



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



6

April 9, 1991

Budget & Finance Committee  
of the City of Sacramento  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Tax Increment Leverage Program

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the program.

Respectfully submitted,

  
JOHN E. MOLLOY  
Acting Executive Director

TRANSMITTAL TO COMMITTEE:

  
JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



March 26, 1991

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** TAX INCREMENT LEVERAGE PROGRAM

## SUMMARY

The Redevelopment Agency is requested to allocate \$1,000,000 in 1990 Tax Allocation Bond (TAB) funds for a local leverage program. These funds will be used to provide a local contribution to projects seeking state funding through Tax Credits, Proposition 84/107 Rental Housing Construction Program (RHCP) or California Housing Finance Agency (CHFA) Housing Assistance Trust (HAT) funding. The local contribution will enable better leverage of state funds and therefore more competitive applications. Additionally it is requesting permission to release a notice of funds available, establish project selection criteria and guidelines, establish a Selection Committee and authorize the Executive Director to notify the appropriate state agency of the Selection Committee's recommendations.

## BACKGROUND

In November and June of 1989, the citizens of California approved General Obligation (GO) bond issues (Props. 84 & 107) to support affordable housing programs. These funds were distributed among several state housing programs, including rental rehab, ownership rehab, seismic reinforcements, down payment assistance for first-time buyers, homeless housing and a new rental housing construction program. In addition to Propositions 84 & 107, there is one other major state financing tool - Low Income Housing Tax Credits. Each of these programs award funds under a very competitive process. Furthermore, applications that demonstrate strong leverage of state funds with other public or private funds receive more favorable consideration. A much smaller program, which provides some funding for small "infill" affordable housing development, is the

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California Housing Finance Agency's (CHFA's) Housing Assistance Trust (HAT). That program is less targeted, less competitive and requires a minimum local government match of 10% of development cost.

The highlights of the two larger programs are detailed below. ATTACHMENTS I, II and III outline the RHCP, HAT and Tax Credit project selection, program and funding guidelines in greater detail.

The RHCP program administered by the State Dept. of Housing and Community Development (HCD), provides assistance to private and non profit developers to develop low income affordable housing. Several times a year HCD issues a NOFA. The next NOFA is expected in mid-April. The application deadline is expected six weeks thereafter. Competition for funds is very severe. The State has developed a point system to rank projects. Higher points are awarded to projects that:

- 1) have a higher percentage of units benefitting very low income;
- 2) leverage state funds with other public and private funds (five points are earned when localities contribute either the lesser of 5% of project costs or \$250,000);
- 3) have over 50% of the development's units as three bedroom units;
- 4) are consistent with the local housing element; and
- 5) demonstrate economic feasibility and readiness for development.

The Tax Credit program, administered by the State Treasurer's office, has its own separate rating system and tax credit application and award deadlines. Applications are being accepted February 1st, May 1st and August 1st. Projects with commitments from HCD for funding under Prop. 84 & 107 are in a more competitive position to receive tax credits. Other selection criteria include:

- ◆ deeper targeting, lower rents or longer terms than is required by Federal and State law;

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- ♦ high percentage of three bedroom units or serves very low income through residential hotels or transitional housing;
- ♦ project at risk of converting to market rate; and
- ♦ public agency contribution or increased equity.

In 1990, the Redevelopment Agency issued Tax Allocation Bonds, of which \$20.2 million was set aside for housing. ATTACHMENT IV provides a Summary of the 1989 Certificates of Participation and 1990 tax allocation bond expenditure plans as approved by your Council. In November 1990, the Agency adopted a proposed expenditure plan for the housing set aside funds approved as a subset of the total 1989/90 bond issuances (see ATTACHMENT V). Eighty percent of the TAB funds set aside for housing were intended to be used for housing in the merged Downtown Development area. Twenty percent for "Other Projects". These "Other Projects" include such uses as:

- ♦ non profit development and permanent loan assistance;
- ♦ state and federal leverage funds;
- ♦ boarded and vacant property program;
- ♦ first time homebuyers assistance; and
- ♦ public housing site acquisition.

