



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2019-00329

April 23, 2019

Consent Item 35

Title: Annual Report for the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, Home Investment Partnership Program, and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

Location: Citywide

Recommendation: Receive and file annual reports of the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance, HOME Investment Partnerships (HOME) Program and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance.

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

Presenter: None

Attachments:

1-Description/Analysis and Background

2-Housing Trust Fund Ordinance Annual Report

3-Mixed Income Housing Ordinance Annual Report

4-HOME Investment Partnerships Program Annual Report

5-Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report

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 and Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2018. 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 development 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 2018.

Mixed Income Housing Ordinance – On September 1, 2015, 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 2018.

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.

SHRA currently follows the Multifamily Lending and Mortgage Revenue Bond Policies adopted by Council on March 17, 2009 for the allocation of funds generated by the Housing Trust Fund Ordinance, Mixed Income Housing Ordinance and from the HOME Program. As approved by the Council on November 13, 2018, pre-applications for 2019 funding will be accepted on January 2, August 1, and October 1 (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 (Ordinance), 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 2018 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel. See Attachment 5 for the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report.

Policy Considerations: Not applicable.

Economic Impacts: Not applicable.

Environmental Considerations: Not applicable.

Sustainability: Not applicable.

Commission/Committee Action: At its meeting of March 20, 2019, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

Rationale for Recommendation: Not applicable.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

**City of Sacramento
Housing Trust Fund Ordinance**

Annual Report

for

January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency

April 2019

HOUSING TRUST FUND ANNUAL REPORT FOR 2018

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, 2018

Building Type/HTF Fee Level (Fee/SqFt)	
Office	\$2.68
Hotel	\$2.54
Commercial	\$2.13
Manufacturing	\$1.67
Warehouse	\$0.73

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2018, 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

2018 City Housing Trust Fund Financial Information

Beginning Balance	
\$ 8,185,605	
Income	
Fees Collected	\$ 1,894,459
Interest	\$ 162,375
Loan Repayment	\$ 171,977
Total Income	\$ 2,228,811
Balance and Total Income	
\$ 10,414,416	
Expense	
Operations	\$ 364,781
Projects	\$ 819,842
Total Expense	\$ 1,184,623
Ending Balance	
Remaining Project Balances	\$ 7,907,954
Balance Available for Projects	\$ 1,321,839
Ending Balance	\$ 9,229,793

The 2018 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.

2018 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2018 Expenditure	Remaining Balance	Loan Maturity Date
700 Block of K	700 K St.	5	137	\$ 790,000	\$ 0	\$ 628,026	10/1/2071
Twin Rivers	321 Eliza St.	28	80	\$ 5,000,000	\$ 0	\$ 5,000,000	N/A
Bel-Vue	1123 8 th St.	13	22	\$ 2,100,000	\$ 819,842	\$ 779,928	7/1/2059
1717 S Street	1717 S St.	9	159	\$ 1,500,000	\$ 0	\$ 1,500,000	5/1/2061
TOTAL		46	239	\$ 7,890,000	\$ 819,842	\$ 7,907,954	

1989-2018 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
Total	\$32,013,183	\$3,779,106	\$10,000,782	\$45,793,071

