



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



March 25, 1987

Sacramento City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Regulatory Compliance, Multi-Family Bond Program -
Informational Report

SUMMARY

This report is submitted for information only and no action is required. The report regards action taken by the County to require compliance with the Bond Program regulatory agreements, irrespective of whether or not a developer originates his loan financed under the Multi-Family Mortgage Revenue Bond Program. Staff will record all regulatory agreements that have as yet not been recorded.

BACKGROUND

In 1985 the County issued \$292 million in tax exempt bonds to finance low and moderate income housing. The bonds were issued under the name of the County. Through a cooperative agreement projects located in the City were financed under the County's bond program. This financing will create 8,419 rental units, of which pursuant to state and federal law 1,684 are set aside for very low/moderate income households. Of these "set aside" units 205 are subject to a local rent policy adopted by the Board and Council. (The policy was effective for projects whose applications were received after November 1984.) The policy requires that seven percent of the units be reserved at the Section 8 fair market rent levels and 13 percent of the units be reserved at rents that do not exceed 30 percent of 80 percent median income, less a utility allowance. Attachment I summarizes the rents under the local rent policy.

3-24-87
All Districts

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Of the 58 projects financed since 1983, 51 are completed and renting, five are still under construction, and two have not yet begun construction. About 40 percent of the bond projects that have permanent financing only have originated their loans. By the end of 1987, we expect 80 percent of these loans to be funded. Attachment II provides a summary list of bond projects.

Several of the County's 1985 financings consisted of a pool of developers. These pooled financings made it possible for developers with smaller projects to participate in the bond program, since the high cost of issuance creates economies of scale. The financing of these pooled issues provided only permanent loans to developers. About one-third of the pooled financed projects have funded their permanent loans. Although a majority of the remaining projects are completed, the permanent loan fundings are contingent upon the project achieving a certain level of rent-up which is generally an 80 percent occupancy level.

One project, Hidden Oaks, has elected to not fund its loan and instead has sought conventional financing. The Board previously required, through resolution, that this particular project remain subject to the regulatory agreement, and that the developer indemnify the County against potential bondholder lawsuits by posting a \$50,000 letter of credit.

The developer's decision not to fund his loan is a business decision he elects to make. Developers are deciding not to fund their loans partly because conventional rates have declined and, partly because some developers are having difficulty obtaining changes to their original Bond Program project loan commitments. Such changes are requested of lenders because of the need for secondary financing on a project, or because of changes in ownership.

Through Board action on March 31, 1987 the Board of Supervisors will formally adopt an overall policy that the regulatory agreement restrictions remain on all bond financed projects, even if a developer seeks conventional financing. Staff believes this position is justified because the need for low income housing remains high, and the community cannot afford the loss of this housing, given the loss of state and federal funds to provide replacement housing.

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Furthermore, each developer made representations and covenants to the County that he would build the project if bonds were sold and reserve 20 percent of the units for low/moderate income households. Based on these representations, the County upheld its part of the agreement and issued the bonds. Finally, the County has an obligation to bondholders to pursue all reasonable efforts to ensure the funding of these loans. The County could take developers to court who do not fund their loans, however, the likelihood of winning such a lawsuit is uncertain. By retaining the regulatory agreement, the developer is forced to more seriously consider the economic benefit of seeking conventional financing, and the units are retained for low-income renters.

As a result of Board action today, staff intends to record all as yet unrecorded regulatory agreements (all agreements were executed at the time of bond sale). A list of regulatory agreements that have not yet been recorded is found on Attachment III. This recordation would protect the County's ability to enforce the regulatory agreement restrictions on bond projects, should the developer seek conventional financing. The County would agree to subordinate the regulatory agreement restrictions to a first deed of trust on projects where the developer chooses to obtain conventional financing, if the developer indemnifies the County and satisfies staff that regulatory compliance would continue.

ENVIRONMENTAL REVIEW

The proposed action does not require environmental review.

FINANCIAL DATA

The proposed action has no financial implication on the Agency.

