



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



Public Hearing  
28

November 15, 1988

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California  
and  
Housing Authority of the  
City of Sacramento  
Sacramento, California  
and  
City Council of the  
City of Sacramento  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 07 1988

Honorable Members in Session:

SUBJECT: Housing Assistance Plan, Program & Financing Strategy

**SUMMARY**

The Housing Assistance Plan, Program & Financing Strategy (HAPP) is the final report of the City/County Housing Finance Task Force. This report recommends acceptance of the negative declaration and adoption of the HAPP as the policy framework by the County for provision of affordable housing for low income persons and households. It also recommends that staff be directed to develop specific implementation measures to achieve the programmatic recommendations in the HAPP, including an ordinance for imposing development fees on new and substantially rehabilitated non-residential development projects.

**BACKGROUND**

In April, 1987 the Board of Supervisors and the City Council jointly established the Sacramento City/County Housing Finance Task Force to investigate the need for housing which would be affordable to low income families, and to develop recommendations on local financing and other strategies to meet that need. The Housing Assistance Plan, Program and Financing Strategy transmitted with this report is the final report of the Task Force.

12-13-88  
All Districts

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CITY OF SACRAMENTO  
CITY CLERK'S OFFICE  
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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Prior to establishment of the Task Force, Sacramento Housing and Redevelopment Agency (SHRA) staff had conducted a detailed analysis of low- and very low-income housing needs, the current supply of assisted housing and the available financial programs. These materials constitute Sections II and III of the Task Force Report. The inescapable conclusion is that the need for affordable housing far outstrips the available supply and the potential for its increase through current resources.

## Housing Needs

The Task Force was sobered by the sheer size of the problem. An estimated sixty thousand (60,000) renter households earn less than 50% of the area's median and, therefore, are eligible for assisted housing. Yet, only 12,000 households can receive housing assistance through all current local, state and federal programs. Twenty-four thousand (24,000) of the remaining very low-income households are paying over 50% of their incomes for rent. An additional 20,000 very low income households are paying between 30% and 50% of their incomes for rent.

The basic problem is that the private development industry cannot build financially feasible projects at rents very low-income households can afford without a subsidy. There is always a gap between development costs and what projects can support through equity contributions and debt service. On the average this subsidy is estimated to be \$12,000 per unit.

## Task Force Recommendations

To begin to close the gap between need and supply the Task Force proposes a relatively ambitious program of construction or rehabilitation of 1,000 units a year which would be affordable to low- and very low-income households. Specific production targets were related to the identified needs. The total annual construction cost is estimated to be approximately \$42,000,000 (a conservative estimate according to some Task Force members).

The Task Force investigated the widest possible range of public and private financial sources for this \$42,000,000. Their recommendations include:

- o promotion of equity capital investments through sale of Low Income Housing Tax Credits (\$12,600,000 goal)
- o encouragement of a conventional lenders mortgage pool (\$15,800,000 goal)

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- o commitment of the maximum possible amount of "traditional" City and County housing funds and aggressive pursuit of State and Federal grants and loans (\$6,400,000 estimate)
- o establishment of a City/County Housing Trust Fund to be funded through
  - (a) Commercial Development Fees (\$3,600,000 goal) and
  - (b) Employee Taxes or General Fund Contributions (\$3,600,000 goal)

A Sacramento 1,000 - Public/Private Partnership is recommended as a mechanism for bringing together the several existing and potential funders and to coordinate their efforts towards achievement of the production target. Projects would be accomplished through a combination of non-profit, for profit and public developers.

