Completed	La Valentina	81
Completed	Land Park Woods	75
Completed	Lemon Hill Townhomes	74
Completed	Morrison Point Subdivision	22
Completed	North Avenue Apartments	80
Completed	Pensione K Apartments	137
Completed	Phoenix Park	360
Completed	Phoenix Park II	182
Completed	Ridgeway Studios	22
Completed	Silverado Creek Apartments	168
Completed	St Anton Building	64
Completed	Surreal Estates, Ink	11
Completed	Terracina Gold, Village 1 And 3	160
Completed	Terracina Gold, Village 2	120
Completed	Terracina Meadows Apartments	156
Completed	Valencia Point	168
Completed	Victory Townhomes/Evergreen Estates	76
Completed	Willow Glen	135
TOTAL UNITS		3,431

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

Housing Trust Fund Expenditures



- City of Sacramento
- Single Family Housing Trust Fund Project
- Multifamily Housing Trust Fund Project

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SHRA GIS
April 1, 2019

**City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2021 to December 31, 2021**

Sacramento Housing and Redevelopment Agency

May 2022

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2020

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

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

Housing Impact Fee As of July 1, 2021

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$3.03
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$3.03
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.31

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

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2021, including:

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

**2021 City Mixed Income Housing Fund
Financial Information**

Beginning Balance	
	\$ 2,989,568

Income	
Fees Collected (single/duplex dwellings)	\$695,522
Interest	\$22,963
Total Income	\$718,485

Balance and Total Income	
	\$ 3,708,053

Expense	
Operations	\$94,741
Projects	\$510,839
Total Expenses	\$605,580

Ending Balance	
Remaining Project Balances	\$1,881,692
Balance Available for Projects	\$1,220,781
Ending Balance	\$3,102,473

**\$1.4 million in City Mixed Income Housing Ordinance Funds was committed to Mirasol Block D in March 2022*

Production Accomplished

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

2021 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2021 Expenditure	Remaining Balance	Loan Maturity Date
4995 Stockton Blvd.	4995 Stockton Blvd.	5	200	\$ 1,000,000	\$ 510,839	\$481,692	9/1/2078
Villa Jardin/Coral Gables	2621 Meadowview Road	7	82	\$ 1,400,000	\$ 0	\$ 1,400,000	10/1/2078
TOTAL		12	282	\$ 2,400,000	\$ 510,839	\$ 1,881,692	

2016-2021 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Loan Income	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$ 1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
2019	\$ 2,179,716	\$ 51,530	\$ 0	\$ 2,231,246
2020	\$ 1,059,719	\$ 56,907	\$ 0	\$ 1,116,626
2021	695,522	\$22,963	\$ 0	\$3,708,053
TOTAL	\$ 6,230,103	\$ 168,362	\$ 0	\$ 9,388,033

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on December 3, 2019 for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

There are no recommended changes at this time.

Adjustments to the Fee

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

Developments

No developments have been constructed to date; however, Capitol Park Hotel is expected to be completed during 2022.

**City of Sacramento
HOME Investment Partnerships Program
Annual Report
for
January 1, 2021 to December 31, 2021**

**Sacramento Housing and Redevelopment Agency
May 2022**

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2021

The federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the City's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 60 percent of AMI.

2021 CITY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
	\$8,431,507

Income	
Entitlement	\$ 2,517,795
Interest	\$ 26,760
Loan Income	\$ 5,601,882
Total Income	\$ 8,146,437

Balance and Total Income	
	\$16,577,944

Expense	
Operations	\$ 40,844
Project Expenses	\$ 275,560
Total Expense	\$ 316,404

Ending Balances	
Remaining Project Balances	\$ 15,568,740
Balance Available for Projects	\$ 692,800
Ending Balance	\$ 16,261,540

**\$683,750 in HOME was committed to Vista Nueva in April 2022.*

2021 City HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2021 HOME Expenditure	Remaining Balance	Loan Maturity Date
39 th & Broadway	3021 39 th & Broadway	5	43	\$6,930,000	\$275,560	\$6,654,439	TBD
Lavender Courtyard	16 th & F St	11	53	\$ 1,905,525	\$0	\$ 190,551	10/1/2077
Norwood Annex	3301 Norwood Av	11	15	\$ 1,100,000	\$0	\$ 1,050,000	5/1/2076
Northview Pointe	2314 Northview Drive	17	67	\$2,500,000	\$0	\$2,500,000	TBD
Victory Townhomes & Dixieanne	1075 & 1048 Dixieanne Ave	11	76	\$ 2,430,000	\$0	\$ 1,080,000	5/1/2076
Vista Nueva	140 Promenade Circle	25	117	\$683,750	\$0	\$683,750	TBD
On Broadway	1901 Broadway	13	140	\$ 2,400,000	\$0	\$ 2,400,000	TBD
Capitol Park Hotel	1125 9th St.	21	134	\$ 3,200,000	\$0	\$ 1,010,000	12/1/2077
TOTAL		114	645	\$21,149,275	\$275,560	\$15,568,740	