POLICY IMPLICATIONS

Board of Supervisor action on March 31, 1987 formalizes a policy requiring Regulatory Agreement compliance, irrespective of whether the developer funds his bond financed loan.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

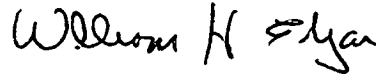
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RECOMMENDATION

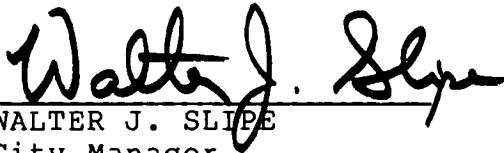
No action is required. This report is for information only.

Respectfully submitted,



WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: John Molloy
440-1360

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ATTACHMENT 1

AFFORDABLE RENT REQUIREMENTS
(Maximum Rents Listed Below)

COUNTY SECTION 8 RENTS - 7% of units in complex

0 bedroom	\$294
1 bedroom	349
2 bedrooms	418
3 bedrooms	614
4 bedrooms	647

CITY SECTION 8 RENTS - 7% of units in complex

0 bedroom	\$292
1 bedroom	346
2 bedrooms	414
3 bedrooms	610
4 bedrooms	642

30% of 80% of Median - (13% of units in complex less 80% of utilities: Per July 1985 local policy)

CITY:

0 bedroom	\$403.75 - \$22 = \$381.75
1 bedroom	461.25 - 27 = 434.25
2 bedrooms	518.75 - 31 = 487.75
3 bedrooms	576.25 - 38 = 538.25

COUNTY:

0 bedroom	\$403.75 - \$22 = \$381.75
1 bedroom	461.25 - 25 = 436.25
2 bedrooms	518.75 - 29 = 489.75
3 bedrooms	576.25 - 35 = 541.25

These rents apply to project induced after November 1984 and financed prior to January 1, 1986.

These rent requirements only apply to certain projects. Consult the Regulatory Agreement on your project to determine if your project is subject to these rent requirements.

0056D
Rev. 1/12/87

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DATE FINANCED	PROJECT	NAME	LOCATION	PROJECT ISSUE	DATE	TITLE #
03/01/83	CO. SACTO SAVINGS, 1983A	THE ALTIUM #1'S	5737 CYPRESS AVE.	CO. SACTO SAVINGS, 1983A	03/01/83	152
03/01/83	CO. SACTO SAVINGS, 1983A	ROCKWELL PLAZA #1'S	5125 EL CAMINO	CO. SACTO SAVINGS, 1983A	03/01/83	36
03/01/83	CO. SACTO SAVINGS, 1983A	SCOTSDOWN VILLAGE I	2235 PLYMOUTH RD	CO. SACTO SAVINGS, 1983A	03/01/83	85
03/01/83	CO. SACTO SAVINGS, 1983A	THE GREENS #1'S	3421 EL CAMINO	CO. SACTO SAVINGS, 1983A	03/01/83	23
03/01/83	CO. SACTO SAVINGS, 1983A	MARLBORO #1'S	1400 WILLOWCREST	CLIFFS HEIGHTS	03/01/83	28
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	29
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	25
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	26
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	27
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	28
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	29
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	30
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	31
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	32
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	33
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	34
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	35
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	36
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	37
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	38
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	39
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	40
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	41
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	42
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	43
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	44
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	45
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	46
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	47
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	48
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	49
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	50
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	51
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	52
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	53
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	54
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	55
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	56
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	57
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	58
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	59
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	60
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	61
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	62
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	63
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	64
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	65
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	66
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	67
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	68
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	69
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	70
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	71
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	72
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	73
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	74
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	75
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	76
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	77
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	78
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	79
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	80
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	81
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	82
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	83
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	84
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	85
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	86
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	87
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	88
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	89
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	90
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	91
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	92
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	93
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	94
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	95
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	96
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	97
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	98
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	99
03/01/83	CO. SACTO SAVINGS, 1983A				03/01/83	100

ATTACHMENT II

88

(7)

** Subtotal **

04 2400000

** DATE FINANCED 12/15/85

12/15/85 ON ISSUE B SERIES I, 1985 RANCHO MATRONS APTS
12/15/85 ON ISSUE B SERIES I, 1985 RIVER TERRACE APTS (CRENSHAW)