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

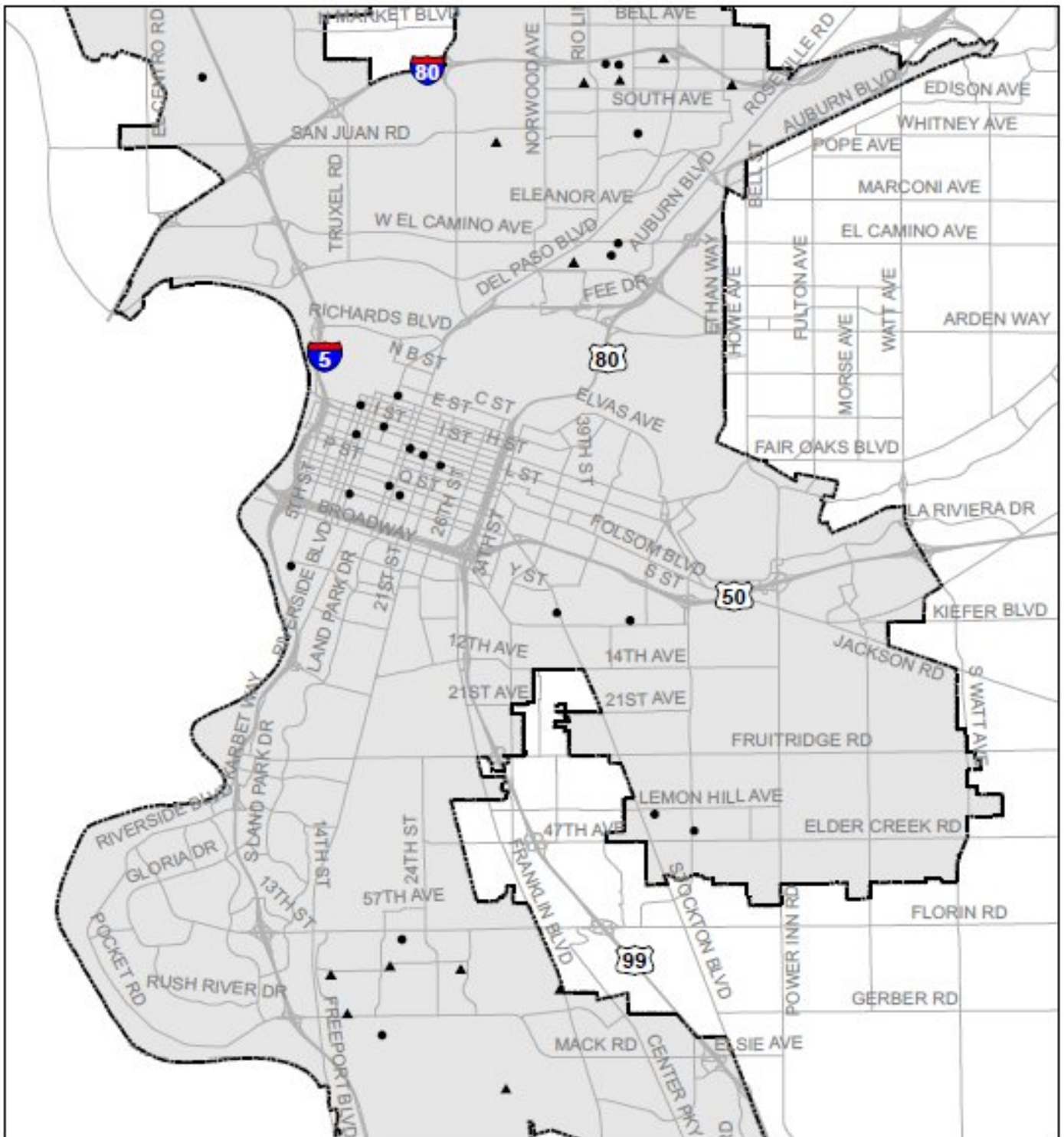
Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Expected to Close Escrow in 2019	1717 S Street	159
Completed	18th & L Mixed-Use Development	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
Under Construction	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
Under Construction	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		3,590

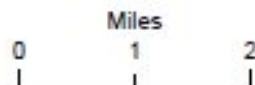
Parties interested in receiving notices of meetings at which this report is presented may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date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



SHRA GIS
April 1, 2019

**City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2018 to December 31, 2018**

Sacramento Housing and Redevelopment Agency

April 2019

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2018

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, 2018

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$2.85
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)	\$2.85
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)	\$1.23

* "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 2018, 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

**2018 City Mixed Income Housing Fund
Financial Information**

Beginning Balance	
	\$ 1,566,545
Income	
Fees Collected (single/duplex dwellings)	\$ 500,502
Fees Collected (multi-unit dwellings)	\$ 126,266
Interest	\$ 30,399
Total Income	\$ 657,167
Balance and Total Income	
	\$ 2,223,712
Expense	
Operations	\$ 60,757
Total Expenses	\$ 60,757
Ending Balance	
Remaining Project Balances	\$ 1,800,000
Balance Available for Projects	\$ 362,955
Ending Balance	\$ 2,162,955

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.

