



PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM

Annual Report
 Cover Page

Last Revised: 06/28/2022

| | | | |
|---|--|--|---|
| HCD Contract Number: | 20-PLHA-15094 | Local Government (Contractor Name): | Sacramento Housing and Redevelopment Agency |
| Preparer Name: | Vickie Smith | Preparer Title: | Sr. Management Analyst |
| Preparer Email: | vsmith@stra.ca.gov | Preparer Phone Number: | 916-440-1353 |
| Reporting Period: | July 1, 2021- June 30, 2022, Due July 31, 2022 | Allocation Type Pursuant to Guidelines Articles III and IV | Formula |
| Was an application submitted on behalf of the Local Government by a delegated entity to administer on its behalf? (See Guidelines §309(c)(4)) | Yes | | |
| Name of Administering Local Government, Local Housing Trust Fund, or Regional Housing Trust Fund: | City of Sacramento | | |

Allocation Summary

Please enter awarded annual allocation amounts to date (through June 30th of the current reporting year and found in Exhibit E of the fully executed Standard Agreement or subsequent fully executed amendments to the Standard Agreement).

| 2019 Allocation | 2020 Allocation | 2021 Allocation | 2022 Allocation | 2023 Allocation | Total Allocation |
|--|--|--|--|--|-----------------------|
| \$2,357,067.00 | \$3,663,612.00 | \$0.00 | \$0.00 | \$0.00 | \$6,020,679.00 |
| Amount of 2019 allocation that will be used for AOWH (See §303(e)) | Amount of 2020 allocation that will be used for AOWH (See §303(e)) | Amount of 2021 allocation that will be used for AOWH (See §303(e)) | Amount of 2022 allocation that will be used for AOWH (See §303(e)) | Amount of 2023 allocation that will be used for AOWH (See §303(e)) | Total of Planned AOWH |
| \$471,415.40 | \$732,722.40 | \$0.00 | \$0.00 | \$0.00 | \$1,204,137.80 |

Disbursement Summary

Please enter amounts disbursed by HCD to date (through June 30th of the reporting year). If an award year has not been disbursed, please enter "0" in the corresponding column.

| 2019 Allocation Disbursed: | 2020 Allocation Disbursed: | 2021 Allocation Disbursed: | 2022 Allocation Disbursed: | 2023 Allocation Disbursed: | Total Disbursed |
|--|--|--|--|--|-------------------------|
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Amount of 2019 disbursements used for AOWH (See §303(e)) | Amount of 2020 disbursements used for AOWH (See §303(e)) | Amount of 2021 disbursements used for AOWH (See §303(e)) | Amount of 2022 disbursements used for AOWH (See §303(e)) | Amount of 2023 disbursements used for AOWH (See §303(e)) | Total of Disbursed AOWH |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Awarded Activity Summary

Please enter the awarded allocation amount (in dollars) for each year by activity. If an allocation year has not yet been awarded (evidenced by a fully executed Standard Agreement or subsequent fully executed amendments to the Standard Agreement), please leave "\$0.00" in the corresponding column. Below that, select the year in which funds were disbursed. If funds have been awarded, but not yet been disbursed, please select "Not yet disbursed"