Of the total housing set aside from the 1990 TAB, the following funds have already been or are expected to be committed by mid-year:

- ♦ \$ 200,000 to Mutual Housing (committed)
- ♦ \$ 200,000 to Family Housing Demonstration (committed)
- ♦ \$ 1,200,000 Southside infill site acquisitions, of which \$585,000 in site options have been entered into (committed)
- ♦ \$ 500,000 Public Housing site acquisition (to be allocated June 1991)
- ♦ \$ 2,000,000 SRO Rehab NOFA (committed)
- ♦ \$ 2,000,000 SRO site acquisition/new construction assistance in Central City - SRO (committed)
- ♦ \$ 3,356,870 site acquisition in Central City - Mixed Income Housing (to be allocated in May)

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Staff proposes releasing a Notice of Tax Increment Funds Available (NOFA) in an amount not to exceed \$1,000,000; of this amount \$600,000 is intended to assist non profit and private developers for family housing and \$400,000 to assist SRO new construction. This should enable assistance of up to four or five projects seeking state funds.

It is intended that these funds would:

- a) be used to provide leverage to state (RHCP, Tax Credit and HAT) funding applications; and
- b) assist those projects that were intending to submit applications in the upcoming rounds of state funding to be more competitive and therefore have a higher likelihood of being funded.

Because of the very short time frames, staff proposes releasing a NOFA with a short open period that would be advertised in a local paper of general circulation. In addition, HCD, CHFA and Tax Credit staff have been alerted to this potentially upcoming NOFA, and alert letters have also been distributed to developers who have contacted the Agency in the past regarding affordable housing. The staff is currently aware of several projects that will be seeking these local leveraging funds.

In determining which projects to fund with local TI, staff proposes the criteria below be applied. Given that the state funding programs have very articulated preferences, underwriting criteria and their own ranking systems in place, staff is not proposing a complicated or separate set of project ranking and underwriting criteria. Instead, the criteria are intended more to assess which state funding applications have the highest likelihood of success, while also meeting local housing needs. It should be noted that the state's program preferences are not contrary to local housing needs.

Projects eligible for local funds must be new construction developments only, since it is the Council's goal to provide up to 1,000 net new units a year, and because other local funds are available for rehab.

## Criteria on Which to Evaluate Proposals

#1. Project must be prepared to submit an application in the next

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most immediate state funding round to, at least, one state Agency for Prop. 107, Tax Credit or HAT loans.

- #2. In staff's judgement, project has at least met the minimum state funding point thresholds, and ranks high enough to be competitively considered for funding (including points to be earned from local leverage contribution);
- #3. Developer provides minimum of 10% equity (land and cash) net of any developer fee. For privately owned projects, greater consideration will go to those with greater equity contributions. (Because non profits are generally cash poor, an equity contribution greater than 10% will not be expected.)
- #4. Developer is requesting the minimum amount of local TI contribution while still making the project competitive under the state funding criteria.
- #5. Developer has all zoning and land use entitlements. Project is financially sound. Developer demonstrates capacity and ability to carry out project, demonstrates ability to obtain construction, permanent financing, and demonstrates ability to successfully manage property.
- #6. Project satisfies local housing assistance plan and housing element goals to serve very low income families, seniors, handicapped or disabled;

(It should be noted that the state housing programs are, first and foremost, intended to promote and create new housing units affordable to low and very low income. In fact, the higher percentage of low income, the more competitive projects and proposals will be.)

- #7. If all else is equal and funding is not sufficient for all projects, then, a project will receive greater consideration if it:
  - a) Is located in an area that has not met its fair share for family housing.
  - b) Will satisfy neighborhood revitalization or infill objectives; or
  - c) Will satisfy Central City housing goals.

