

AMENDED

*

RESOLUTION NO. 2002-738

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

NOV - 7 2002

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The City Council 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. The identification of Franklin Villa and the Sacramento Cottage Housing, Inc. (SCHI) permanent supportive housing for the homeless at McClellan Park 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 directs the Sacramento Housing and Redevelopment Agency (Agency) to implement the following strategy to implement the priority:

(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.

(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.

(c) Other tax credit applications requesting SHRA financing, as a condition to obtaining SHRA financing, must agree to compete only in the U.S. Dept of Housing and Urban Development and LIHTC preservation, small development, and rural set-asides during the period when Franklin Villa and SCHI 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 or SCHI are competing.

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Section 2. 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 both projects receive absolute priority in the 9 percent tax credit rounds until they receive an allocation of tax credits or compete in the last round of 2005 applications, whichever comes first.

Heather Fargo
MAYOR

ATTEST: Virginia K. Kelley
CITY CLERK

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