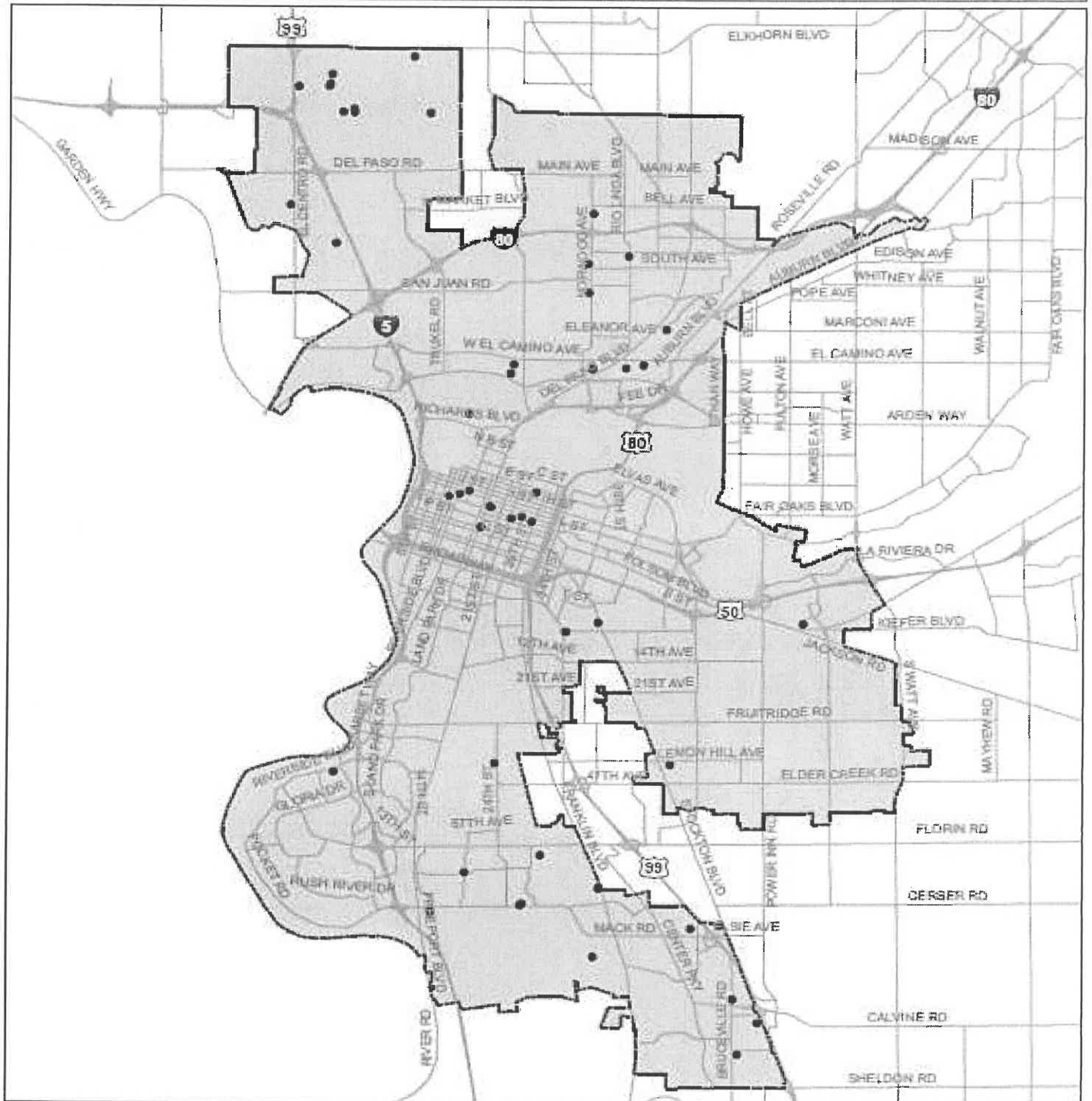
The City HOME Developments table identifies all properties that received HOME funds and the total number of units produced and currently regulated, followed by a map with the location of each development.

City HOME Developments

Project Name	Total Units
7th & H Street	150
Arbors (Oak Park Senior), The	56
Atrium Court	224
Bel-Vue	22
Broadway Sr.	120
Cannery Place (Township 9)	180
Casa de Angelo Sr.	100
Casa Natomas Sr.	59
Copperstone I Family	103
Coral Gables	3
Creekside Village Sr.	296

Curtis Park Court	91
Dixieanne Apts. (Evergreen Estates)	55
Florin Meadows	244
Forrest Palms Sr.	40
Fremont Building	69
Glen Ellen Circle	35
Globe Mills	143
Greenfair Sr.	386
Hurley Creek Sr.	207
Kelsey Village	20
La Valentina	81
Land Park Woods	75
Lemon Hill	73
Natomas Park	213
Northpointe Park	180
Norwood Annex	15
Pensione K	129
Phoenix Park I	178
Phoenix Park II	182
Quinn Cottages	60
Ridgeway Studios	22
River Garden Estates	124
Russell Manor Senior	66
Serna Village	83
Shenendoah	100
Sherwood	14
Shiloh Arms	106
Sierra Vista	78
Silverado Creek	85
Southcrest	30
St. Anton Building	65
St. Francis Terrace	48
Steven's Place Apts.	16
Victory Townhomes	21
Villa Jardin Apts.	44
Village Park	50
Washington Plaza	76
Washington Square	40
Westview Ranch	126
Whispering Pines Apts.	96
Willow Tree	108
Woodhaven Sr.	104
TOTAL UNITS	5,291

HOME Fund Expenditures



City of Sacramento



Multifamily Home Fund Project



SHRA GIS
April 1, 2019

**City of Sacramento
Permanent Local Housing Allocation
Annual Report
for
January 1, 2021 to December 31, 2021**

**Sacramento Housing and Redevelopment Agency
May 2022**

PERMANENT LOCAL HOUSING ALLOCATION PROGRAM REPORT FOR 2021

In 2017, Senate Bill 2 created the first permanent source of funding for affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity.

SHRA administers these funds on the City's behalf as an entitlement jurisdiction. At least 20 percent of PLHA must be reserved for single family down payment assistance households with incomes below 50 percent of Area Median Income (AMI) and the remaining is reserved for multifamily affordable housing projects and operation fees.

The State Permanent Local Housing Allocation (PLHA) provides funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of the local communities. The funding will fund a wide range of activities to include increasing the housing supply for households at or below 60% of area median income, increase assistance to affordable owner-occupied workforce housing, facilitate housing affordability, promote projects and programs to meet the local government's unmet share of regional housing needs allocation, and ensuring geographic equity in the distribution of funds.

2021 CITY PLHA FINANCIAL INFORMATION

Beginning Balance	
	\$2,357,067

PLHA Allocated	
Available for projects	\$ 1,767,800
Down Payment Assistance	\$ 471,414
Operations	\$ 117,853
Total Expense	\$2,357,067

**\$1,767,800 in PLHA was committed to Mirasol Block D in March 2022.*

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

Annual Report

for

January 1, 2021 to December 31, 2021

Sacramento Housing and Redevelopment Agency

May 2022

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

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

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

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

Pursuant to the Ordinance, the Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. In order to comply with Ordinance reporting requirements, SHRA sent correspondence in January of 2020 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel (Exhibit B - Residential Hotel Certification Summary).

SRO Residential Hotels Subject to the Ordinance

The Ordinance currently pertains to the following four residential hotels:

Subject to the Ordinance

- Congress (unregulated)
- Golden (unregulated)
- Sequoia (unregulated)
- Capitol Park (under rehabilitation; will be 134 regulated units)

Replacement/Withdrawn Units

A list of replacement and withdrawn units covered by the Ordinance is included in Exhibit B. The Sequoia is experiencing a higher than usual vacancy rate (27%) due to applicants having financial/credit background issues. The owner of the Sequoia is receiving referrals from Volunteers of America to help occupy the units with eligible residents.