2018 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2018 Expenditure	Remaining Balance	Loan Maturity Date
1717 S Street	1717 S St.	11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	5/1/2061
TOTAL		11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	

2016-2018 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	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
TOTAL	\$ 2,295,146	\$ 36,962	\$ 0	\$ 2,332,108

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on March 17, 2009 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

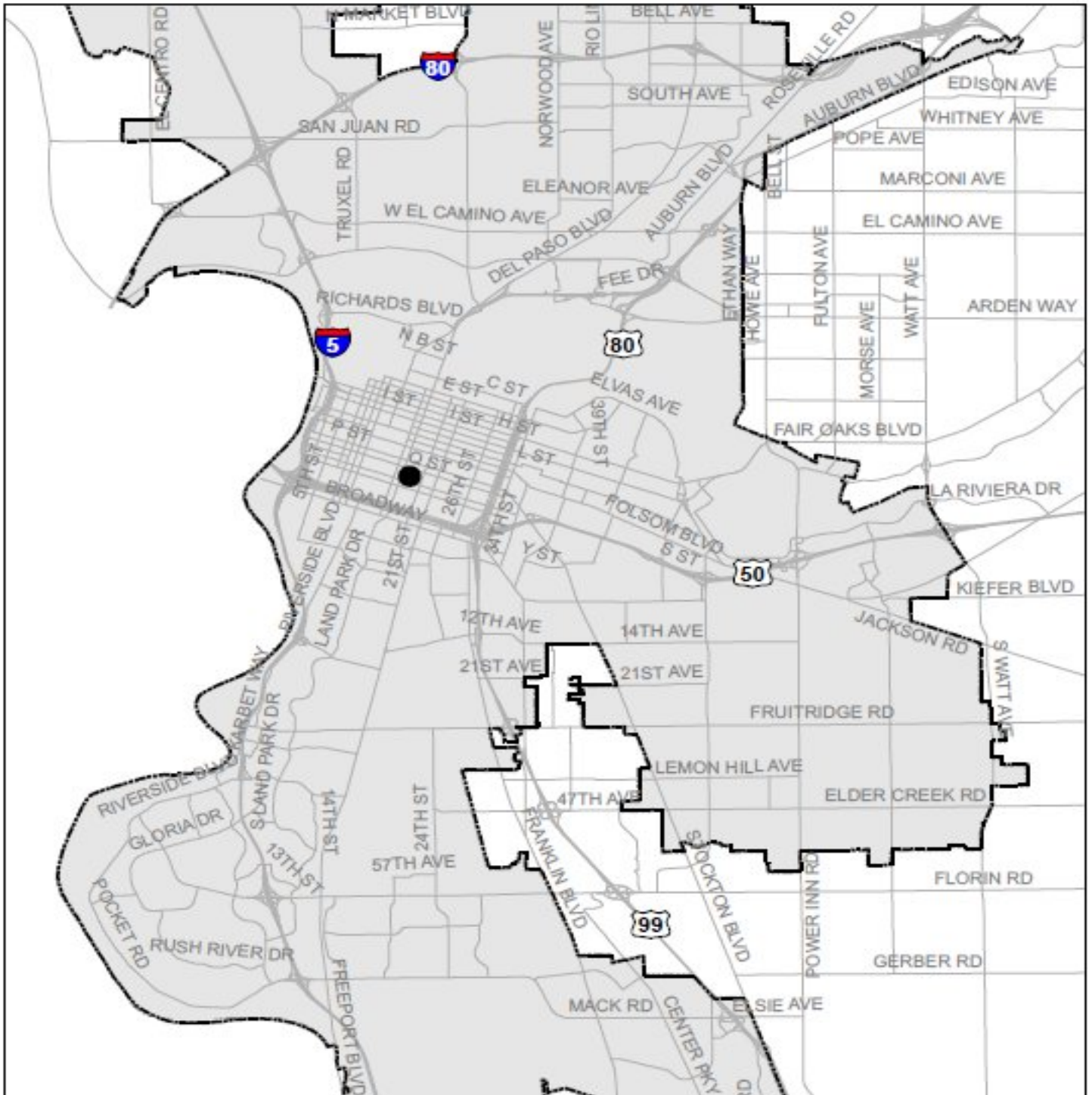
The City Mixed Income Housing Developments table and map identifies all properties which received Mixed Income Housing Funds and the total number of units produced.

