

RESOLUTION NO. 2019-0035

Adopted by the Sacramento City Council

February 5, 2019

Support of an Application for an Affordable Housing and Sustainable Communities Grant for Twin Rivers Housing Project

BACKGROUND

- A. The California Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) issued a Notice of Funding Availability under the Affordable Housing and Sustainable Communities (AHSC) Program for infill housing projects that serve disadvantaged and low-income communities that encourage transit usage to reduce greenhouse gas emissions.
- B. The AHSC program is intended to invest in projects that reduce greenhouse gas emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and promote affordable housing. Concept proposals must be submitted to the State by February 11, 2019.
- C. The Twin Rivers Transit Oriented Development and Light Rail Station Project (the “Twin Rivers Housing Project”) is the transformation of an older public housing complex with 218 units into a mixed-income community with 487 new housing units, a new light rail station, and a public park, among other amenities located in the City of Sacramento. The US Department of Housing and Urban Development issued a \$30 million Choice Neighborhood Implementation (CMI) grant for the Twin Rivers Housing Project to the City and the Housing Authority of the County of Sacramento (HACOS) which owns the Twin Rivers Housing Project property. However, more funding is needed to support the 218 extremely low-income housing units to be provided as replacement housing and the necessary infrastructure to serve this new community. The Twin River public housing tenants displaced by the Twin Rivers Housing Project construction will have the first right to return to occupy the new housing units.
- D. The Sacramento Housing and Redevelopment Agency (SHRA) is managing the Twin Rivers Housing Project on behalf of the City and HACOS. SHRA is a joint powers authority which provides services for its constituent entities: the City of Sacramento (City), the County of Sacramento (County), and the City and County Housing Authorities. SHRA manages the City and County public housing operations and manages federal and state housing finance programs for the City and County. SHRA has been instrumental in assisting development of affordable housing and community redevelopment since 1982. The City Council has taken action to delegate to SHRA the

role of Project Manager for the CNI grant and on January 22, 2019 authorized SHRA to apply for the AHSC grant for the Twin Rivers Housing Project. The AHSC grant is to fund \$13 million of the costs for the Twin River Housing Project and \$4 million for the Sustainable Transportation Infrastructure.

- E. SHRA, in partnership with McCormack Baron Salazar, Inc. (MBS), the Twin Rivers Housing developer, will be applying for a \$20 million AHSC grant for Phase 2 of the Twin Rivers Housing Project.
- F. The Twin Rivers Housing Project will result in greenhouse gas emission reductions, development of affordable housing, and opportunities for active transportation and transit, consistent with the objectives of the AHSC grant. The Twin Rivers Housing Project is located within the River District and it is a development that will help transform this industrial and disadvantaged community into a vibrant mixed use and mixed income community served by high-frequency public transit consistent with the River District Specific Plan. The River District is part of the Central City and is close to the core area of Downtown Sacramento.
- G. Part of the grant application is funding for Sustainable Transportation Infrastructure. Up to \$4 million is being requested to construct bicycle, pedestrian, and transit infrastructure that will improve the connectivity of the Twin Rivers residents to amenities and key destinations within the Central City. If the grant is awarded, the City will construct these infrastructure projects under an agreement with SHRA. All of the infrastructure projects are located within existing City right-of-ways. The proposed infrastructure projects are consistent with all applicable local rules, regulations, codes, and City policies and plans.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City supports the application by SHRA and MBS for funding from the SGC for a \$20 million AHSC grant to support the Twin Rivers Housing Project and the Sustainable Transportation Infrastructure.
- Section 2. Development of the Twin Rivers Transit Oriented Development and Light Rail Station Project is a high priority for the City. The AHSC grant funds are essential for implementation of this important public housing redevelopment effort to provide those disadvantaged residents with a new community and infrastructure and opportunities for transformation of their lives. The Twin Rivers Housing Project will also facilitate the redevelopment of the River District and provide new housing near transit and employment centers to reduce greenhouse gas emissions.

Adopted by the City of Sacramento City Council on February 5, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.02.08 09:48:45
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Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.