SON JORD/MONTGATE
TRUTEL/W. EL CANTRO

CITY SOUTH BAYVIEW
CITY SOUTH BAYVIEW

338 1200000 01/16/85 Y Y N
346 1250000 01/16/85 Y Y Y

** Subtotal **

684 2450000

** DATE FINANCED 12/19/85

12/19/85 ON ISSUE B OF 1975

BRIDGE ROW APTS

BREEMER/S. LAMPK

CITY BREEMER/POCKET

248 800000 01/16/85 Y Y Y

** Subtotal **

248 800000

** DATE FINANCED 12/27/85

12/27/85 ON ISSUE B, 1985

BRADSHAW COURT APTS

OLD PLACERVILLE RD

COUNTY RANCHO CERRITOS

200 850000 05/11/85 Y Y N

** Subtotal **

200 850000

** DATE FINANCED 12/30/85

12/30/85 ON ISSUE J SERIES I, 1985 BENT TREE (ROW 11)

WILSON/ELCANTRO

COUNTY NORTH HIGHLANDS

298 870000 07/16/85 Y Y Y

12/30/85 ON ISSUE J SERIES II, 1985 FOUNTAIN OAKS APTS

BREEMER/S. LAMPK

CITY BREEMER/POCKET

279 1000000 12/11/85 Y Y Y

** Subtotal **

577 1870000

** Total **

0428 3432900

640
88

** Subtotal **										275	12900000
** DATE FINANCED 05/15/85											
05/15/85 NA FINA	ISSUE II, 1985	ANTELOPE CREEK APTS	ANTELOPE/SUNRISE	COUNTY	CITRUS HEIGHTS	160	5741000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	CHARISMA APTS	HARBORWAY/FIELD	COUNTY	CARRICHEL	25	803400	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	LINDALE GREEN APT(LINDALE APT)	PAC PARKWAY/ROCKER	COUNTY	SOUTH SACRAMENTO	22	400000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	ANTELOPE WEST(CITRUSWOOD APT)	HILLWOOD/TUPELLO	COUNTY	CITRUS HEIGHTS	124	4300000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	COLLEGE BLEU APTS	3413-3417 COLLEGE BLVD	COUNTY	NORTH HIGHLANDS	70	2000000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	PLEASANT POINTE APTS	1401 N EL CARINO	CITY	SOUTH WATONS	215	4200000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	HERITAGE PARK APTS	3910 ARBOR BLVD	COUNTY	ARDEN ARCADE	50	1800000	08/21/84	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	STEDON VILLAGE APTS	3425 JACKSON ST	COUNTY	NORTH HIGHLANDS	90	2100000	10/23/83	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	ELK GROVE APTS	ELK GROVE/GENERAL/BLVD	COUNTY	ELK GROVE	145	4700000	01/16/85	Y	Y	
05/15/85 NA FINA	ISSUE II, 1985	FARM TERRACE(ARNDALE APTS)	3701 ARNDALE LN	COUNTY	ARDEN ARCADE	32	960000	01/16/85	Y	Y	
** Subtotal **										941	27544000
** DATE FINANCED 06/01/85											
06/01/85 NA ISSUE C (11ICOR), 1985		CEAR CHASE APTS	7400 STOCKTON	COUNTY	SOUTH SACRAMENTO	86	3240000	08/21/84	Y	Y	
06/01/85 NA ISSUE C (11ICOR), 1985		SACRAMENTO PLACE APTS	BELL/WOODROW	CITY	NORTH SACRAMENTO	195	6900000	08/21/84	Y	Y	
06/01/85 NA ISSUE C (11ICOR), 1985		CALIFORNIA PLACE APTS	RACK RD/VALLEY ST DR	CITY	SOUTH SACRAMENTO	211	7270000	08/21/84	Y	Y	
** Subtotal **										492	17450000
** DATE FINANCED 09/01/85											
09/01/85 NA FINA	ISSUE III, 1985	GREENBACK GARDENS APTS	GREENBACK LN/DORICH	COUNTY	CITRUS HEIGHTS	80	2500000	08/21/84	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	SUNFLORIN VILLAGE II	FLORIN/FRENCH	COUNTY	SOUTH SACRAMENTO	100	3100000	08/21/84	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	FAIRWAYS APT I	FAIRWAYS/GREENBACK	COUNTY	ORANGEVALE	636	21150000	12/11/83	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	WOODLACE CLOSE APTS	ROYAL OAKS/SOUTHGATE	CITY	NORTH SACRAMENTO	76	2935000	01/29/85	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	COLLEGE COURT(COLLEGE OAK APT)	4735-4741 COLLEGE OAK	COUNTY	NORTH HIGHLANDS	30	1175000	01/16/85	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	GREENBACK OAKS APTS	GREENBACK/CHESTNUT	COUNTY	ORANGEVALE	162	4000000	01/16/85	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	THINY RAE APTS	COLORA RD	COUNTY	RANCHO CORDOVA	56	1700000	01/16/85	Y	Y	
09/01/85 NA FINA	ISSUE III, 1985	FLORWOOD(COTTAGE W/INT)	2012-36 WRIGHT ST	COUNTY	ARDEN ARCADE	32	1630000	03/26/85	Y	Y	
** Subtotal **										1200	48230000
** DATE FINANCED 09/02/85											
09/02/85 NA ISSUE D(11STRATUD) 1985		PARK CITY APTS	SAN JUAN/TRUTZELL	CITY	SOUTH WATONS	384	14400000	08/21/84	Y	Y	
** Subtotal **										384	14400000
** DATE FINANCED 09/15/85											
09/15/85 CO. ISSUE E, 1985		RIVERPOINTE(RIVEROAKS)	GATEWAY OAKS/OAK HUR	CITY	SOUTH WATONS	712	26200000	08/21/84	Y	Y	
** Subtotal **										712	26200000
** DATE FINANCED 10/01/85											
10/01/85 NA ISSUE F, 1985(11STRATION)		FUTBORTH APTS	4789 HANZABITA	COUNTY	CARRICHEL	64	2100000	08/21/84	Y	Y	
** Subtotal **										64	2100000
** DATE FINANCED 11/01/85											
11/01/85 NA ISSUE L OF 1985		STONECREEK APTS	N.EL CARINO/TRUTZELL	CITY	SOUTH WATONS	368	14550000	08/21/84	Y	Y	
** Subtotal **										368	14550000
** DATE FINANCED 12/14/85											
12/14/85 NA ISSUE N, 1985		ROSEWOOD PLACE APTS	5E KIEFER/TALLY HO	COUNTY	RANCHO CORDOVA	81	2600000	07/16/85	Y	Y	