The Task Force also investigated cost containment measures which could be implemented by the County to reduce housing costs. Specific recommendations are:

- o aggressive marketing of the density bonus program
- o waiver of fees for projects in which units are reserved for low-income households
- o review of current development standards, codes and administrative procedures for means to reduce the costs of construction and to provide an incentive program to developers

The Task Force was cognizant of the difficulties of locating appropriate sites for projects, even if funding were available. They addressed this issue with the following recommendations:

- o reaffirmation of the County's Fair Share Plan
- o institution of a land banking program
- o use of the Development Plan Review and rezoning processes to negotiate the sale of suitable parcels to SHRA for subsequent use for low-income housing

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The Task Force concluded its deliberations with a number of organizational and programmatic recommendations for insuring a smooth delivery system. Included are recommendations for:

- o establishment of a non-profit housing development corporation
- o innovative financial mechanisms
- o an annual report and plan update
- o expansion of the housing data system
- o technical assistance
- o SHRA staff reorganization

## Plan Implementation

Arguably, the most controversial and far reaching of the recommendations is the development fee mechanism for funding a Housing Trust Fund. Concurrent with the finalization of the HAPP, SHRA staff worked with City staff on a Housing Trust Fund ordinance which would meet both the low-income housing objectives of the Task Force and the air quality mitigation measures approved as part of the North Natomas Settlement Agreement.

The proposed ordinance, approved by both the City Planning Commission and the Housing and Redevelopment Commission on October 24, 1988, to be considered as a separate item by the City Council, is consistent with goals of the Task Force proposal, but differs in approach.

Firstly, under the ordinance approach, developers have the option of paying a specified amount per square foot to a low-income Trust Fund, or building "market rate" units in designated infill areas. If they elect the build option, a percentage of the requirement must still be a cash contribution to the low-income Trust Fund. The Task Force approach does not allow this build or pay option.

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Secondly, in the administration of the Trust Fund, the Task Force report calls for an independent Board of Trustees appointed jointly by the City Council and Board of Supervisors. This Board of Trustees would have final authority over distribution of Trust Fund revenues. SHRA would provide staff to the Board. The proposed ordinance utilizes the existing SHRA administrative and decision mechanisms for allocation of the funds. These "standard" Agency procedures would insure the integration and coordination of the Trust Fund revenues with all other housing programs administered by the City, the Housing Authority and the Redevelopment Agency.

POLICY IMPLICATIONS

Adoption and implementation of the HAPP would be consistent with current policy of the City. It details and implements many of the recommendations contained in the General Plan Housing Element and the HUD mandated Housing Assistance Plan submitted annually as part of the Community Development Block Grant application. The HAPP additionally expands on previous policy direction given to SHRA by the City Council, the Redevelopment Agency and the Housing Authority.

ENVIRONMENTAL REVIEW

A negative Declaration/Initial Study, attached as Exhibit A, has been prepared by the Sacramento County Environmental Impact Section. On the basis of the Initial Study there is no substantial evidence that the project will have a significant adverse effect on the environment.

A notice of the Negative Declaration was published and copies were sent to interested organizations and persons.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of November 21, 1988, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

- AYES: Amundson, Pettit, Sheldon, Simon, Simpson, Strong, Wiggins, Yew, Moose
- NOES: None
- ABSENT: Wooley

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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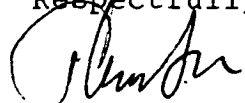
City Council of the  
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## RECOMMENDATION

Staff recommends adoption of the attached resolution which:

- 1) Approves the Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy.
- 2) Adopts the Housing Assistance Plan, Program and Financing Strategy prepared by the City/County Housing Finance Task Force.
- 3) Endorses the approach contained in the City of Sacramento proposed Housing Trust Fund ordinance as the mechanism for implementing the Trust Fund concept recommended by the Task Force.
- 4) Directs staff to take all steps necessary to implement the programmatic recommendations in the Housing Assistance Plan, Program and Financing Strategy and to report back within 30 days with specific proposals for Board consideration.
- 5) Commends the members of the City/County Housing Finance Task Force and thanks them for their efforts towards increasing the supply of housing affordable to low- and very low-income County residents.

Respectfully submitted,

  
for: WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. ELIPE  
City Manager

Contact Person: John Molloy  
440-1357

1726D

**AMENDED  
RESOLUTION NO. 88-1055**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 13, 1988

HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy is hereby approved.