City Mixed Income Housing Developments

Project Status	Project Name	Total Units
Expected to Close Escrow in 2019	1717 S Street	159
TOTAL UNITS		159



Mixed Income Housing Ordinance Fund Expenditures



- City of Sacramento
- Mixed Income Housing Ordinance Fund Project



SHRA GIS
April 1, 2019

**City of Sacramento
HOME Investment Partnerships Program
Annual Report
for
January 1, 2018 to December 31, 2018**

**Sacramento Housing and Redevelopment Agency
April 2019**

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2018

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 65 percent of AMI.

2018 CITY HOME PROGRAM FINANCIAL INFORMATION

Beginning Balance	
	\$ 6,914,650

Income	
Entitlement	\$ 2,633,111
Interest	\$ 58,380
Loan Income	\$ 1,391,120
Total Income	\$ 4,082,611

Balance and Total Income	
	\$ 10,997,261

Expense	
Operations	\$ 417,661
Project Expenses	\$ 3,007,100
Total Expense	\$ 3,424,761

Ending Balances	
Remaining Project Balances	\$ 6,796,640
Remaining Admin Balance	\$ 10,785
Balance Available for Projects	\$ 765,075
Ending Balance	\$ 7,572,500

2018 City HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2018 HOME Expenditure	Remaining Balance	Loan Maturity Date
Bel-Vue	1123 8 th St	4	22	\$ 600,000	\$ 270,000	\$ 330,000	7/1/2059
Lavender Courtyard	16 th & F St	11	53	\$ 1,905,525	\$ 0	\$ 1,905,525	TBA
Norwood Annex	3301 Norwood Ave	11	15	\$ 1,100,000	\$ 0	\$ 1,100,000	5/1/2076

Pensione K	1100 17 th St	9	129	\$ 1,190,000	\$ 499,215	\$ 0	3/1/2074
St Francis Terrace	2525 L St	11	48	\$ 2,247,000	\$ 1,992,300	\$ 254,700	4/1/2075
Victory Townhomes & Dixieanne	1075 & 1048 Dixieanne Ave	11	76	\$ 2,430,000	\$ 0	\$ 2,430,000	5/1/2076
Village Park	350 Morey Ave	11	50	\$ 1,022,000	\$ 245,585	\$ 776,415	4/1/2075
TOTAL		68	393	\$10,494,525	\$ 3,007,100	\$ 6,796,640	

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.