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

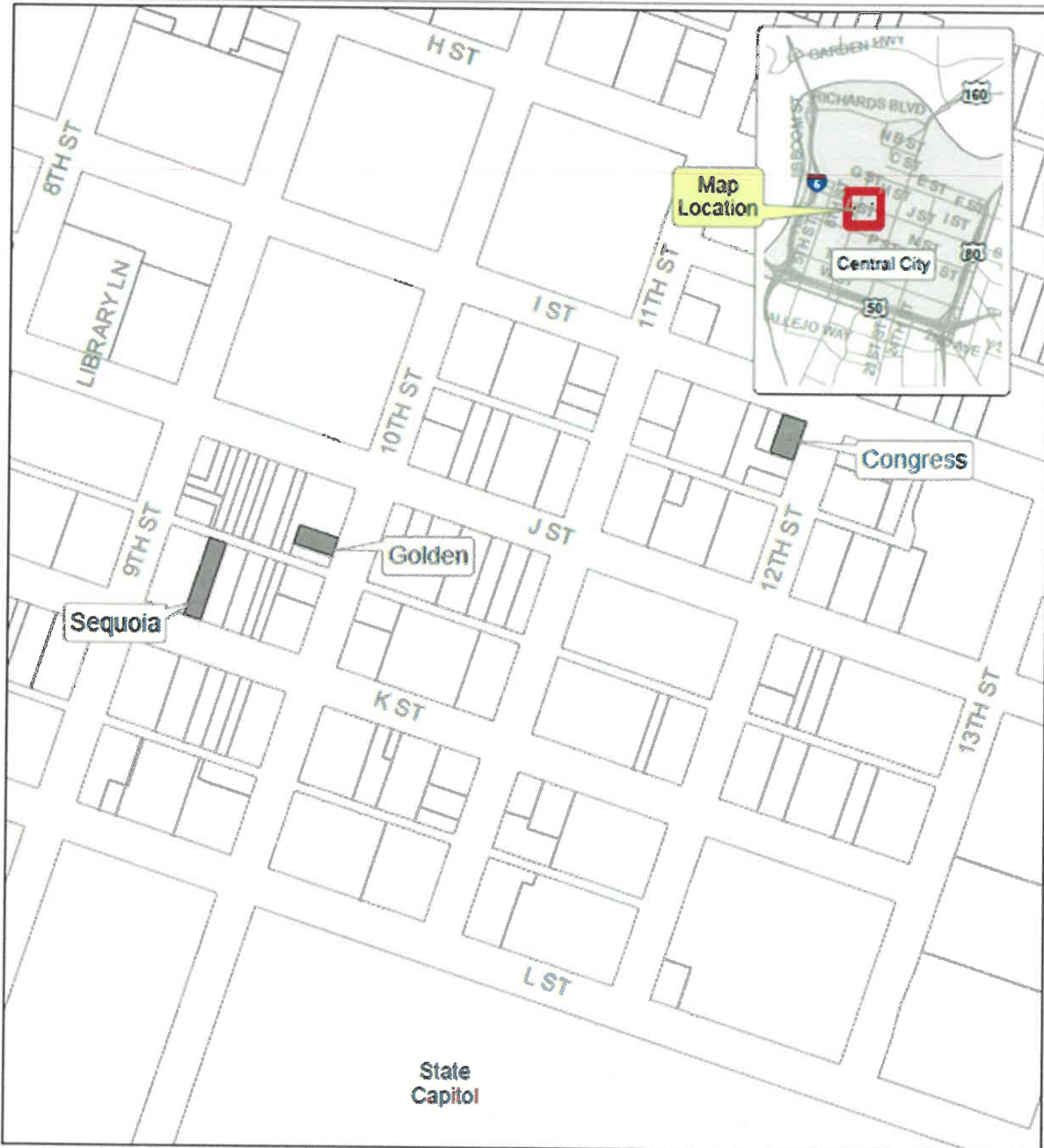
Boulevard Court

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

Exhibit A: Residential Hotels Map



Residential Hotels Identified In City Code 18.20 Subject To Withdrawn And/Or Replacement Units



Residential Hotel Included In Ordinance

0 125 250 Feet



SHRA GIS
March 22, 2021

Exhibit B: Residential Hotels Certification Summary

NON-REGULATED UNITS SUBJECT TO THE ORDINANCE					
Property	Address	Total No. Vacant Units	Original & Current No. Units	Monthly Rent with Bathroom	Monthly Rent without Bathroom
Congress	906 12th St.	4	27	\$650	\$600
Golden	1010 10th St.	4	26	N/A	\$675
Sequoia	911 K St.	19	90	\$544	\$518
		Subtotal	143		

REGULATED/REPLACEMENT UNITS		
Property	Address	Current No. Units
7 & H	625 H St.	150
Bel-Vue	1123 8 th St.	5
Cannery Place	601 Cannery Ave.	2
Capitol Park Hotel	1125 9th Street	134
Globe Mills	1131 C St.	12
La Valentina	429 12th St.	11
Lavender Courtyard	1616 F St.	48
Mirasol Village Block A	1200 Richards Blvd.	22
Mirasol Village Blocks B and E	321 Eliza St.	15
Ridgeway Studios	914 12th St.	22
Shasta	1017 10th St.	79
Studios at Hotel Berry	729 L St.	105
The WAL	1108 R St.	21
YWCA	1122 17th St.	32
		Subtotal
		658

TOTAL UNITS	
Total Subject to the Ordinance and Regulated/Replacement Units	801
Total Required per the Ordinance	712
Total Surplus/Banked Units	89

Exhibit C: Boulevard Court Certification Summary

Address	Total Number Vacant Units	Current No. Units with Bathroom	Monthly Rent with Bathroom (1 bedroom)	Monthly Rent with Bathroom (Studio)	Resident Services
5321 Stockton Blvd.	4	75	\$804	\$730	Yes

**City of Sacramento
Pending/Unfunded Affordable Housing Developments
Annual Report
for
January 1, 2021 to December 31, 2021**

PLACE HOLDER

**Sacramento Housing and Redevelopment Agency
May 2022**



April 29, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

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

SUMMARY

The attached report is submitted to you for review prior to final approval at the
Sacramento County Board of Supervisors.

Respectfully submitted,

by:


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
May 10, 2022

To: Board of Supervisors

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

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

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

District(s): All

RECOMMENDED ACTION

Receive and file the annual reports of the Housing Trust Fund, Affordable Housing Ordinance, and HOME.