PROJECTS WHOSE REGULATORY AGREEMENTS
ARE NOT YET RECORDED

- California Place Apartments
- Sacramento Place Apartments
- Cedar Chase Apartments
- Elk Grove Apartments
- Greenback Gardens Apartments
- Marconi Woodside Apartments
- Fairways I & II Apartments
- Woodlake Close Apartments
- Greenback Oaks Apartments
- Sutter Court Apartments
- California Apartments - (Hampton Place Apartments)
- Millwood Apartments
- College Oaks Apartments
- Sun Florin II Apartments (to be recorded 3/30/87)
- Bradshaw Court Apartments (to be recorded 4/1/87)



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Report
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March 16, 1987

CITY MANAGER'S OFFICE

RECEIVED

MAR 18 1987

Sacramento City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Regulatory Compliance, Multi-Family Bond Program

SUMMARY

The Council is asked to adopt a policy that requires compliance with the Bond Program regulatory agreements, irrespective of whether or not a developer originates his loan financed under the Multi-Family Mortgage Revenue Bond Program. Staff is directed to record all regulatory agreements that have as yet not been recorded.

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All Districts
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ENVIRONMENTAL REVIEW

The proposed action does not require environmental review.

FINANCIAL DATA

The proposed action has no financial implication on the Agency.

POLICY IMPLICATIONS

The Council is requested to formalize a policy requiring Regulatory Agreement compliance, irrespective of whether the developer funds his bond financed loan.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 16, 1987, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Glud, Moose, Pettit, Sanchez, Sheldon, Simon, Simpson,
Wiggins, Wooley, Yew, Amundson
NOES: None
ABSENT: None

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council
Page 4

RECOMMENDATION

The staff recommends that the Council adopt the attached resolution which requires compliance with the Regulatory Agreement, irrespective of whether the developer funds his bond financed loan, and directs staff to record all such unrecorded Regulatory Agreements.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: John Molloy
440-1360

35

RESOLUTION No.