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- #8. Project is located close to services for tenants (shopping, hospitals, schools and transportation). Projects that provide on site social, child care, and employment services to residents will receive greater consideration.
- #9. Project can be shown to benefit the merged Downtown Redevelopment plan.

Staff proposes that Agency funds be secured in a first, second or third position, and loaned at 3% simple interest, with interest or principle deferred if necessary. The loan shall be for the life of the Regulatory Agreement, which shall be no less than 30 years. Unless otherwise approved by the Council, local funds are intended to be permanent financing only.

The staff recommends using the state's form of Regulatory Agreement. This agreement is fairly comprehensive, and contains monitoring and auditing controls.

Because of the very short time frame and the state's requirement that local commitments be firm upon application submission, we propose that an Ad Hoc Committee be appointed to review and approve project selections and loan amounts. We propose this review committee be comprised of:

- ▶ Two members of Sacramento Housing & Redevelopment Commission (SHRC);
- ▶ Two private lenders or financial consultants familiar with affordable rental housing development; and
- ▶ The Agency's Director of Community Development, or his designee.

Prior to the Review Committee meeting, staff will brief the appropriate elected Redevelopment official in whose districts applications for funding are recommended to be received.

Subsequent to the Ad Hoc Committee's meeting, staff will bring forward to the Commission and Agency a report on the activities of the Ad Hoc Project Selection Committee and the notes, deeds of trust, loan terms and regulatory agreements of the projects to be financed. The Agency will have the opportunity to approve all documents and loan terms.

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## FINANCIAL

This report recommends that one million dollars (\$1,000,000) be budgeted from 1990 TAB funds for purposes of serving as leverage to state funding programs. These funds will be budgeted from SRO Program funds for \$400,000 and from "Other Housing Program funds" for \$600,000 (see ATTACHMENT V). The funds are to be loaned out at 3% simple interest, with the potential for deferral. The term of the loan shall coincide with the project regulatory agreement. No project shall receive more than 5% of its development cost from these funds (maximum 10% of development cost in the case of the HAT program). The funds are to be available through November 1991, after which time uncommitted funds will be returned to the 1990 Housing Set aside funds to be reallocated. It is expected that the funds will be committed during the first round of RHCP and Tax Credit applications.

## POLICY

This report is consistent with goals set forth in the Housing Assistant Plan and Financing Strategy and Three Year Action Strategy to provide local funds to leverage state/federal funds for affordable housing. The types of housing receiving preference under the state's programs (i.e. large family, housing targeted to very low income, residential hotels and special needs housing) are consistent with local housing goals.

The use of a selection committee is not without precedence. The Agency currently delegates funding decisions to a loan committee under its Rental Rehab Program. Agency staff will be recommending establishing a similar type committee for the Housing Trust fund monies, once they become available. We have attempted in this report to define very clearly the process and criteria for selection of projects and award of local funds. By moving quickly, Sacramento can more effectively leverage valuable and limited state resources and move towards our goal of 1,000 units a year of new affordable housing. Without delegation to a Selection Committee the Agency will not be able to act within the tight state funding deadlines. Our lack of leverage funds in the past has placed Sacramento at a competitive disadvantage in the state programs. The Agency will have ultimate approval over loan terms and loan documents.



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## ENVIRONMENTAL

The proposed action is exempt from environmental review per CEQA guidelines per Section 15378 (b)(3): NEPA does not apply.

## MBE/WBE

The Agency's MBE/WBE policies will be applied to any projects funded with the TAB funds described in this report.

## VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of April 3rd, 1991 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Cespedes, Moose, Pernel, Simon, Simpson,  
Wooley, Yew, Strong  
NOES: None  
ABSENT: Williams, Diepenbrock

## RECOMMENDATIONS

It is recommended that the Redevelopment Agency of the City of Sacramento adopt the attached resolution which:

- 1) Allocates \$1,000,000 of local Tax Increment funds to be used as leverage for state funding programs (RHCP, Tax Credits, HAT).
- 2) Authorizes the Executive Director to release a NOFA in the above amount.
- 3) Authorizes the adoption of various project selection criteria.