BACKGROUND

This report provides information on the status of the County Housing Trust Fund Ordinance, Affordable Housing Ordinance, and HOME for calendar year 2021. The Sacramento Housing and Redevelopment Agency (SHRA) administers these funds on behalf of the County of Sacramento.

Housing Trust Fund - The County Housing Trust Fund ordinance authorizes the collection of fees on non-residential construction to fund very low-income housing. The ordinance requires an annual report to the Board of Supervisors. The HTF ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers and updated in January 2022. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. See Attachment 1 for the Housing Trust Fund Annual Reports.

Affordable Housing Ordinance - The County Affordable Housing Ordinance created a standard affordable housing fee on residential construction and

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

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

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Board on September 24, 2019, for the allocation of the HTF, Affordable Housing Ordinance, and HOME funds. As approved by the Board on November 16, 2021, pre-applications for funding in 2022 will be accepted on January 2, July 1, and October 3 (based on funding availability).

Other Affordable Projects – Other projects in the unincorporated County not captured in the attached reports include a) projects for which SHRA issued bonds but did not provide gap financing and b) projects that were issued bonds by the California Housing Finance Agency (CalHFA). Below is a list of such projects:

Project Name	Total Units*	Bond Issuer
Fair Oaks Senior Apartments	109	CalHFA

*Total may include non-regulated (e.g., manager, market rate) units.

COMMISSION ACTION

At its meeting of May 4, 2022, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

California Environmental Quality Act and National Environmental Policy Act: There is no action being taken, therefore this is not a project pursuant to

ENVIRONMENTAL REVIEW

California Environmental Quality Act and National Environmental Policy Act: There is no action being taken, therefore this is not a project pursuant to California Environmental Quality Act Guidelines Section 15378, and is an administrative action under NEPA and is therefore exempt pursuant to 24 CFR 58.34(a)(3).

M/WBE/SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the fullest extent applicable to meet federal requirements. Local Business Enterprise requirements do not apply to this report.

FINANCIAL ANALYSIS

The County Housing Trust Fund has collected a total of \$48,055,590 in fees, interest, and loan repayments since the inception of the fund in 1990. After accounting for 2021 revenue and subtracting for projects with budgeted expenditures, the balance available for new projects was \$1,255,103 as of December 31, 2021.

The County Affordable Housing Program has collected a total of \$16,719,081 in fees, interest, and loan repayments since the inception of the revised Ordinance in 2014. After subtracting for funded projects, the balance available for new projects was \$3,563,457 as of December 31, 2021.

The County HOME Program collected a total of \$16,797,514 in entitlement, interest and loan repayments in 2021. After subtracting for funded projects, the balance available for new projects was \$16,717,748 as of December 31, 2021. This large balance available is the result of over \$13 million received in loan repayments and income during 2021.

Respectfully Submitted,

APPROVED
ANN EDWARDS
County Executive



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

Sacramento County Housing Trust Fund
Annual Report
for
January 1, 2021 to December 31, 2021

Sacramento Housing and Redevelopment Agency
May 2022

HOUSING TRUST FUND ANNUAL REPORT FOR 2021

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

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

The County's HTF Ordinance was updated in January 2022 with an effective date of April 2022. The 2022 Annual Report will reflect the changes in the ordinance.

Pursuant to the Mitigation Fee Act (Government Code §66000 et. seq.), this report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2021.

Current Fee Schedule

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

The following County Housing Trust Fund Financial Information tables provide financial information for the fund in 2021, including:

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

2021 County Housing Trust Fund Financial Information

Beginning Balance	
	\$1,265,072

Income	
Fees Collected	\$768,775
Interest	\$8,410
Loan Repayment	\$104,182
Total Income	\$881,367

Balance and Total Income	
	\$2,146,439

Expense	
Projects	\$0
Operations	\$75,336
Total Expense	\$75,336

Ending Balance	
Remaining Project Balances	\$816,000
Balance Available for Projects	\$1,255,103
Ending Balance*	\$2,071,103

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

The 2021 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

2021 County Housing Trust Fund Expenditures

Project	Address	HTF Units	Total Units	Total HTF Budgeted	2021 HTF Expenditure	Remaining Balance	Loan Maturity Date
Cornerstone South	46 th & Lang	4	60	\$816,000	\$0	\$816,000	2/1/2079
TOTAL		44	120	\$2,181,600	\$0	\$816,000	