| Activity | 2019 Allocation Amount Per Activity | 2020 Allocation Amount Per Activity | 2021 Allocation Amount Per Activity | 2022 Allocation Amount Per Activity | 2023 Allocation Amount Per Activity |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Activity 1: §301(a)(1) | \$1,767,800.25 | \$2,747,709.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Not Yet Disbursed | Not Yet Disbursed | Please Select One | Please Select One | Please Select One |
| Activity 2: §301(a)(2) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 3: §301(a)(3) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 4: §301(a)(4) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 5: §301(a)(5) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 6: §301(a)(6) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 7: §301(a)(7) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 8: §301(a)(8) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Activity 9: §301(a)(9) | \$471,415.40 | \$732,722.40 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Not Yet Disbursed | Not Yet Disbursed | Please Select One | Please Select One | Please Select One |
| Activity 10: §301(a)(10) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Please Select One | Please Select One | Please Select One | Please Select One | Please Select One |
| Admin: §301(b) | \$117,851.35 | \$183,180.60 | \$0.00 | \$0.00 | \$0.00 |
| Reporting year in which funds were disbursed (e.g. if you requested your 2019 allocation in the 2021 reporting year, select 2021). | Not Yet Disbursed | Not Yet Disbursed | Please Select One | Please Select One | Please Select One |
| Total: (must match Allocation Summary from row 36) | \$2,357,067.00 | \$3,663,612.00 | \$0.00 | \$0.00 | \$0.00 |

PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM
Annual Report
Narrative Summary

1. Please describe any issues or barriers you encountered in securing required entitlements, permits, zoning changes, and environmental clearances as applicable.

none

2. Please describe the targeted beneficiaries of your project including services to be provided.

Activity 1 - households earning 30% or below area median income. Services to be provided include housing and full case management which includes mental health, substance abuse, counseling, job placement, low-households, childcare, tutoring, and other services as determined by management.
 Activity 9-downpayment assistance to low and moderate income households.

3. Please describe any proposed amendment(s) to the approved Activities and schedule (pursuant to Guidelines Section 503(b))

Staff preparing an amedment to downpayment assistance program to be submitted to HCD

4. Please describe additional revenue generated from program funding in this reporting period and how revenue was generated (e.g. loan repayments, interest, fees). Please provide a description of how your estimate of households to be assisted was determined. (pursuant to Guidelines Section 302 (8))

none

4a. Program Income Earned this reporting period:

none

4b. Approximate Number of Households to be assisted with this period's Reuse Revenue:

na

4c. Current Balance of Reuse Revenue:

none

5. Please share any success stories you've had from PLHA-funded projects

Optional: Grantees may sent attachments and photos to PLHASGM@hcd.ca.gov

Closed escrow on initial project which is Central Sacramento Studios which will provide housing for 92 formerly homeless households

6. If your five-year plan includes any of the following activities: 2, 3, 4, 7, 8, 9, or 10, explain how you are targeting 20% of your allocation toward AOWH. See Guidelines §303(e) If AOWH is not applicable (e.g. if your plan only includes activities 1, 5, or 6), please enter "N/A."

100% of the downpayment assistance grant is targeted to AOWH

PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUND

Activity 1 Outcomes

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low, Very low, Low, or Moderate income households, including necessary operating subsidies

| | | | | | | | | | | | | | |
|------------------|---------------|---------------------------|----------------|------------------------|--------|------------------------------|--------|-------------------------------|-------|---------------------------------|----------------|--------------------------------|---------|
| Contract Number: | 20-PLHA-10094 | Total Award for Activity: | \$4,515,009.25 | % of Total PLHA Award: | 75.00% | Amount Expended on Activity: | \$0.00 | % of Activity Award Expended: | 0.00% | Remaining Balance for Activity: | \$4,515,009.25 | % of Activity Funds Remaining: | 100.00% |
|------------------|---------------|---------------------------|----------------|------------------------|--------|------------------------------|--------|-------------------------------|-------|---------------------------------|----------------|--------------------------------|---------|