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- 4) Appoints an Ad Hoc Project Selection Committee comprised of two members of SHRC; two private lenders or financial consultants familiar with affordable housing lending programs; and the Director of Community Development or designee to review projects, against the above referenced criteria in order to determine which projects should receive awards and the amount to be awarded. Such awards shall not exceed 5% of the development cost (10% maximum in the case of HAT project).
- 5) Directs the Executive Director to prepare letters of commitments to the appropriate state agencies for projects selected to receive local funds.
- 6) Directs the Executive Director to report back to the Commission and Agency for approval of notes, deeds of trusts, loan terms and regulatory agreements on the projects selected.

Respectfully Submitted,



JOHN E. MOLLOY  
Deputy Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE, City Manager

Contact Person: Thomas V. Lee, Director  
Community Development  
440-1357

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

## APPROVAL OF TAX INCREMENT LEVERAGE PROGRAM

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

Section 1: One million dollars is allocated from the Agency's housing set-aside fund to be loaned for housing projects as leverage for state housing program funds. The loan amount shall not exceed 5% of project development costs or 10% for projects qualifying for Housing Assistance Trust (HAT) funds. The unpaid loan balance shall bear interest at 3% per year for a loan term equivalent to the term of the applicable regulatory agreement. The term of the regulatory agreement shall be 30 years or more.

Section 2: The Executive Director is authorized to release a notice of funds available, in substantially the form attached, for such Agency funding.

Section 3: The following Selection Criteria are approved for selection of projects to receive such Agency funding:

### Selection Criteria on Which to Evaluate Proposals

- #1. Project benefits Merged Downtown Redevelopment Project Area.
- #2. Project must have prepared or is prepared to submit an application to at least one state agency for Proposition 107 funds, low-income housing tax credits or HAT funds in the next most immediate funding round.
- #3. In selection committee's judgement, project has at least met the minimum state funding point thresholds, and ranks high enough to be competitively considered for state funding (including points to be earned from local leverage contribution);

(10)

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- #4. Developer provides minimum of 10% equity (land and cash) net of any developer fee. For projects not owned by a non-profit corporation, greater consideration will go to those with greater equity contributions. Non-profit corporations with an equity contribution of 10% or more will be treated as equivalent to any other project with regard to equity contribution.
- #5. Developer is requesting the minimum amount of local tax increment contribution while still making the project competitive under the state funding criteria.
- #6. Developer has all zoning and land use entitlements. The Project is financially sound. Developer demonstrates capacity and ability to carry out project, to obtain construction, and permanent financing, and to successfully manage property.
- #7. Project satisfies local goals, including Agency's housing assistance plan goals to serve very low income families, seniors, handicapped or disabled;
- #8. Project is located close to services for tenants (shopping, hospitals, schools and transportation). Projects that provide on-site-social, child care, and employment services to residents will receive greater consideration.
- #9. If all else is equal and funding is not sufficient for all projects, then, a project will receive greater consideration if it:
  - a) Is located in an area that has not met its fair share for family housing according to the Agency's fair share housing plan;
  - b) Will satisfy Agency's neighborhood revitalization or infill objectives; or
  - c) Will satisfy Agency's Central City housing goals.
- #10. Only newly constructed developments will be considered for funding.

**Section 4:** A Selection Committee comprised of two members of Sacramento Housing and Redevelopment Commission; two private lenders or financial consultants familiar with state affordable housing lending programs; and the Director of Community Development or his designee shall be appointed by the Executive Director to review projects under the above criteria, select the best qualified projects under the criteria to receive awards and determine amount to be awarded to the respective projects.

**Section 5:** The Executive Director is authorized to prepare letters of commitments on projects recommended for funding by the Selection Committee, and submit such letter to the appropriate state agencies in such form as they may require.

(11)

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(11)

Section 6: The Executive Director is directed to report back to City Council for approval of owner participation agreements, notes, deeds of trusts and other loan documents as may be required.