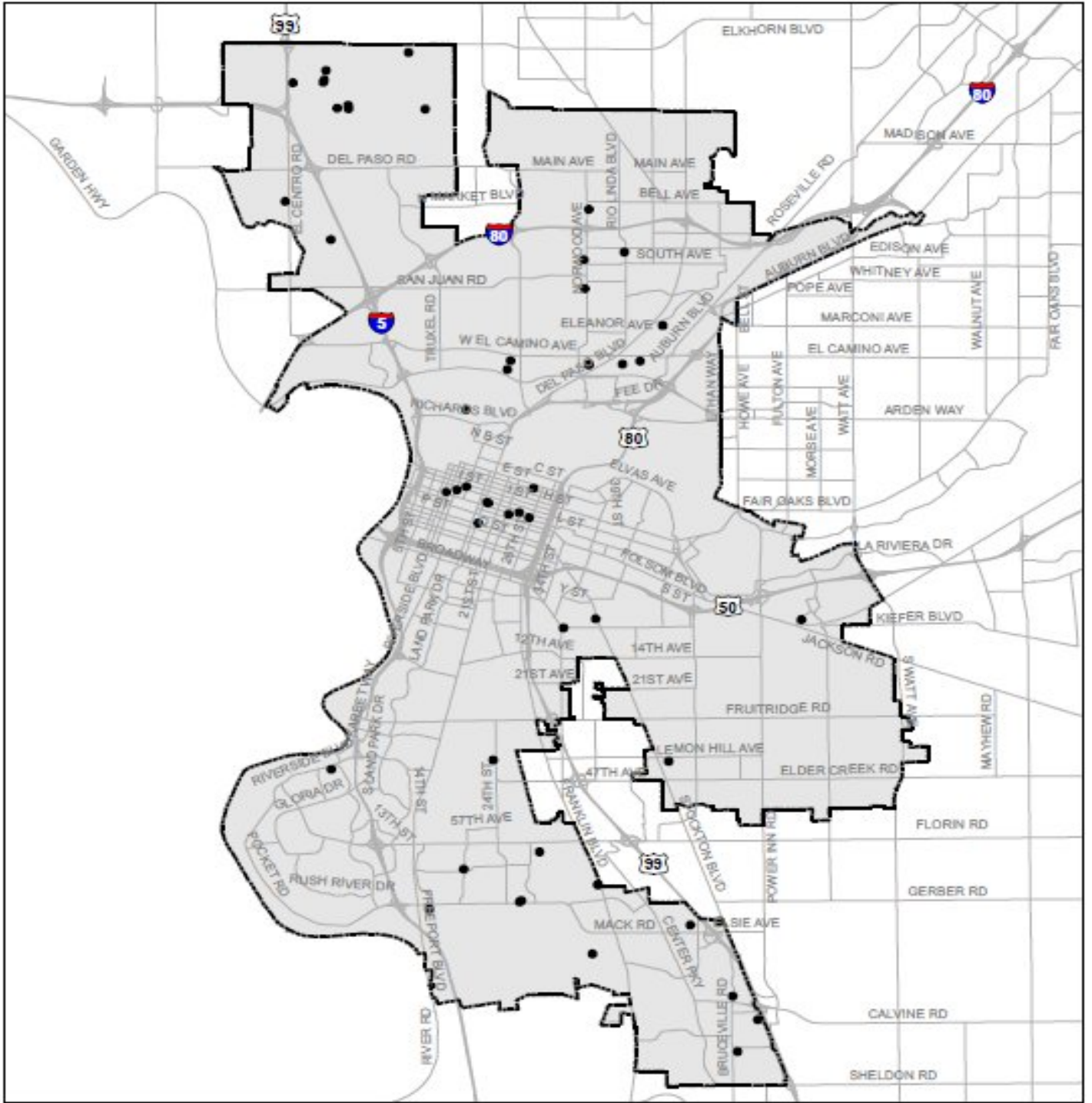
City HOME Developments

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

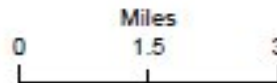
Norwood Annex	15
Pensione K	129
Phoenix Park I	178
Phoenix Park II	182
Quinn Cottages	60
Ridgeway Studios	22
River Garden Estates	124
Russell Manor Senior	66
Serna Village	83
Shenendoah	100
Sherwood	14
Shiloh Arms	106
Sierra Vista	78
Silverado Creek	85
Southcrest	30
St. Anton Building	65
St. Francis 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
Residential Hotel Unit Withdrawal, Conversion,
and Demolition Ordinance**

Annual Report

for

January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency

April 2019

RESIDENTIAL HOTEL UNIT WITHDRAWAL, CONVERSION, AND DEMOLITION ORDINANCE ANNUAL REPORT FOR 2018

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 seven of the ten 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 2018 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 unregulated residential hotels:

Subject to the Ordinance

- Capitol Park
- Congress
- Golden
- Sequoia

With the exception of Capitol Park and Golden, vacancy rates are less than eleven percent. According to the property management at Capitol Park, the vacancy rate is due to selective screening. While property management at Golden reports that the vacancy rate is due to evictions, attrition and renovations (e.g., HVAC, plumbing, electrical and

water systems, façade and finishings). The renovations are expected to be complete by the summer of 2019.

Additionally, the owner of Capitol Park is in contract to sell the hotel to Mercy Housing California (Mercy Housing). On January 30, 2019, Mercy Housing joined the County of Sacramento to apply for No Place Like Home funds from the California Department of Housing and Community Development (HCD). The HCD tentative timeline to announce the awards will be in June 2019.

Replacement/Withdrawn Units

A list of replacement and withdrawn units covered by the Ordinance is included in Exhibit B.