1991- 2021 County Housing Trust Fund Income Report

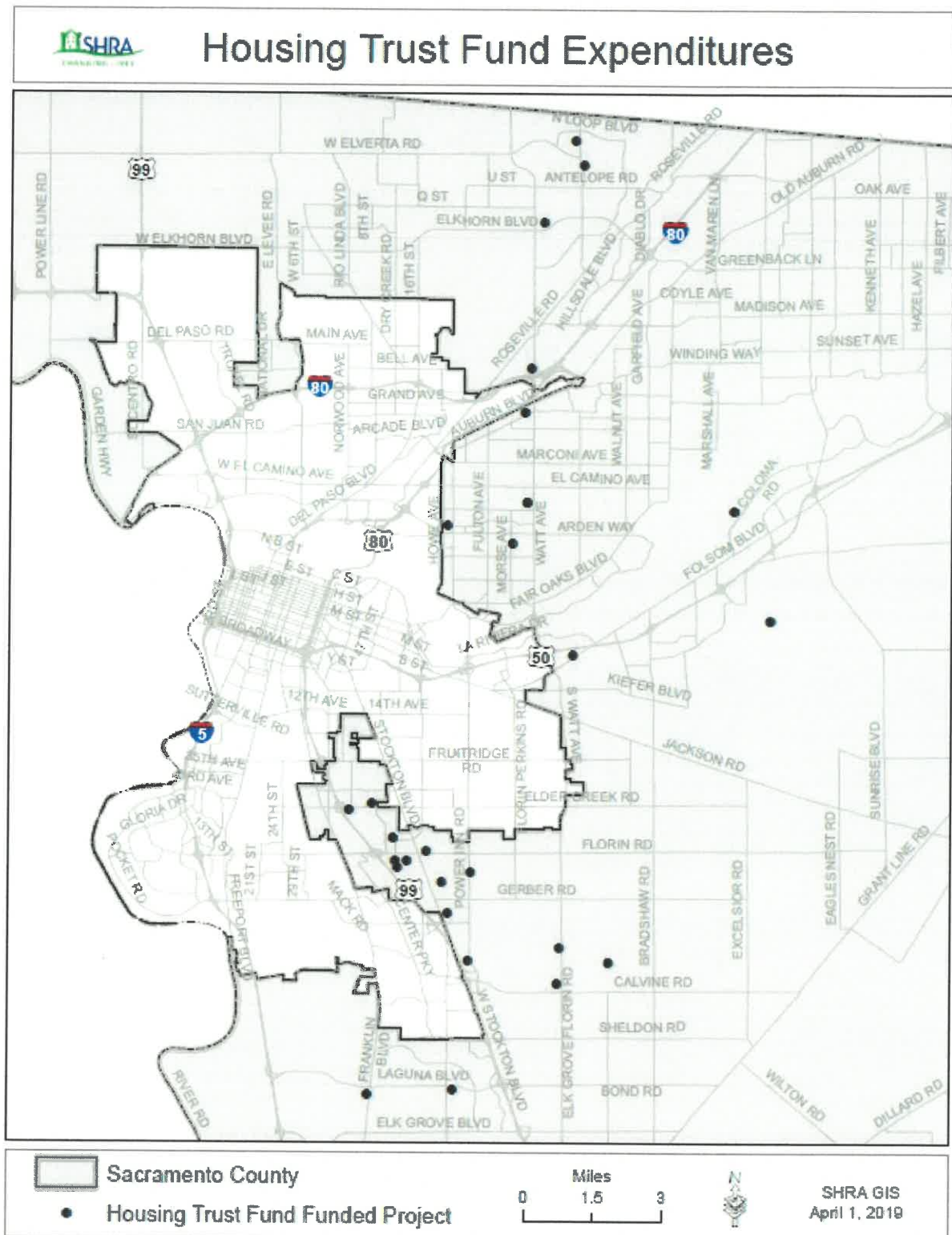
Year	Fees	Interest	Income	Total Income
1991-1993	\$ 4,337,485	\$ 587,152	\$ -	\$ 4,924,637
1994	\$ 774,285	\$ 159,238	\$ -	\$ 933,523
1995	\$ 1,508,924	\$ 130,937	\$ 9,840	\$ 1,649,701
1996	\$ 1,051,242	\$ 167,955	\$ 14,500	\$ 1,233,697
1997	\$ 1,894,423	\$ 204,847	\$ 25,043	\$ 2,124,313
1998	\$ 2,636,297	\$ 154,380	\$ 534,170	\$ 3,324,847
1999	\$ 1,065,536	\$ 323,039	\$ 108,612	\$ 1,497,187
2000	\$ 2,164,212	\$ 420,805	\$ 118,073	\$ 2,703,090
2001	\$ 2,334,409	\$ 519,351	\$ 429,323	\$ 3,283,083
2002	\$ 1,177,864	\$ 327,057	\$ 70,023	\$ 1,574,943
2003	\$ 1,238,436	\$ 286,061	\$ 79,224	\$ 1,603,721
2004	\$ 1,076,037	\$ 283,381	\$ 830,788	\$ 2,190,206
2005	\$ 1,394,429	\$ 108,026	\$ 49,510	\$ 1,551,965
2006	\$ 731,093	\$ 409,360	\$ 66,279	\$ 1,206,732
2007	\$ 744,941	\$ 492,043	\$ 81,824	\$ 1,318,808
2008	\$ 797,206	\$ 388,626	\$ 121,439	\$ 1,307,272
2009	\$ 218,366	\$ 248,569	\$ 140,425	\$ 607,360
2010	\$ 67,427	\$ 235,588	\$ 193,611	\$ 496,626
2011	\$ 118,195	\$ 287,400	\$ 206,869	\$ 612,464
2012	\$ 243,621	\$ 278,580	\$ 210,414	\$ 732,616
2013	\$ 350,148	\$ 483,884	\$ 718,437	\$ 1,552,468
2014	\$ 354,655	\$ 904,552	\$ 1,609,790	\$ 2,868,997
2015	\$ 451,431	\$ 36,608	\$ 2,456,386	\$ 2,944,424
2016	\$ 393,295	\$ 46,291	\$ 1,399,838	\$ 1,839,424
2017	\$ 176,982	\$ 42,524	\$ 1,019,684	\$ 1,239,190
2018	\$ 230,559	\$ 20,401	\$ 116,351	\$ 367,311
2019	\$ 294,174	\$ 2,825	\$ 109,771	\$ 406,770
2020	\$ 940,357	\$ 7,164	\$ 131,327	\$ 1,078,848
2021	\$ 768,775	\$ 8,410	\$ 104,182	\$ 881,367
TOTAL	\$ 29,534,803	\$ 7,565,055	\$ 10,955,731	\$ 48,055,590

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

County Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	Acacia Meadows Apartments	140
Completed	Anton Arcade	148
Completed	Arbor Creek Family Apartments	102
Completed	Arlington Creek Apartments	148
Completed	Asbury Place	104
Completed	Auberry Park	112
Completed	Churchill Downs Apartments	204
Completed	Colonia San Martin	60
Completed	Cordova Meadows Apartments/Park Meadows	183
Completed	Courtyard Inn	92
Completed	Crossroads Gardens	70
Completed	Danbury Park	140
Completed	Ethan Terrace	92
Completed	Fleming Phase II	15
Completed	Fleming Place	30
Completed	Greenway Village	54
Completed	Los Robles (Sky Parkway)	80
Completed	Mather Transitional Housing (Phase II)	273
Completed	Morse Glen Estates (Lerwick)	50
Completed	Norden Terrace Apartments	204
Completed	Olivewood Apartments	68
Completed	Pacific Rim/Sunnyslope	31
Completed	Sac Veterans Resource Center	32
Completed	Saybrook	61
Completed	Southwind Court	88
Completed	Terracina Laguna	136
Completed	Terracina Vineyard	64
Completed	Village Crossings Apartments	196
Completed	TOTAL UNITS	2,977

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



Sacramento County Affordable Housing Ordinance
Annual Report
for
January 1, 2021 to December 31, 2021

Sacramento Housing and Redevelopment Agency
May 2022

AFFORDABLE HOUSING ORDINANCE ANNUAL REPORT FOR 2021

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

Ordinance Section 22.35.060 (D) calls for biennial reports to monitor the performance of the affordable housing program, including the number of units produced, the amount of land dedicated and purchased, the amount of funds collected and expended and the level of affordability of units constructed. Though the Ordinance requires a biennial report, SHRA is electing to report on the Ordinance annually to align with the Housing Trust Fund report. This annual report quantifies affordable housing production since the adoption of the revised Ordinance during the reporting period encompassing calendar year 2021.