Section 7: Projects to be funded in the City shall be of benefit to the Downtown Project Area and in conformance with the Agency's housing set aside fund requirements.

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CHAIR

ATTEST:

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SECRETARY

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(12)

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

RHCP Program Summary

Purposes:

Provides 3% interest funds for affordable multi family rental projects. This is a new construction program.

Eligible Developments:

Five (5) or more units; rental or cooperative. Includes mobile home units, residential hotel and group homes. Projects can be owned by non profit or for profit sponsors. Applicants must have site control to apply.

Loan Terms:

3% simple interest, payable out of project cash flow. Principle and interest can be deferred. Loan term is minimum of forty (40) years.

Occupancy Requirement/Rent Limits

At least 30% of the units must be affordable to low income, and at least two-thirds (2/3rds) of the low income rents must be affordable to very low income. Assisted units must be the same as unassisted units and mixed throughout the development.

Rents for very low income cannot exceed 30% of 35% of median, adjusted by family size, and net of utilities. (i.e. \$230/studio; \$263 /1-bedroom; \$295/2-bedroom; \$328/3 bedroom).

Rent for low income units is based on 30% of 60% of median adjusted for family size and less a utility allowance (i.e. \$392/studio; \$450/1 bedroom; \$506/2-bedroom; \$563/3 bedroom).

Development Guidelines

HCD provides a set of minimum development guidelines.

RHCP (Prop. 107) Criteria for Project Selection

- #1. Extent to which project maximizes benefit to households with lowest incomes. (This criteria more heavily weights projects that are 100% affordable.)
- #2. Term of regulatory agreement (maximum points for 50-year loan and regulatory agreements).
- #3. Percentage of three bedroom units (not applicable to residential hotels). Maximum points received if 3 bedroom units exceed 50% of project's total units.
- #4. Project meets various "need" indicators based on area vacancy rates, affordability of market rents, assisted housing waiting lists, and development costs per unit.
- #5. Extent housing element is in compliance with state law.
- #6. Extent of local financial assistance (maximum points

- earned if local funds are lesser of 5% of development costs or \$250,000).
- #7. Ratio of state funds to development cost of lower income units.
  - #8. Economic feasibility which includes: degree of development capacity of applicant; degree of management capacity; readiness to start construction noted by status of local development approvals, firmness of financial commitments.
  - #9. Reasonableness of construction costs.

### Underwriting Criteria

Debt Service Coverage not to exceed 115%. Loan rate: 3% simple interest, principle and interest may be deferred. Reimbursable administrative expenses not to exceed 5% of loan amount or \$50,000, whichever is less. Replacement reserves (not less than .6%). Operating reserves (around 3% of annual operating expenses).

### Minimum Equity Requirement

At least 10% of total development costs (equity includes cash, land and other items of monetary values).

### Limits on Rates of Return

Limits pre-tax cash return to 8% of sponsors actual investment. A sponsor may elect no return on the set aside units and unlimited return on the non-assisted units.

FEDERAL/STATE TAX CREDIT PROGRAM

Provides a 9% Federal Tax Credit annually for 10 years to newly constructed rental housing developments that meet low income occupancy and rent restrictions. Additionally, a project can receive a state tax credit provided over a four-year period, and amounting to 30% of the federal credit amount. The credit is available only on that portion of the project that meets income and rent requirements.

Eligible projects Non transient residential rental property.

Occupancy Requirement

Twenty percent of the units affordable to households who earn under 50% of median adjusted for family size; or

Forty percent of the units affordable to households who earn under 60% of median adjusted for family size; or

Fifteen percent of the units affordable to households earning under 40% of median adjusted for family size.

Rent Requirements

Rent is calculated as 30% of maximum qualifying income adjusted by family size assuming one person in a studio, two persons in a one bedroom, three persons in a two bedroom and five persons in a three bedroom (irrespective of actual family size occupying the unit) less utility allowances.