Section 2: The Housing Assistance Plan, Program and Financing Strategy prepared by the City/County Housing Finance Task Force is hereby adopted, except for those recommendations in Section V, Financing Mechanism related to a proposed Commercial Development Fee and a Proposed Employment Tax.

Section 3: The development fee concept contained in the City's proposed Housing Trust Fund Ordinance shall be further reviewed by the Council as the mechanism for implementing the trust fund recommendations of the Housing Finance Task Force.

Section 4: Staff is hereby directed to investigate alternative taxing mechanisms to the proposed Employee Tax and to report back within 60 days with specific proposals for implementation.

Section 5: In the event a Commercial Development Fee is adopted by the Council for financing a Housing Trust Fund but an Employee Tax is not, the Commercial Development Fee shall be reevaluated by the Council within three years following its adoption.

Section 6: Staff is hereby directed to take all steps necessary to implement the programmatic recommendations in the Housing Assistance Plan, Program and Financing Strategy and to report back within 30 days with specific proposals for approval.

Section 7: The members of the City/County Housing Finance Task Force are hereby thanked for their participation and commended for their efforts toward increasing the supply of housing affordable to low and very low income County residents.

ANNE RUDIN

MAYOR

ATTEST:

JANICE BEAMAN

ACTING Assistant CITY CLERK

1100WPP2(171)



AMENDED  
RESOLUTION NO. 88-050

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO  
ON DATE OF

December 13, 1988

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ANNE RUDIN

CHAIR

ATTEST:

WILLIAM H. EDGAR

SECRETARY

1100WPP2(171)

AMENDED  
RESOLUTION NO. 88-088

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

December 13, 1988

HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY

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ANNE RUDIN

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CHAIR

ATTEST:

WILLIAM H. EDGAR

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SECRETARY

1100WPP2(171)

**AMENDED**  
**RESOLUTION NO. 88-1055**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 13, 1988

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MAYOR

ATTEST:

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CITY CLERK

1100WPP2(171)

27

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RESOLUTION NO. 88-050

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ON DATE OF

December 13, 1988

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CHAIR

ATTEST:

William H. Lyon

SECRETARY

1100WPP2(171)



**AMENDED  
RESOLUTION NO. 88-088**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

December 13, 1988

**HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY**

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

Section 1: The Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy is hereby approved.

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CHAIR

ATTEST:

William H. Ryan  
SECRETARY

1100WPP2(171)

## NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SOC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

## 1. Title and Short Description of Project:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY AND SACRAMENTO CITY/COUNTY HOUSING FINANCE TASK FORCE HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY.

The proposed project consists of the adoption of the "Housing Assistance Plan, Program And Financing Strategy" (HAPP), a document prepared by the City/County Housing Ordinance Task Force and the Sacramento Housing and Redevelopment Agency (SHRA), which: summarizes the current and projected housing needs in Sacramento County, focusing on low-income persons and households who have difficulty in finding suitable housing at a price they can afford; chronicles the public and private accomplishments in meeting Sacramento's housing assistance needs to date; provides directions for the development and/or the continuation of housing programs to be implemented by SHRA; identifies and recommends additional sources of funding for housing assistance programs; and recommends administrative and planning programs to contribute to the smooth development and implementation of housing programs and projects.

## 2. Location of Project and Assessor's Parcel Number: City/County wide.

APN: N/A

## 3. Project Proponent: Sacramento Housing and Redevelopment Agency &amp; City/County Housing Finance Task Force.

## 4. Said project will not have a significant effect on the environment for the following reasons:

- a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have impacts which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

## 5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

6. The attached Initial Study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 220, Sacramento, California, 95814, or phone (916) 440-7914.

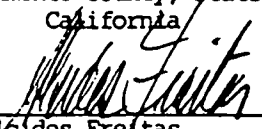
**ENDORSED**

AUG 17 1988

JOYCE RUSSELL SMITH, CLERK  
By **V. ANDREWS**, Deputy

AF/11/12/5/83

Environmental Coordinator of  
Sacramento County, State of  
California

By   
Alcides Freitas  
Environmental Coordinator

ENVIRONMENTAL IMPACT SECTION  
INITIAL STUDY

CONTROL NO.: 88-SHE-1037

NAME: SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY AND SACRAMENTO  
CITY/COUNTY HOUSING FINANCE TASK FORCE HOUSING ASSISTANCE PLAN,  
PROGRAM AND FINANCING STRATEGY

LOCATION: City/County wide.

