

RESOLUTION NO. 2015-0356

Adopted by the Sacramento City Council

November 17, 2015

CONDITIONAL COMMITMENT OF A \$600,000 15-YEAR FORGIVEABLE LOAN FOR THE ST. JOHN'S PROGRAM FOR REAL CHANGE

BACKGROUND

- A. St. John's Program for Real Change (St. John's) has operated in Sacramento for thirty years, providing shelter and services for impoverished women and children.
- B. St. John's currently has capacity for up to 30 households at their transitional housing program, but regularly has a wait list of 300+ people.
- C. St. John's has an option to purchase the building adjacent to their existing space on Jackson Road, which will allow it to add space for an additional 30 households.
- D. St. John's has approval for a \$900,000 forgivable loan from the Federal Home Loan Bank for purchase and rehabilitation of the adjacent building.
- E. St. John's is seeking assistance from the City to assist with the purchase and capital improvements to the adjacent building and will be actively pursuing other public and private funding for the remainder of the cost of the improvements.
- F. St. John's is a partner in the Sacramento homeless continuum of care in that their program serves households who but for their assistance, might fall into homelessness.

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

- Section 1. The City Council hereby conditionally approves a \$600,000 15-year forgivable loan from FY2014/15 General Fund year-end results or other eligible sources, subject to final approval by City Council through the adoption of the FY2015/16 Midyear Budget.
- Section 2. The conditions precedent for final approval of this commitment and disbursement of these funds are outlined in Exhibit A, which is a part of this resolution.
- Section 3. The required terms of the loan are outlined in Exhibit B, which is a part of this resolution.

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Exhibit A – Funding Conditions for St. John's Program for Real Change

Exhibit B – Required Loan Terms for St. John's Program for Real Change

Adopted by the City of Sacramento City Council on November 17, 2015, by the following vote:

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

Noes: None

Abstain: None

Absent: None

Attest:

Shirley Concolino

Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City
Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2015.11.19 16:47:09 -08'00'

Shirley Concolino, City Clerk

Funding Conditions for the St. John's Program for Real Change

The City of Sacramento's final approval of \$600,000 in funding is contingent upon execution of loan documents with St. John's Program for Real Change that include the following conditions. The City of Sacramento will determine in its sole discretion whether a condition has been satisfied. The conditions precedent include:

- 1) There shall be sufficient funds available in the FY2014/15 General Fund year-end results or from another eligible source, evidenced in the adoption of the FY2015/16 Midyear Budget.
- 2) St. John's Program for Real Change shall secure a funding commitment of \$900,000 from the Federal Home Loan Bank for the purchase and rehabilitation of the building adjacent to their current program.
- 3) St. John's Program for Real Change shall enter into a 15-year forgivable loan agreement with the City of Sacramento.

Required Loan Terms for the St. John's Program for Real Change

- 1) No disbursements of City funding shall be made until funding from the Federal Home Loan Bank has been fully disbursed.
- 2) During the 15-year term of the forgivable loan period, St. John's will provide the following services:
 - a. Within 72 business hours of entering the program, St. John's Program for Real Change will assess all households (in both the existing program and expanded units) using the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) and input the household's results into the Homeless Management Information System (HMIS) database in coordination with Sacramento Steps Forward or any successor agency or organization.
 - b. St. John's Program for Real Change will provide a copy of their wait list to Sacramento Steps Forward or any successor agency or organization weekly, including the names, contact information and current housing status of each household.