Adopted by The Sacramento City Council on date of

March 24, 1987

**RELATING TO MORTGAGE REVENUE
BOND REGULATORY AGREEMENTS**

WHEREAS, the City and County previously issued tax exempt mortgage revenue bonds to finance low and moderate income housing; and

WHEREAS, such bonds were issued based on representations and covenants by certain developers that they would borrow such bond funds as financing for specific projects and that 20 percent of the units in said projects would be leased to qualified low and moderate income households; and

WHEREAS some developers are electing not to originate their bond financed loans;

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

Section 1: Although the City does not condone the non-origination of loans which are to be financed by tax exempt bond proceeds, it acknowledges that some developers will make an independent business decision not to originate their bond financed loans;

Section 2: That the City shall require the continued enforcement of the regulatory agreement restrictions on all projects which were supposed to be financed with the mortgage revenue bond funds, irrespective of the origination or non-origination of the bond financed loan for the project; and

Section 3: That staff is hereby directed to record the regulatory agreements on all those projects which were to be financed with such bond funds.

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Section 4: That the City shall subordinate such regulatory agreements to a first deed of trust if the developers agree to:

- 1) Indemnify the City against potential lawsuits;
- 2) Post an indemnification fee of \$50,000 in the form of cash or letter of credit with the City. Such letter of credit shall be in a form acceptable to Sacramento Housing and Redevelopment Agency and irrevocable for a period of two years from the first mandatory call date; and
- 3) Continue to comply with the regulatory restrictions.

MAYOR

ATTEST:

CITY CLERK

ATTACHMENT 1

AFFORDABLE RENT REQUIREMENTS
(Maximum Rents Listed Below)

COUNTY SECTION 8 RENTS - 7% of units in complex

0 bedroom	\$294
1 bedroom	349
2 bedrooms	418
3 bedrooms	614
4 bedrooms	647

CITY SECTION 8 RENTS - 7% of units in complex

0 bedroom	\$292
1 bedroom	346
2 bedrooms	414
3 bedrooms	610
4 bedrooms	642

30% of 80% of Median - (13% of units in complex less 80% of utilities: Per July 1985 local policy)

CITY:

0 bedroom	\$403.75	-	\$22	=	\$381.75
1 bedroom	461.25	-	27	=	434.25
2 bedrooms	518.75	-	31	=	487.75
3 bedrooms	576.25	-	38	=	538.25

COUNTY:

0 bedroom	\$403.75	-	\$22	=	\$381.75
1 bedroom	461.25	-	25	=	436.25
2 bedrooms	518.75	-	29	=	489.75
3 bedrooms	576.25	-	35	=	541.25

These rents apply to project induced after November 1984 and financed prior to January 1, 1986.

These rent requirements only apply to certain projects. Consult the Regulatory Agreement on your project to determine if your project is subject to these rent requirements.