ASSESSOR'S PARCEL NUMBER: N/A

APPLICANT:

Sacramento Housing and Redevelopment Agency  
P.O. Box 1834  
Sacramento, CA 95809

I. PROJECT DESCRIPTION:

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II. ENVIRONMENTAL SETTING:

If the HAPP is adopted and implemented, its housing plans and strategies could provide assistance to low income persons and households throughout the City and County of Sacramento.

III. ENVIRONMENTAL EFFECTS:

See Initial Study Checklist attached to the Negative Declaration and the following discussion.

Introduction:

Publicly sponsored programs to increase and improve the supply of housing for low-income persons have been in existence in Sacramento since 1942. In the intervening years, many millions of local, State, Federal and private sector dollars have been expended in the City and County to achieve improved and affordable housing. The accomplishments have been significant, yet the need for decent and affordable housing persists.

There are many people in the Sacramento community who are either ill housed or who have such financial difficulty in obtaining adequate housing that the strain is putting serious pressure on their ability to meet other basic "quality of life" needs, such as nutrition and health maintenance assistance.

Over the past several years, particularly at the federal level, funds for assisted housing have been reduced. If the pressing needs in the community are to be met, new and creative financing sources will need to be developed and directed, through the most cost effective mechanisms, to the highest priority target groups and areas. The "Housing Assistance Plan, Program & Financing Strategy" (HAPP) has been prepared by the City/County Housing Finance Task Force and the Sacramento Housing and Redevelopment Agency (SHRA) with the intention of providing directions for SHRA housing activities over the next several years.

The Housing Assistance Plan, Program & Financing Strategy (HAPP):

The HAPP document identifies the most pressing housing needs faced by low-income Sacramentans, chronicles past attempts to meet those needs and outlines an action program for local government to attempt to meet a portion of those needs in the future. HAPP proposes a comprehensive development and rehabilitation assistance program, oriented toward meeting the housing needs of low-income persons/households in the community. Relative to currently planned and funded efforts, a

substantially expanded program is recommended. These will not meet the ultimate needs, but are considered realistic targets for the next four years. Proposed four year targets include:

- Construction of 2,400 assisted rental units for very low income households.
- Rehabilitation of 1,000 rental housing units.
- Rehabilitation of 400 SRO units. (Residential hotels are also known as Single Room Occupancies or "SRO's").
- Construction of 200 new SRO units.
- Development of a demonstration single-parent household facility.
- Construction of a 150-unit mobile home park.
- Acquisition or construction of transitional living facilities for 40 severely disabled persons.
- Rehabilitation of 1,000 owner-occupied homes.
- Emergency repair and retrofitting of 900 homes.
- Repair assistance to 500 mobile home units.
- Construction of 150 houses, through the self-help program.

The total public cost to achieve the above targets is estimated to be approximately \$69,000,000 (in current dollars). A Private/Public Partnership is proposed to participate in the construction and rehabilitation of 1000 affordable units per year to meet these targets. The total annual cost is estimated to be approximately \$42,000,000. If these targets are to be met, new financial resources must be found. Financing proposal include:

- Establishment of a lenders pool by local lending institutions.
- Establishment of a corporate equity fund.
- The direction of existing local funds, including CDBG and tax increment, to the highest priority needs and areas.
- The aggressive pursuit of all federal and state funds, as they become available.