Compliance Period

Initial fifteen years compliance period for federal tax credits. An additional 15 years required but can be waived if:

- a) project goes into foreclosure; or
- b) owner offers the state the right to purchase the project and no buyers are found.

The state credit has a 30 year compliance requirement.

Credit Allocation

Credits are awarded by the State Treasurer's Office through a competitive allocation process. The Treasurer is directed to award only that amount of credit that is needed for financial feasibility of the project. Under the state credit program, projects are limited to a 8% return on investment. Also, a developer fee not to exceed 15% of project basis is allowed.

Projects are awarded based on several criteria. To be considered, projects must meet threshold criteria. Points are then awarded for more specific criteria:

Threshold Criteria

- ♦ Level of housing need as demonstrated by community



- ♦ general plan; regional housing fair share plans; letter from local government.
- ♦ Financial feasibility/ including status of all loans, grants, etc.
- ♦ Enforceable financing. Must have financial commitments for at least 50% of project costs.
- ♦ Site control.
- ♦ Appropriate zoning/land use
- ♦ Development team experience
- ♦ Proof that the amount of credit requested is needed for project feasibility

**Other Criteria**

- ♦ Project provides units that exceed maximum allowed federal and state income and rent requirement (total of 30 points)
- ♦ Project exceeds 30 year regulatory period (maximum points 25)
- ♦ Serves special needs population:
  - a) Points increase for maximum number of three bedroom or larger units (maximum points 25)
  - b) SRO projects or transition housing which serve very low income (below 45% of median) (maximum 15 points)
- ♦ Projects at risk of conversion (maximum 10 points)
- ♦ Public Agency contribution/significant developer equity (maximum 10 points)
  - Points awarded if:
    - a) public Agency provides a 15% of development cost long term commitment; or
    - b) private owner has equity contribution of 30% of development cost (these funds may not be used to pay developer fees)
- ♦ special amenities -- child care, social services (maximum 5 points)
- ♦ located in a "difficult to develop area" (maximum 5 points)

CHFA HOUSING ASSISTANCE TRUST

Provides below market rate financing for small residential rental developments.

Maximum Loan Amount: \$500,000

Interest Rate: 11th District cost of funds, 30 year amortization due in 15 years.

Occupancy: 10% units occupied by very low income and 10% units occupied by low income. Rents cannot exceed 30% of income as adjusted for household size less - utility allowance.

Terms of Requirement: 30 year regulatory period.

Local Construction: Minimum of 10% of total development cost, in form of loan, grant or cash equivalency.

Project Selection/Underwriting: Developer must have site control and appropriate zoning. Project subject to CHFA loan underwriting criteria. Developer must demonstrate capacity to develop and manage.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO, CALIFORNIA  
 CAPITAL MALL, UPTOWN, AND MERGED DOWNTOWN PROJECTS  
 TAX ALLOCATION BONDS, SERIES 1990