BOND FINANCED PROJECTS BY DATES

DATE FINANCED	TITLE OF ISSUE	PROJECT NAME	PROJECT LOCATION	JURISDICTION	PLANNING AREA	NO. OF UNITS	LOAN AMOUNT	DATE INDUCED	RENT RESTR.	BIANNUAL RECENT OF INCOME	CONSTR. COMPLETED
** DATE FINANCED 03/01/83											
03/01/83	CO. SACTO SAVINGS, 1983A	THE ATRIUM APTS	5757 CYPRESS AVE.	COUNTY	CARMICHAEL	152	6000000	02/22/83	Y	N	Y
03/01/83	CO. SACTO SAVINGS, 1983A	WOODBRIDGE PLACE APTS	5135 EL CAHINO	COUNTY	CARMICHAEL	36	950000	02/22/83	Y	N	Y
03/01/83	CO. SACTO SAVINGS, 1983A	SUNFLORIN VILLAGE I	7233 FRENCH RD	COUNTY	SOUTH SACTO	86	2140000	02/22/83	Y	N	Y
03/01/83	CO. SACTO SAVINGS, 1983A	THE GREENS APTS	5421 EL CAHINO	COUNTY	CARMICHAEL	23	650000	02/22/83	Y	N	Y
03/01/83	CO. SACTO SAVINGS, 1983A	MARIGOLD APTS	7400 MILLCREEK	COUNTY	CITRUS HEIGHTS	28	525000	02/22/83	Y	N	Y
** Subtotal **						325	10265000				
** DATE FINANCED 03/11/83											
03/11/83	CITY 1ST NATIONWIDE, 1983A	SHOKETREE APTS	3334 SHOKETREE DR	CITY	SOUTH NATOMAS	520	15830000	02/22/83	Y	N	Y
** Subtotal **						520	15830000				
** DATE FINANCED 05/01/84											
05/01/84	CO. SACTO SAVINGS, 1984A	WALNUT GARDENS APTS	WALNUT AVE/GIBBONS	COUNTY	ARDEN ARCADE	46	1095000	03/15/84	N	N	Y
05/01/84	CO. SACTO SAVINGS, 1984A	BELL AVE APTS	2228 EDISON AVE	COUNTY	ARDEN ARCADE	70	1466000	03/15/84	N	N	Y
05/01/84	CO. SACTO SAVINGS, 1984A	HOME EDISON APTS	3036 HOME/2210 EDISO	COUNTY	ARDEN ARCADE	46	900000	03/15/84	N	N	Y
05/01/84	CO. SACTO SAVINGS, 1984A	HAZEL AVE APTS	6244 HAZEL AVE	COUNTY	ORANGEVILLE	142	2800000	03/15/84	N	N	Y
05/01/84	CO. SACTO SAVINGS, 1984A	CALVINE ESTATES	7150 CALVINE RD	COUNTY	SOUTH SACRAMENTO	54	1360000	03/15/84	N	N	Y
05/01/84	CO. GIBBONLTON, 1984A	CEDAR RIDGE	HACK RD/TANGERINE	CITY	SOUTH SACRAMENTO	274	8004000	03/15/84	N	N	Y
** Subtotal **						632	15625000				
** DATE FINANCED 06/15/84											
06/15/84	CO ISSUE B, 1984 (SECPACIF)	PARKWAY VILLAGE	7806 HACK RD	CITY	SOUTH SACRAMENTO	332	9700000	03/15/84	N	N	Y
** Subtotal **						332	9700000				
** DATE FINANCED 01/15/85											
01/15/85	CO. FIRMA ISSUE 1, 1985	SARGOLWOOD APTS	TANGLEWOOD/AUBURN	COUNTY	CITRUS HEIGHTS	26	650000	03/15/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	HIDDEN OAKS APTS	DEVECHI/AUBURN	COUNTY	CITRUS HEIGHTS	168	4800000	03/15/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	NATOMAS COURT APTS	2280 NORTHWIEN	CITY	SOUTH NATOMAS	26	650000	03/15/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	MARCONI WOODS APTS	4542 MARCONI AVE	COUNTY	ARDEN ARCADE	45	1328000	08/21/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	HAMPTON PLACE (CALIF. APTS)	5425 GARFIELD	COUNTY	NORTH HIGHLANDS	67	2200000	08/21/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	BRICKFORD PLACE APTS	1848&1852 HORSE AVE	COUNTY	ARDEN ARCADE	58	1793000	08/21/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	FAIR OAKS BLVD APTS	10624 FAIR OAKS BLVD	COUNTY	CITRUS HEIGHTS	44	1276000	08/21/84	N	N	Y
01/15/85	CO. FIRMA ISSUE 1, 1985	SUTTER COURT APTS	5930 SUTTER AVE	COUNTY	CARMICHAEL	20	630000	08/21/84	N	N	Y
** Subtotal **						454	13335000				
** DATE FINANCED 04/01/85											
04/01/85	CO. SERIES B, 1985	SUNCREEK APTS	7767 GREENBACK	COUNTY	CITRUS HEIGHTS	268	10060000	08/21/84	N	N	Y
04/01/85	CO. SERIES A, 1985	NORTHPOINT (BRIARWOOD)	PALM/HAMILTON	COUNTY	NORTH HIGHLANDS	661	22500000	08/21/84	N	N	Y
04/01/85	CO. SERIES B, 1985	WOODBRIDGE APTS	AZEVEDO/HOUGHTREE	CITY	SOUTH NATOMAS	301	10200000	08/21/84	N	N	Y
04/01/85	CO. SERIES C, 1985	THE OAKS I	WALERSGA/ANTELOPE	COUNTY	NORTH HIGHLANDS	548	18600000	08/21/84	N	N	Y
** Subtotal **						1778	61300000				
** DATE FINANCED 04/03/85											
04/03/85	CO. ISSUE B, 1985	PAREWOOD APTS	2400 NORTHRIP	COUNTY	ARDEN ARCADE	275	12000000	08/21/84	N	N	Y