- The establishment of a City/County Housing Trust Fund, to be derived from (1) a levy on commercial construction (this would be intended to offset the low-income housing needs generated by new, but low wage, employment opportunities) and (2) either a per employee tax to be levied on all employers, or appropriations from the City and County General Funds (this is intended to meet existing needs).
- Issuance of Mortgage Revenue Bonds for rehabilitation.
- Continued issuance of Mortgage Revenue Bonds for construction of rental units, but with increased efforts to target their proceeds to special need areas and groups.
- Issuance of Mortgage Credit Certificates (MCCs) to assist first-time homebuyers to acquire existing housing needs.

Along with additional funding levels, the HAPP proposes the development of new mechanisms to assure their most effective utilization and to achieve maximum leverage. It is anticipated that most of the new development and rehabilitation will be accomplished by the private and nonprofit sectors, with public funds providing "gap" financing, to make units affordable to low and very low-income households. Only as a last resort, it is expected that the public sector will develop and operate projects. Principal new and expanded mechanisms include:

- The establishment of a nonprofit Housing Development Corporation to implement many of the recommendations in the HAPP, as necessary.
- Consideration of joint ventures and syndication with the private sector in the construction of housing projects.
- Development of "more innovative" mechanisms for leveraging assistance funds, including equity participation, participation leases of public properties, multiple-use developments, and predevelopment loans.
- Support for a Neighborhood Housing Services (NHS) Corporation, to promote and assist in the revitalization of one or more areas.

Concurrent with the development of funding sources and mechanisms, the HAPP proposes that the City and the County investigate several cost containment concepts to reduce the cost of housing units. Specific concepts include:



- Provision of density bonuses to projects which have units reserved for low-income households.
- Waiver of fees on projects in which 20% of the units are reserved for low-income households.
- Review of current development standards, codes and administrative procedures for means to reduce costs.

Finding appropriate and acceptable sites for low-income housing can often be as difficult as finding the financing for them. To insure that sites are available when needed, the HAPP recommends:

- Adoption of Fair Share Plans by the City and the County for distributing low income housing equitably within each community plan area.
- Institution of a land banking program to acquire land for subsequent use for low-income projects.
- Solicitation of proposals for housing projects on publicly owned land.

Implementation of the housing programs contained in the HAPP will require considerable expertise, administrative capacity, and a solid data base. Preparatory work will be necessary to ensure that the Agency and the development community have an adequate basis for making the most effective use of resources, when they become available. Proposed administrative and planning programs intended to contribute to the smooth development and implementation of "hard" programs and projects include:

- Preparation and submission of an annual report, outlining activities, accomplishments, and problems toward achievement of the targeted programs.
- Preparation of the Annual Housing Assistance Plan (HAPP) required by HUD, to ensure that the City and the County remain eligible for federal funds as they become available.
- Expansion and maintenance of a housing data system to monitor trends in the County, so that knowledgeable development decisions can be made by both the public and the private sectors.
- Provision of technical assistance to special-client nonprofit organizations in their efforts to develop housing projects suitable to their clientele.

- Establishment of a central housing information center to disseminate information to housing providers and users.
- Establishment of a housing programs unit within SHRA, to coordinate program and project planning, financing, and development activities within the Agency, and to maintain effective liaisons with state and federal agencies and the private sector, in efforts to attract additional funds and development proposals.

Impact:

Adoption of the HAPP document itself is not expected to result in physical changes to the environment. Implementation of the plans and strategies outlined in the document may result in physical changes in the environment as housing assistance is provided to low-income persons and households in the community. The opportunity for further environmental review, focusing on specific potential environmental impacts, will present itself as specific plans and strategies of the HAPP are implemented.

Implementation of the HAPP will require the expenditure of public funds and is expected to provide positive social, economic and aesthetic benefits to low-income persons and households in the local community.

**IV. ENVIRONMENTAL MITIGATION MEASURES:**

A) None proposed at this time.

V. This Initial Study has been prepared by Alcides Freitas, Lowell Young, Kate Brownfield and Miriam Correale of the Sacramento County Environmental Impact Section staff.