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

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

Current Fee Schedule

As of March 1, 2021, the current affordability fee was equal to \$3.04 per habitable square foot of each market rate residential unit and is paid concurrently with payments for building permit fees for the development project. The fee is adjusted annually based on the Building Cost Index 20-City Average published by Engineer News-Record/McGraw Hill. The 2020 fee was \$2.92 per habitable square foot of market rate unit.

2021 COUNTY AFFORDABLE HOUSING PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$8,406,469	

Income	
Fees Collected	\$3,973,216
Interest	\$64,337
Total Income	\$4,037,553

Balance and Total Income	
\$12,444,023	

Expense	
Operations	\$323,566
Projects	\$120,000
Total Expense	\$443,566

Ending Balance	
Remaining Project Balances	\$8,437,000
Balance Available for Projects	\$3,563,457
Ending Balance*	\$12,000,457

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

At least fifty percent of the affordability fees collected must be used to produce affordable housing in large development projects consisting of at least 750 residential units.

2021 County Affordable Housing Ordinance Expenditures

Project	Address	AHO Units	Total Units	Total AHO Budgeted	2021 AHO Expenditure	Remaining Balance	Loan Maturity Date
Saybrook Apartments	4390 47 th Avenue	4	88	\$950,000	\$0	\$950,000	5/1/2079
Cornerstone South	46 th & Lang	29	60	\$6,432,000	\$120,000	\$6,312,000	3/1/2079
Cornerstone Habitat	46 th & Lang	18	18	\$1,175,000	\$0	\$1,175,000	DDA 5/1/2026
TOTAL		51	148	\$7,382,000	\$120,000	\$8,437,000	

2005-2013 Old Ordinance Income Report

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

2014- 2021 County Affordable Housing Ordinance Income Report

Year	Fees	Interest	Income	Total Income
2014	\$409,946	\$12,132	\$6,623	\$428,700
2015	\$1,709,997	\$17,235	(\$6,873)	\$1,720,360
2016	\$1,813,392	\$30,383	\$16,532	\$1,860,307
2017	\$1,193,116	\$49,087		\$1,242,203
2018	\$3,234,916	\$70,682		\$3,305,599
2019	\$2,113,733	\$101,032		\$2,214,766
2020	\$1,815,042	\$94,551		\$1,909,593
2021	\$3,973,216	\$64,337		\$4,037,553
TOTAL	\$16,263,358	\$439,440	\$16,282	\$16,719,081

Other Development Options

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

Production Accomplished

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

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

2021 AFFORDABLE HOUSING PROGRAM UNIT PRODUCTION*

REVISED ORDINANCE

2014 - 2021	Units Constructed			
	ELI	VLI	LI	Total Units**
Courtyard Inn (adaptive re-use)	0	7	7	92
Southwind Court (rehabilitation)	1	3	0	88
Cornerstone South	0	29	0	60
Cornerstone Habitat	0	5	13	18
Total	1	44	7	258

*Includes rehabilitation as well as new construction.

**Total includes all restricted, unrestricted, and management units.

REPEALED ORDINANCE

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

Land Dedication

No transfer of dedicated land or land purchase has occurred.

Unit Purchase Program

No unit credits were purchased.

Sacramento County HOME Investment Partnerships Program
Annual Report
for
January 1, 2021 to December 31, 2021

Sacramento Housing and Redevelopment Agency
May 2022

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2021

The federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the County's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 65 percent of AMI. This report quantifies affordable housing production with HOME funds during the reporting period encompassing the calendar year 2021.

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

2021 COUNTY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
\$18,631,430	

Income	
Entitlement	\$3,296,441
Interest	\$116,007
Loan Income	\$13,385,066
Total Income	\$16,797,514

Balance and Total Income	
\$35,428,944	

Expense	
Operations	\$98,864
Project Expenses	\$5,800,391
Total Expense	\$5,899,255

Ending Balance	
Remaining Project Balances	\$12,811,941
Balance Available for Projects	\$16,717,748
Ending Balance	\$29,529,689

**Ending balance does not reflect funding commitment made in 2022 for Crossings at Woodberry January 19, 2022 for \$2 million dollars.*