Subtotal **

84 2600000

DATE FINANCED 12/15/85

12/15/85 HA ISSUE H SERIES I, 1985 RANCHO NATOMAS APTS
12/15/85 HA ISSUE H SERIES I, 1985 RIVER TERRACE APTS(CREEKSIDE)

SUN JUAN/NORTHGATE
TRUVEL/W. EL CAHINO

CITY
CITY

SOUTH NATOMAS
SOUTH NATOMAS

338 12000000 01/16/85 Y Y N
346 12500000 01/16/85 Y Y Y

Subtotal **

684 24500000

DATE FINANCED 12/19/85

12/19/85 HA ISSUE G OF 1895

BOUSE RUN APTS

GREENHAVEN/S.LANDPRX

CITY

GREENHAVEN/POCKET

248 8000000 01/16/85 Y Y Y

Subtotal **

248 8000000

DATE FINANCED 12/27/85

12/27/85 HA ISSUE H, 1985

BRADSHAW COURTE APTS

OLD PLACERVILLE RD

COUNTY

RANCHO CORDOYA

240 8500000 05/14/85 Y Y N

Subtotal **

240 8500000

DATE FINANCED 12/30/85

12/30/85 HA ISSUE J SERIES I, 1985 BENT TREE (OAKS III)

VALERGA/ELKHORN

COUNTY

NORTH HIGHLANDS

208 6700000 07/16/85 Y Y Y

12/30/85 HA ISSUE J SERIES II, 1985 FOUNTAIN OAKS APTS

GREENHAVEN/S.LANDPRX

CITY

GREENHAVEN/POCKET

279 10000000 12/11/85 Y Y Y

Subtotal **

487 16700000

*** Total ***

10228 343329000

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** Subtotal **										275	12000000		
** DATE FINANCED 05/15/85													
05/15/85	HA FNMA ISSUE II, 1985	ANTELOPE CREEK APTS	ANTELOPE/SUNRISE	COUNTY	CITRUS HEIGHTS	168	5741000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	CHARISMA APTS	HARDONT/GARFIELD	COUNTY	CARRICHAEL	25	803000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	LINDALE GREEN APT(LINDALE APT)	PAR PARKWAY/GERBER	COUNTY	SOUTH SACRAMENTO	22	600000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	ANTELOPE WEST(HILLWOOD APT)	HILLWOOD/ TUPELLO	COUNTY	CITRUS HEIGHTS	124	4300000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	COLLEGE GLEN APTS	3413-3419 COLLEGE DAK	COUNTY	NORTH HIGHLANDS	70	2000000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	PHEASANT POINTE APTS	1401 W EL CAMINO	CITY	SOUTH NADOMAS	215	6200000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	HERITAGE PARK APTS	3910 AUBURN BLVD	COUNTY	ARDEEN ARCADE	50	1840000	08/21/84	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	SIERRA VILLAGE APTS	3425 JACKSON ST	COUNTY	NORTH HIGHLANDS	90	2400000	10/23/85	N	Y	Y		
05/15/85	HA FNMA ISSUE II, 1985	ELK GROVE APTS	ELK GRVE/GENERALDOWIST	COUNTY	ELK GROVE	145	4700000	01/16/85	Y	Y	N		
05/15/85	HA FNMA ISSUE II, 1985	FARM TERRACE (AMADALE APTS)	3901 AMADALE LN	COUNTY	ARDEEN ARCADE	32	960000	01/16/85	Y	Y	Y		
** Subtotal **										941	29544000		
** DATE FINANCED 06/01/85													
06/01/85	HA ISSUE C (TICOR), 1985	CEDAR CHASE APTS	7400 STOCKTON	COUNTY	SOUTH SACRAMENTO	86	3260000	08/21/84	N	Y	Y		
06/01/85	HA ISSUE C (TICOR), 1985	SACRAMENTO PLACE APTS	BELL/MORNING	CITY	NORTH SACRAMENTO	195	6900000	08/21/84	N	Y	N		