(88she1037,,141)

INITIAL STUDY CHECKLIST

CONTROL NO. 88-SHE-1037

Could/Would the project:	YES	MAYBE	NO
1) significantly affect Regional air quality?			X
2) significantly affect local air quality?			X
3) contribute to the removal of significant amount of prime agricultural land from agricultural production?			X
4) create the potential for property damage following completion of the project due to existing or altered soil and/or slope conditions?			X
5) be adversely affected by other geologic or seismic hazards?			X
6) cause erosion or siltation resulting in severe water quality impacts or damage to adjacent properties?			X
7) have substantial effect on the supply or consumption of a mineral resource?			X
8) significantly affect ground or surface water supply or quality?			X
9) substantial affect, or be affected by flooding?			X
10) adversely affect populations of unique, rare or endangered plants or animals, or their habitat?			X
11) significantly affect resident or migratory wildlife or their habitat?			X
12) affect or result in the removal of critical habitat, such as riparian and wetland plant associations?			X
13) affect or result in the removal of prominent, heritage, or landmark trees, or otherwise aesthetically important plant forms?			X
14) affect sites of archaeological or historical importance?			X

	YES	MAYBE	NO	
15) be in conflict with adopted General, Community, or specific plans of Sacramento County?			X	
16) conflict with adopted plans of agencies or jurisdictions other than Sacramento County?			X	
17) require major modification of, or adversely affect, public facilities?			X	
18) have a substantial affect upon transportation facilities?			X	
19) have a substantial affect on energy demands?			X	
20) substantially affect the quantity of open space in an area, or severely and adversely change the visual character of the project site?			X	
21) generate average or peak noise levels that would seriously affect the health or general well-being of any nearby people?			X	
22) expose future residents or site users to existing or future noise levels that could seriously affect their health or general well-being?			X	
23) cause significant shifts in employment or income characteristics of the community?			X	Adoption of the HAPP may lead to implementation of programs designed to provide housing assistance to low-income persons and households.
24) have a substantial and demonstrable negative aesthetic affect?			X	
25) breach published national, state, or local standards relating to solid waste or litter control?			X	
26) induce substantial growth or concentration of population?			X	
27) displace a large number of people, or disrupt or divide an established community?			X	
28) involve a risk of an explosion or the release of hazardous substances in the event of an accident or upset conditions?			X	
29) involve possible interference with an emergency response plan or an emergency evacuation plan?			X	
30) result in creation of any health hazard or potential health hazard, or expose people to potential health hazards?			X	

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy is hereby approved.

Section 2: The Housing Assistance Plan, Program and Financing Strategy prepared by the City/County Housing Finance Task Force is hereby adopted.

Section 3: The development fee concept contained in the City's proposed Housing Trust Fund Ordinance is hereby approved as the mechanism for implementing the trust fund recommendations of the Housing Finance Task Force.

Section 4: Staff is hereby directed to take all steps necessary to implement the programmatic recommendations in the Housing Assistance Plan, Program and Financing Strategy and to report back within 30 days with specific proposals for approval.

Section 5: The members of the City/County Housing Finance Task Force are hereby thanked for their participation and commended for their efforts toward increasing the supply of housing affordable to low and very low income County residents.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

1100WPP2(171)

# RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO  
ON DATE OF

## HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1: The Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy is hereby approved.

Section 2: The Housing Assistance Plan, Program and Financing Strategy prepared by the City/County Housing Finance Task Force is hereby adopted.

Section 3: The development fee concept contained in the City's proposed Housing Trust Fund Ordinance is hereby approved as the mechanism for implementing the trust fund recommendations of the Housing Finance Task Force.

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\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

1100WPP2(171)

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

HOUSING ASSISTANCE PLAN, PROGRAM AND FINANCING STRATEGY

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

Section 1: The Negative Declaration for the Housing Assistance Plan, Program and Financing Strategy is hereby approved.

Section 2: The Housing Assistance Plan, Program and Financing Strategy prepared by the City/County Housing Finance Task Force is hereby adopted.

Section 3: The development fee concept contained in the City's proposed Housing Trust Fund Ordinance is hereby approved as the mechanism for implementing the trust fund recommendations of the Housing Finance Task Force.

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\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

1100WPP2(171)