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

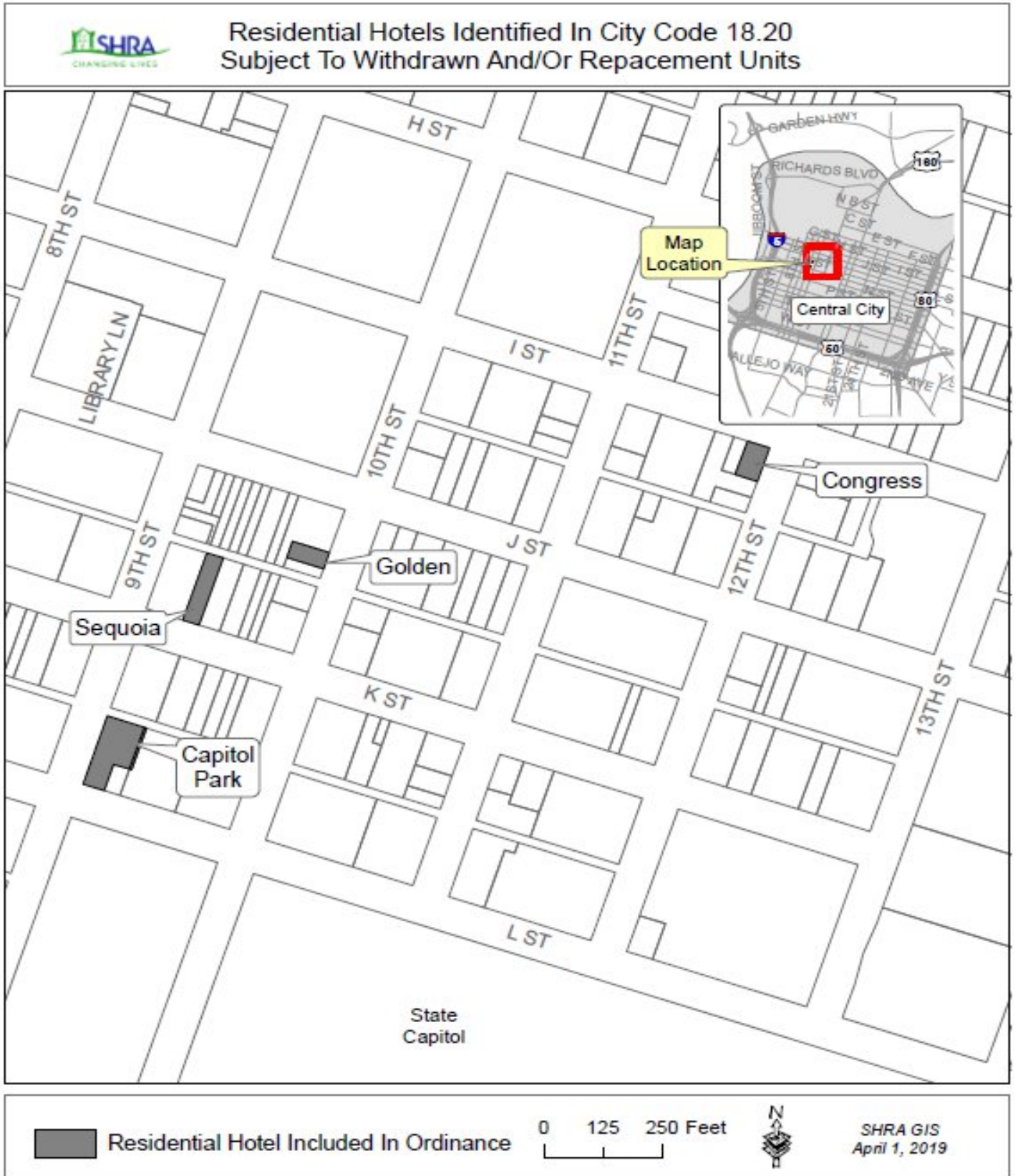


Exhibit B: Residential Hotels Certification Summary

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
Capitol Park ¹	1125 9th St.	94	180	\$575	\$550
Congress	906 12th St.	3	27	\$600	\$560
Golden ²	1010 10th St.	19	26	\$600	\$600
Sequoia	911 K St.	7	90	\$495	\$470
Subtotal			323		

¹Capitol Park: Four (4) vacant units are used for storage, laundry or maintenance supplies.

²Golden: Under rehabilitation.

REGULATED/REPLACEMENT UNITS		
Property	Address	Current No. Units
7 & H	625 H St.	150
Bel-Vue (under construction)	1123 8th St.	5
Cannery Place	601 Cannery Ave.	2
Globe Mills	1131 C St.	12
La Valentina	429 12th St.	11
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		439

TOTAL UNITS	
Total Subject to the Ordinance and Regulated/Replacement Units	762
Total Required per the Ordinance	712
Total Surplus/Banked Units	50

Exhibit C: Boulevard Court Certification Summary

Address	Total Number Vacant Units	Current No. Units with Bathroom	Monthly Rent with Bathroom	Resident Services
5321 Stockton Blvd.	2	75	\$804	Yes