06/01/85	HA ISSUE C (TICOR), 1985	CALIFORNIA PLACE APTS	HACK RD/VALLEY HI DR	CITY	SOUTH SACRAMENTO	211	7290000	08/21/84	N	Y	N		
** Subtotal **										492	17450000		
** DATE FINANCED 09/01/85													
09/01/85	HA FNMA ISSUE III, 1985	GREENBACK GARDENS APTS	GREENBACK LN/BURICK	COUNTY	CITRUS HEIGHTS	80	2500000	08/21/84	N	Y	Y		
09/01/85	HA FNMA ISSUE III, 1985	SUNFLORIN VILLAGE II	FLORIN/FRENCH	COUNTY	SOUTH SACRAMENTO	108	3100000	08/21/84	N	Y	Y		
09/01/85	HA FNMA ISSUE III, 1985	FAIRWAYS APT I	FAIROAKS/GREENBACK	COUNTY	DRANGEVALE	636	21150000	12/11/85	Y	Y	N		
09/01/85	HA FNMA ISSUE III, 1985	WOODLAKE CLOSE APTS	ROYAL OAKS/SOUTHGATE	CITY	NORTH SACRAMENTO	76	2935000	01/29/85	Y	Y	N		
09/01/85	HA FNMA ISSUE III, 1985	COLLEGE COURT(COLLEGE DAK APT)	4735-4741 COLLEGE DAK	COUNTY	NORTH HIGHLANDS	38	1195000	01/16/85	Y	Y	Y		
09/01/85	HA FNMA ISSUE III, 1985	GREENBACK OAKS APTS	GREENBACK/CHESTNUT	COUNTY	DRANGEVALE	162	6000000	01/16/85	Y	Y	Y		
09/01/85	HA FNMA ISSUE III, 1985	TRACY RAE APTS	COLOMA RD	COUNTY	RANCHO CORDOVA	56	1700000	01/16/85	Y	Y	Y		
09/01/85	HA FNMA ISSUE III, 1985	PLUMWOOD(COTTAGE WRIGHT)	2012-36 WRIGHT ST	COUNTY	ARDEEN ARCADE	52	1630000	03/26/85	Y	Y	Y		
** Subtotal **										1208	40230000		
** DATE FINANCED 09/02/85													
09/02/85	HA ISSUE D(IISTNATWDE)1985	PARK CITY APTS	SAN JUAN/TRUIELL	CITY	SOUTH NADOMAS	384	14400000	08/21/84	N	Y	Y		
** Subtotal **										384	14400000		
** DATE FINANCED 09/15/85													
09/15/85	CO. ISSUE E, 1985	RIVERPOINTE(RIVEROAKS)	GATEWAY OAKS/OAK HAR	CITY	SOUTH NADOMAS	712	26200000	08/21/84	N	N	Y		
** Subtotal **										712	26200000		
** DATE FINANCED 10/01/85													
10/01/85	HA ISSUE F, 1985(IISTNATION FDNORTH APTS)		4789 MARZARITA	COUNTY	CARRICHAEL	64	2400000	08/21/84	N	Y	Y		
** Subtotal **										64	2400000		
** DATE FINANCED 11/01/85													
11/01/85	HA ISSUE L OF 1985	STONECREEK APTS	W.EL CAMINO/TRUIELL	CITY	SOUTH NADOMAS	368	14550000	08/21/84	N	Y	Y		
** Subtotal **										368	14550000		
** DATE FINANCED 12/14/85													
12/14/85	HA ISSUE M, 1985	ROSEWOOD PLACE APTS	SE KIEFER/TALLY HD	COUNTY	RANCHO CORDOVA	84	2600000	07/16/85	Y	Y	Y		

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ATTACHMENT III

PROJECTS WHOSE REGULATORY AGREEMENTS
ARE NOT YET RECORDED

- California Place Apartments
- Sacramento Place Apartments
- Cedar Chase Apartments
- Elk Grove Apartments
- Greenback Gardens Apartments
- Marconi Woodside Apartments
- Fairways I & II Apartments
- Woodlake Close Apartments
- Greenback Oaks Apartments
- Sutter Court Apartments
- California Apartments - (Hampton Place Apartments)
- Millwood Apartments
- College Oaks Apartments
- Sun Florin II Apartments (to be recorded 3/30/87)
- Bradshaw Court Apartments (to be recorded 4/1/87)