| General Project Information and Expenditure Breakdown | | | | | | | | Households Served | | | | | | | |
|---|--------------------|----------------------------|-----------------------------------|---|--------------------------------|--|--|---|--|--|----------------------------|------------------------------------|--|--|-------------------------------|
| Project: (Select from Drop-Down) | Developer Name | Grant or Loan | Amount Expended on Predevelopment | Amount Expended on Construction/Development | Amount Expended on Acquisition | Amount Expended on Rehabilitation/Preservation | Amount Expended on Operating Subsidies | Total Number of Individuals to occupy project | Total Number of Households to occupy the project | Seniors (65 and older) to occupy project | Veterans to occupy project | Disabled Persons to occupy project | Families with Minor Children to occupy project | Transition-Aged Youth (ages 18-24) to occupy project | Farmworkers to occupy project |
| Central Sac Studios | Danoco Communities | Low Interest Deferred Loan | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | tbd | tbd | tbd | tbd | tbd | tbd | tbd | tbd |
| Mirasol D | SHARP | Low Interest Deferred Loan | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | tbd | tbd | tbd | tbd | tbd | tbd | tbd | tbd |
| | | Select One | | | | | | | | | | | | | |
| | | Select One | | | | | | | | | | | | | |
| | | Select One | | | | | | | | | | | | | |
| | | Select One | | | | | | | | | | | | | |
| Total: | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Unit Details | | | | | | | | | | | Project Status and Evidence of Compliance | | | | |
|---------------------|----------------------------------|---|----------------------------|---|--|---|--|---|---|---|--|----------------|---|--|---|
| Project | Total Number of Units in Project | Total Number of Units restricted for Affordability in Project | Type of Housing | Number of Units Receiving Operating Subsidy | Number of ADA Accessible Units Developed, Rehabilitated or Preserved | Number of Units Developed, Rehabilitated or Preserved for Formerly Homeless Individuals | Number of Extremely Low-Income Units Developed, Rehabilitated or Preserved (Max 30% AMI) (Per Guidelines 10'(f)(1)): | Number of Very Low-Income Units Developed, Rehabilitated or Preserved (Max 50% AMI) (Per Guidelines 10'(c)(1)): | Total Number of Units at or below 60% AMI Developed, Rehabilitated or Preserved | Number of Low(er)-Income Units Developed, Rehabilitated or Preserved (Max 80% AMI) (Per Guidelines 10'(s)): | Number of Moderate-Income Units Developed, Rehabilitated or Preserved (Max 100% AMI, or if in High Cost Area 150% (Per Guidelines 10'(t)): | Project Status | Is Award Letter to Affordable Housing Project Attached? | Date of Project Completion (if applicable) | If Completed, is Certificate of Occupancy Attached? |
| Central Sac Studios | 92 | 92 | Multifamily Rental Housing | 92 | 9 | 92 | 92 | 0 | 0 | 0 | 0 | Predevelopment | N/A | 2023 | N/A |
| Mirasol D | 115 | 115 | Multifamily Rental Housing | 115 | 20 | 47 | 47 | 47 | 43 | 25 | 0 | Predevelopment | N/A | 2023 | N/A |
| | | | Select One | | | | | | | | | Select One | | | |
| | | | Select One | | | | | | | | | Select One | Select One | | Select One |
| | | | Select One | | | | | | | | | Select One | Select One | | Select One |
| | | | Select One | | | | | | | | | Select One | Select One | | Select One |
| | | | Select One | | | | | | | | | Select One | Select One | | Select One |
| Total: | 207 | 207 | | 207 | 29 | 139 | 139 | 47 | 43 | 25 | 0 | | | | |

Additional Comments on Outcomes and Activity Expenditures

PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUND

Activity 9 Outcomes

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance

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|------------------|---------------|---------------------------|----------------|------------------------|--------|------------------------------|--------|-------------------------------|-------|---------------------------------|----------------|--------------------------------|---------|
| Contract Number: | 20-PLHA-15094 | Total Award for Activity: | \$1,204,137.80 | % of Total PLHA Award: | 20.00% | Amount Expended on Activity: | \$0.00 | % of Activity Award Expended: | 0.00% | Remaining Balance for Activity: | \$1,204,137.80 | % of Activity Funds Remaining: | 100.00% |
|------------------|---------------|---------------------------|----------------|------------------------|--------|------------------------------|--------|-------------------------------|-------|---------------------------------|----------------|--------------------------------|---------|

