

RESOLUTION NO. 2002-059

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF
DEC 10 2002

POLICIES GOVERNING APPLICATIONS TO THE NINE PERCENT LOW INCOME HOUSING TAX CREDIT PROGRAM

WHEREAS, by Resolution Number 2002-045, Franklin Villa and the Sacramento Cottage Housing, Inc. (SCHI) permanent supportive housing for the homeless at McClellan Park have been approved as the priority projects for the City in the application to the California Tax Credit Allocation Committee in the nine percent Low Income Housing Tax Credit (LIHTC) program and

WHEREAS, by said resolution, the Sacramento Housing and Redevelopment Agency (Agency) has been directed to implement the strategy described therein ("Strategy") to implement said priority and to add the Lemon Hill Townhomes project as the City of Sacramento's priority project in the first round of applications in 2003 for the LIHTC Nine Percent program.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Redevelopment Agency of the City of Sacramento finds and declares that policy stated herein will not have a significant effect on the environment, and as such is exempt from further environmental review pursuant to the California Environmental Quality Act, Guidelines Section 15061(b)(3). The National Environmental Policy Act does not apply.

Section 2. Franklin Villa, the Sacramento Cottage Housing, Inc. (SCHI) permanent supportive housing for the homeless at McClellan Park, and Lemon Hill Townhomes are approved as the priority projects for the City in the application to the California Tax Credit Allocation Committee in the nine percent Low Income Housing Tax Credit (LIHTC) program and Ping Yuen Project as the priority in the LIHTC four percent program, and the Sacramento Housing and Redevelopment Agency (Agency) and the Redevelopment Agency of the City of Sacramento are directed to implement the following strategy to implement the priority which amends and restated the Strategy:

(a) Franklin Villa's application will be entered in the geographic set-aside for Sacramento County (and its cities) the second round of 2003 and first round of 2004 for the nine percent LIHTC program.

(b) SCHI's application will be entered in the statewide nonprofit set-aside for the second round of 2003 and, if unsuccessful in that round, be entered again in the first round of 2004. Local financing for the McClellan application will be limited to competition in the nonprofit set-aside; if it is not funded in one of those rounds, then it will be the sole application supported financially by the City or the County in the Sacramento geographic set-aside in the second round of 2004.

FOR CITY CLERK USE ONLY

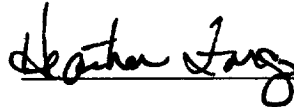
RESOLUTION NO.: 2002-059
DATE ADOPTED: DEC 10 2002

(c) Lemon Hill Mutual Townhomes, as approved by the Planning Commission, will be entered in the geographic set-aside for Sacramento County (and its cities) in the first round of 2003 for the nine percent LIHTC program, without carryover to the subsequent rounds.

(d) Ping Yuen Project will be entered for mortgage revenue bond allocation and in the first round of 2003 for the four percent LIHTC program.

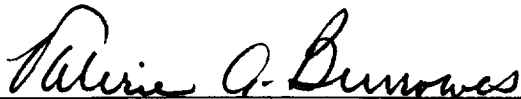
(e) Other tax credit applications requesting SHRA financing, as a condition to obtaining SHRA financing, must agree to compete only in LIHTC preservation, small development, and rural set-asides during the period when Franklin Villa, SCHI and Lemon Hill Mutual Townhomes have priority. They may also compete in the statewide nonprofit set-aside if SCHI's application is not competing in that round. However, the Agency's loan or project-based Housing Choice Voucher commitments to these other projects will be limited to their competition in their selected statewide set-aside. The Agency's loan or Housing Choice Voucher commitment will terminate if the applicants do not obtain an allocation of tax credits within the statewide set-asides, preventing their rollover to the Sacramento geographic set-aside in which Franklin Villa, SCHI or Lemon Hill Mutual Townhomes are competing.

Section 3. SHRA is authorized to make modifications to these implementation procedures to conform to changes in the California Tax Credit Allocation Committee Qualified Allocation Plan so long as the modifications continue to ensure, to the extent of the controls available to the City, that all three projects receive absolute priority in the 9 percent tax credit rounds, in their respective rounds, and Franklin Villa and SCHI receive absolute priority until they receive an allocation of tax credits or compete in the last round of 2005 applications, whichever comes first.



CHAIR

ATTEST:



SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-059

DATE ADOPTED: DEC 10 2002