2021 County HOME Program Expenditures

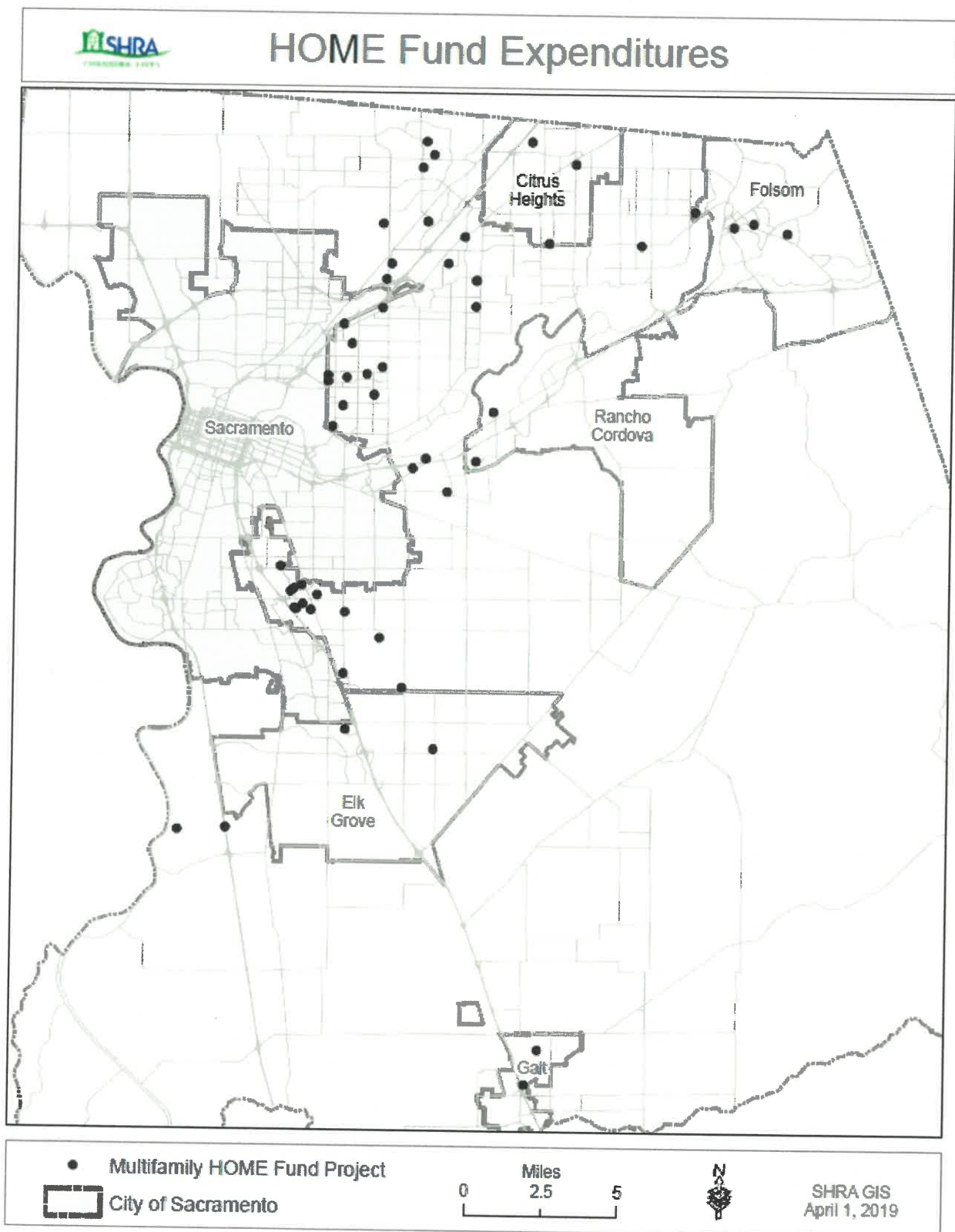
Project	Address	HOME Units	Total Units	Total HOME Budgeted	2021 HOME Expenditure	Remaining Balance	Loan Maturity Date
Sunrise Pointe	7424 Sunrise Blvd	17	47	\$3,580,000	\$3,222,000	\$358,000	4/1/2078
Pacific Rim	6620 Sunnyslope Dr.	10	32	\$1,380,989	\$0	\$725,989	3/1/2062
Mutual on the Boulevard	7351 Stockton Blvd.	35	127	\$6,900,000	\$2,442,839	\$4,457,161	10/1/2078
RAD Phase 1	4500 Perry Av 4930 El Paraiso 8223 Walerga	5	70	\$950,000	\$135,552	\$368,791	7/1/2077
Saybrook	4390 47 th Ave	2	88	\$4,150,000	\$0	\$4,150,000	5/1/2079
Cornerstone North	46 th & Lang	9	48	\$2,000,000	\$0	\$2,000,000	5/1/2026
Cornerstone South	46 th & Lang	4	60	\$752,000	\$0	\$752,000	5/1/2026
TOTAL		82	472	\$19,712,989	\$5,800,391	\$12,811,941	

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

County HOME Developments

Project Name	Total Units
Anton Arcade Apartments	148
Arbor Creek Family	102
Arbor Creek Senior	68
Ardenaire Apartments	53
Asbury Place	105
Ashford Heights (The Oaks)	300
Bell Street Apartments	18
Breckenridge Village	160
Broadway Senior	120
Cardosa Village	20
The Cascades (Village East Apartments)	112
Centennial Place	15
Colonia San Martin	60
Cornerstone North	48
Cornerstone South	60
Cottage Estate Apartments	152
Courtyard Inn	92
Creekview Manor Senior (Folsom Senior)	138
Crossroad Gardens	70
Curtis Park Court Apartments	91
Diogenes Youth Center	2
Ethan Terrace Apartments	92
Folsom Oaks	19
Foothill Farms Senior	138
Forestwood at Folsom	55
Garden Village (Willow Pointe)	195
Globe Mills	143
Greenbriar Apartments	138
Greenway Village	54
Grizzly Hollow III	54
Hastings Park	242
La Loma	34
Ladi Senior	147
Land Park Woods	75
Los Robles (Sky Parkway)	79
Lotus Landing (Azure Park)	220
Mercy Village Folsom (Duchow Homes)	80
Morse Glen Estates	50
Mulberry Gardens (Campus Gardens)	126

Normandy Park Senior	116
Olivewood	68
Rosswood Manor	97
Serna Village	84
Shiloh Arms	106
Sierra Vista Apartments	78
Sierra Creek	144
Sierra Sunrise Senior	119
Sierra Sunrise Senior – Phase 2	20
Sky Parkway Terraces Senior	59
Southwind Court	88
Sutter Place Apartments	47
Terracina Park Meadows	144
Varennia Senior Apartments	152
The Verandas	180
Vintage Woods Senior	185
Waterman Square	84
TOTAL UNITS	5,646





April 29, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Local Housing Trust Fund Application

SUMMARY

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

by: 
LA SHELLE DOZIER
Executive Director

Attachment



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

May 24, 2022
Consent

Honorable Mayor and Members of the City Council

Title: 2022 Local Housing Trust Fund Application

Location/Council District: Citywide

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

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

Presenters: Not applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: HCD announced a Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF) Program on April 5, 2022. HCD awards LHTF funds to eligible applicants to enhance local housing trust funds by providing a dollar for dollar match. Applications under the NOFA are due to HCD no later than May 25, 2022.

The City has two trust funds created by in-lieu fees, one on new residential development (Mixed Income Housing Ordinance), and one on commercial development (Housing Trust Fund). These funds are administered by SHRA. In addition, a newly created City Housing Trust Fund utilizing City General Funds also has funds available. All of these funds are eligible to serve as a match to the State LHTF funds. SHRA will utilize a combination of these three funds at the time of application to serve as the required match so that the City will be able to apply for the maximum amount of \$5,000,000 to be committed over a five-year period.

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

Policy Considerations: The actions requested in this report will allow SHRA to apply for LHTF funds to increase the resources available through SHRA's multifamily lending program. All projects funded with LHTF funds will comply with the City-adopted Multifamily Lending and Mortgage Revenue Bond Policies in addition to any State-specific LHTF requirements. The LHTF program contributes to goals in the City's 2021-2029 Housing Element by increasing the production of affordable rental housing.

Economic Impacts: Not applicable.

Environmental Considerations:

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

Sustainability Considerations: Not applicable

Commission Action: It is anticipated that, at its May 4 2022, meeting the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Council in the event it is not approved.