| Expenditure Breakdown | | | | Households Served | | | | | | | |
|-------------------------------------|--|--|---|-------------------------------------|--------------------------------------|---|-----------------------------------|---|---|---|--------------------------------------|
| Project: (Select from Drop-Down) | Amount Expended on Down Payment Assistance | Amount Expended on Other Homeownership Opportunities | Description of Other Homeownership Opportunity Activities | Total Number of Households Assisted | Total Number of Individuals Assisted | Total Number of Seniors (65 and older) Assisted | Total Number of Veterans Assisted | Total Number of Disabled Persons Assisted | Total Number of Families with Minor Children Assisted | Total Number of Transition-Aged Youth (ages 18-24) Assisted | Total Number of Farmworkers Assisted |
| Downpayment Assistance | \$0.00 | \$0.00 | na | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total: | \$0.00 | \$0.00 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Unit Details | | | | | | | | Project Status and Evidence of Compliance | | | | | |
|------------------------|------------------------------------|-----------------------------|---|---|---|--|---|---|---|--|---|--|---|
| Project | Total Homeownership Units Assisted | Type of Housing | Number of Extremely Low-Income Households Assisted (Max 30% AMI) (Per Guidelines 101(n)): | Number of Very Low-Income Households Assisted (Max 50% AMI) (Per Guidelines 101(cc)): | Total Number of Households at or below 60% AMI Assisted | Number of Low(er)-Income Households Assisted (Max 80%AMI) (Per Guidelines 101(s)): | Number of Moderate-Income Households Assisted (Max 120% AMI, or if in High Cost Area 150%) (Per Guidelines 101(t)): | Is Deed Restriction Recorded? | Project Status | Are homeownership program policies attached? | Are proof of awards to homeowners attached? | Date of Project Completion (if applicable) | If Completed, is Certificate of Completion or Occupancy attached? |
| Downpayment Assistance | 0 | Detached Single Family Home | 0 | 0 | 0 | 0 | 0 | N/A | Other - please explain in additional comments | Previously Submitted | N/A | na | N/A |
| | | Select One | | | | | | Select One | Select One | Select One | Select One | | Select One |
| | | Select One | | | | | | Select One | Select One | Select One | Select One | | Select One |
| | | Select One | | | | | | Select One | Select One | Select One | Select One | | Select One |
| | | Select One | | | | | | Select One | Select One | Select One | Select One | | Select One |
| | | Select One | | | | | | Select One | Select One | Select One | Select One | | Select One |
| Total: | 0 | | 0 | 0 | 0 | 0 | 0 | | | | | | |

Additional Comments on Outcomes and Activity Expenditures

pending change to program eligibility to be submitted to HCD in August of 2022

| | | |
|--------------------------|---|--|
| Grantee Name: | Sacramento Housing and Redevelopment Agency | HCD Grant Number: 20-PLHA-15094 |
| Reporting Period: | July 1, 2021- June 30, 2022, Due July 31, 2022 | |

CERTIFICATION

****By signing this request, I certify to the best of my knowledge and belief that the request is true, complete, and accurate, and the expenditures, disbursements and cash receipts will be for the purposes and objectives set forth in the terms and conditions of the State award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)*

| | | |
|---|---|--|
| Signature Method: | Certification by Printed Name | |
| Name of PLHA Administrator (per Guidelines 503(b)) | Title of PLHA Administrator | |
| Christine Weichert | Director of Development | |
| Signature of PLHA Administrator | Date | |
| Christine Weichert | 7/15/22 | |
| Signature Method: | Certification by Printed Name | |
| Name of Authorized Executive Official (City Manager, CFO, CEO or designee per Guidelines 503(b)) | Title of Authorized Executive Official | |
| La Shelle Dozier | Executive Director | |
| Signature of Authorized Executive Official | Date | |
| La Shelle Dozier | 7/15/22 | |