PROPOSED 1990 DOWNTOWN CAPITAL IMPROVEMENTS

	<u>Budget</u>	<u>Funded</u>	<u>To Be Funded</u>	<u>Tax Status</u>
<b>OP PROJECTS</b>				
Housing (Loans)	4,000,000	4,000,000	0	T
Docks Garage	4,000,000	4,000,000	0	T
Library	3,162,000	3,162,000	0	TE
Library Facade	289,350	289,350	0	TE
Downtown Plaza	<u>2,410,650</u>	<u>2,410,650</u>	0	TE
Total COP Projects	13,862,000	13,862,000	0	
<b>ATEGORY 1 PROJECTS</b>				
Shasta Acquisition	1,100,000	0	1,100,000	TE
18th & L St. Housing Plan Dev.	50,000	0	50,000	T
Docks Garage	1,400,000	0	1,400,000	T
Downtown Plaza Developers Asst.	11,955,000	0	11,955,000	TE
Construction Management	300,000	0	300,000	TE
Total Category 1 Projects	<u>14,805,000</u>	0	<u>14,805,000</u>	
<b>ATEGORY 2 PROJECTS</b>				
Other Housing	5,188,687	0	5,188,687	TE
Other Housing	<u>382,150</u>	0	<u>382,150</u>	T
Total Category 2 Projects	5,570,837	0	5,570,837	
<b>ATEGORY 3 PROJECTS</b>				
Central Retail Management/ Cultural District	375,000	0	375,000	TE
Downtown Housing Strategy	100,000	0	100,000	TE
Residential Hotels	4,500,000	0	4,500,000	T
Residential Hotels	1,400,000	0	1,400,000	TE
Southside Residential Land Banking	1,500,000	0	1,500,000	T
T Street Site Housing Subsidy	600,000	0	600,000	T
Docks/Waterfront Public Imp.	400,000	0	400,000	TE
Homeless/Inebriate Center (Acq & Plan)	1,449,163	0	1,449,163	TE
Memorial Auditorium	5,000,000	0	5,000,000	TE
Developer Assistance (Comm'l Rehab)	<u>300,000</u>	0	<u>300,000</u>	T
Total Category 3 Projects	<u>15,624,163</u>	0	<u>15,624,163</u>	
<b>TOTAL PROJECTS</b>	<b>49,862,000</b>	<b>13,862,000</b>	<b>36,000,000</b>	

Category Legend

1. Contract or Legal Requirement
2. Other Housing as Required by State Law
3. Council Approved

TE Portion 1,567,150  
 Taxable Issue 7,165,000  
\$8,732,150

Taxable Summary:

18th & L St. 50,000  
 Docks Garage 1,400,000  
 Other Housing 382,150  
 Residential Hotels 4,500,000  
 Southside 1,500,000  
 T Street 600,000  
 Developer Asst. 300,000  
\$8,732,150

POTENTIAL USES OF 1990 TAB-HOUSING COMPONENT

	<u>TAXABLE</u>	<u>TAX-EXEMPT</u>	<u>TOTAL</u>
<b><u>DOWNTOWN PROJECTS:</u></b>			
Downtown Housing Strategy Projects:	\$2,756,670	\$600,000	\$3,356,670
Southside Acquisition & Rehab:	\$2,100,000	\$	\$2,100,000
Residential Hotels:	\$4,500,000	\$1,400,000	\$5,900,000
Shasta:	\$	\$1,100,000	\$1,100,000
Housing Strategy (Preparation):	\$	\$100,000	\$100,000
Riverview Plaza - Loan Pay-Off Fund:	\$	\$2,500,000	\$2,500,000
<b>SUBTOTAL - DOWNTOWN</b>	<b>\$9,356,670</b>	<b>\$5,700,000</b>	<b>\$15,056,670</b>
<b><u>OTHER PROJECTS:</u></b>			
Local Leverage Funding: HUD Opt-outs: Boarded and Vacant Properties:			
Agency Housing Site Acquisition:	\$1,675,480	\$2,088,687	\$3,764,167
Transitional Housing: First Time Buyers: Home Loan Counseling: Non-profit Assistance: Inebriate Facility:		\$1,449,163	\$1,449,163
<b>SUBTOTAL-OTHER PROJECTS</b>	<b>\$1,675,480</b>	<b>\$3,537,850</b>	<b>\$5,213,330</b>
<b>GRAND TOTAL</b>	<b>\$11,032,150</b>	<b>\$9,237,850</b>	<b>\$20,270,000</b>

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**SACRAMENTO HOUSING & REDEVELOPMENT AGENCY**

**LEVERAGE PROGRAM PROPOSAL SCHEDULE \***

Approval of Staff Report April 16th, 1991

Publish NOFA April 19th

NOFA Deadline May 1st

Review Projects May 1st -- 20th

Selection Committee Meets Week of May 20th

Letters to State Departments May 30th

Report Back to City Council November 1991

\* Subject to change depending upon confirmation of state RHCP  
NOFA

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