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

Financial Considerations: The LHTF application will request up to \$5,000,000 in funding. The program allows for five percent of the award to be used for administrative costs. In accordance with the LHTF Program Guidelines, funding will be in the form of deferred payment loans with simple interest of no higher than three percent. Loan repayments revolve into an LHTF reuse account which is used to fund future SHRA loan programs for LHTF eligible activities.

LBE - M/WBE and Section 3 requirements: Local Business Enterprise requirements do not apply to this report. Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent feasible and as required by federal funding and in accordance with SHRA's Section 3 Economic Opportunity Plan.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

1-Description/Analysis

2-Resolution

3-Attachment 1 to Resolution: Summary of Use of Funds

Attachment 1

Summary of Use of Funds

Identification of the percent of the total funds requested that will be used for each activity/project, including area median income

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

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

List of jurisdictions where activities/project will be delivered – City of Sacramento only.

RESOLUTION NO. 2022 -

Adopted by the Sacramento City Council

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

BACKGROUND

- A. The Department of Housing and Community Development (“Department”) is authorized to provide up to \$57 million under the Local Housing Trust Fund (“LHTF”) Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code (“H&S Code”) section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) (Program).
- B. The State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 4/5/22 under the LHTF Program.
- C. The City of Sacramento (“Applicant”) is an eligible Local or Regional Housing Trust Fund applying to the Program to administer one or more eligible activities using Program Funds.
- D. The Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients.
- E. The Sacramento Housing and Redevelopment Agency (“Agency”) administers the City’s Housing Trust Fund and the City’s Mixed Income Housing Ordinance Fund both of which and used to fund the Agency’s Multifamily Rental Development Program which follows the City-adopted Multifamily Rental and Mortgage Revenue Bond Policies.
- F. The proposed action is not considered a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, A NECESSARY QUORUM OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO HEREBY CONSENTS TO, ADOPTS AND RATIFIES THE FOLLOWING RESOLUTION:

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

- Section 2. If Applicant, through the Agency, receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including, without limitation, all rules and laws regarding the LHTF Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project").
- Section 3. The Applicant, through the Agency, is hereby authorized to act as the manager in connection with the Department's funds to Eligible Projects pursuant to the above described Notice of Funding Availability in an amount not to exceed \$5,000,000 (the "LHTF Award").
- Section 4. Applicant, through the Agency, hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).
- Section 5. Pursuant to Attachment 1 and the Applicant's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.
- Section 6. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines.
- Section 7. La Shelle Dozier, Executive Director of Agency acting on behalf of Applicant, is authorized to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.
- Section 8. If the application for funding is approved, the Agency's budget is hereby amended to incorporate any LHTF funding up to \$5,000,000 for the Multifamily Lending Program.

Table of Contents:

Exhibit A – Summary of Use of Funds

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Sacramento on this 24th day of May, 2022 by the following vote:

AYES: _____

ABSTENTIONS: _____

NOES: _____

ABSENT: _____

Approving Officer: _____

Signature of Approving Officer _____

CERTIFICATE OF THE ATTESTING OFFICER

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

ATTEST: _____

Clerk, City Council

Name and Title of Attesting Officer

Mindy Cuppy, City Clerk of the City of Sacramento



April 29, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Authority To Apply For And Accept Funding From The California Department of Housing
and Community Development For The 2022 Local Housing Trust Fund Program, In An
Amount Not To Exceed \$5,000,000

SUMMARY

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

by: 
LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
May 24, 2022

To: Board of Supervisors

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

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

Subject: Authority To Apply For And Accept Funding From The
California Department of Housing and Community
Development For The 2022 Local Housing Trust Fund
Program, In An Amount Not To Exceed \$5,000,000

District(s): All

RECOMMENDED ACTION

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

BACKGROUND

The California Department of Housing and Community Development (HCD) announced a Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF) Program on April 5, 2022. HCD awards LHTF funds to eligible applicants to enhance local housing trust funds by providing a dollar for dollar match. Applications under the NOFA are due to HCD no later than May 25, 2022.

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

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

SHRA applied for LHTF funds on behalf of the County in 2020 and was successful in securing an award of \$1,000,000. Those funds have been committed to the Saybrook Apartments. SHRA also applied in 2021 but was not successful in securing an award.

Environmental Considerations:

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

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

Authority To Apply For And Accept Funding From The California Department of Housing and Community Development For The 2022 Local Housing Trust Fund Program, In An Amount Not To Exceed \$5,000,000
Page 3

FINANCIAL ANALYSIS

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

Respectfully Submitted,

APPROVED
ANN EDWARDS
County Executive


LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

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

Attachment 1

Summary of Use of Funds

Identification of the percent of the total funds requested that will be used for each activity/project, including area median income

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

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

List of jurisdictions where activities/project will be delivered – County of Sacramento only.

RESOLUTION NO.

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

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

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 4/5/2022 under the LHTF Program;

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT A NECESSARY QUORUM OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO HEREBY CONSENTS TO, ADOPTS AND RATIFIES THE FOLLOWING RESOLUTION:

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

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

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

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

Section 5. Pursuant to Attachment 1 and the Applicant's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.

Authorization For Sacramento Housing And Redevelopment Agency To Apply
For, Accept, And Administer The Local Housing Trust Fund Program
Page 3

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

Section 7. Applicant delegates authority to the Agency to execute and transmit the LHTF Program Application, the LHTF Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department deem appropriate.

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

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

Authorization For Sacramento Housing And Redevelopment Agency To Apply
For, Accept, And Administer The Local Housing Trust Fund Program
Page 4

On a motion by Supervisor _____, seconded by Supervisor
_____, the foregoing Resolution was passed and adopted by the
Board of Supervisors of the County of Sacramento this 24th day of May, 2022,
by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,

(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

CERTIFICATE OF THE ATTESTING OFFICER

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

ATTEST: _____

Clerk, Board of Supervisors

Name and Title of Attesting Officer

Florence Evans, Clerk of the Board County of Sacramento

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

May 4, 2022

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

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

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) wishes to submit applications on behalf of the City and County of Sacramento to obtain from HCD allocations of LHTF funds for each jurisdiction; and

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

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

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

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

Section 3. If the applications are successful, the Agency is authorized to receive the City and County's LHTF awards and administer such awards in a manner similar to the City and County's local housing trust fund resources and within the parameters of the LHTF Program Guidelines and the Agency's LHTF applications.

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

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

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

CHAIR

ATTEST:

CLERK