



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO REDEVELOPMENT AGENCY**  
**City of Sacramento**  
 915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
**September 9, 2008**

**Chair and Members of Redevelopment Agency**

**Title: Approval of Permanent Financing for Casa de Angelo Apartments**

**Location/Council District:** 3151 Notre Dame Drive, Sacramento, Council District 6

**Recommendation:** Adopt a **Redevelopment Agency Resolution** a) amending the Agency budget approving an increase in funding of \$395,000 from Low/Moderate Tax Increment (TI) funds for the Project; and b) authorizing the Interim Executive Director, or her designee, to execute loan documents with the Developer.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1330; Christine Weichert, Assistant Director, Housing and Community Development, 440-1353

**Presenter:** Jeree Glasser-Hedrick, Housing Finance Program Manager

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** The Casa de Angelo Apartments (Project) is an existing 100-unit affordable senior housing project which DHI Casa de Angelo Associates, L.P. (Developer) plans to acquire and renovate. The Project was originally presented to the Council on January 22, 2008. At that time, the City Council approved a loan commitment of up to \$3,100,000, and the Housing Authority adopted a resolution authorizing the issuance of tax exempt mortgage revenue bonds for the Project. Following these approvals, the California Debt Limit Allocation Committee (CDLAC) awarded the bond allocation on March 26, 2008. In May of this year the final bond documents were approved and \$3,100,000 of funding (comprised of \$1,200,000 in City HOME and \$1,900,000 in low moderate housing tax increment) was allocated to the project. Further background about the project can be found in Attachment 1. A location map is included as Attachment 2, and a site map is included as Attachment 3.



## Approval of Permanent Financing for Casa de Angelo Apartments

Since the project received its final approvals in May, there has been tremendous instability in the financial markets. As a result, the project lost its potential tax credit equity investor. Although the Developer has been able to secure a replacement investor, the circumstances have resulted in lower tax credit pricing. In addition, interest rates have increased, causing a decrease in the permanent loan amount. Together these issues have created an additional gap of approximately \$595,000. To address the gap, the developer has worked with the US Department of Housing and Urban Development (HUD) to secure a rent increase in the Section 8 contract allowing the project to leverage an additional \$200,000 of permanent financing. The Developer is unable to defer a larger amount of the developer fee because the maximum amount for Developer fees was already being deferred. To fill the remainder of the gap, the Developer is requesting an additional \$395,000 in Agency funds. Staff is seeking Council approval for an additional \$395,000 in tax increment (TI) funds to be added to the approved Agency loan commitment for a total loan amount of \$3,495,000.

The project is proposed to be funded with tax-exempt mortgage revenue bonds, 4% Low Income Housing Tax Credits (LIHTC's), the Agency loan, and a deferred developer fee. The bonds and Agency loan together will require 20 units to be affordable to individuals earning 50 percent or less than the Area Median Income (AMI) and 79 units to be affordable to individuals earning 60 percent or less than AMI for a period of 55 years. The existing project is further made affordable by a project based Housing Assistance Payment (HAP) contract with HUD that covers all 100 units. A project summary, including a proposed sources and uses of funds, is included as Attachment 4, and a project cash flow proforma is included as Attachment 5. A schedule of maximum rents and incomes is included as Attachment 6.

**Policy Considerations:** While the recommended actions are consistent with approved Agency tax-exempt bond and multi-family loan policies, the term of the Agency loan is recommended to be extended to be consistent with the term of the senior loan. Regulatory restrictions on the property will be specified in bond and loan regulatory agreements with the Housing Authority and the Agency, respectively. Compliance with the regulatory agreements will be monitored by the Agency on a regular basis. As an affordable housing project, Broadway Senior Center Apartments is exempt from the Art in Public Places requirement usually associated with projects funded with TI funds.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed action is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Sections 15310 and 15301(a) and (d) which exempts bond and loan financing and rehabilitation of existing facilities where the use remains unchanged.

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**Sustainability Considerations:** The Project has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets as follows: the project supports Focus Area number one – Energy Independence, by replacing resource inefficient infrastructure, including dual-pane windows and sliding doors and energy efficient appliances. The project also supports Focus Area number six – Urban Design, Land Use, Green Building and Transportation, by reducing dependence on private automobiles due to the fact that the property is located in close proximity to a Light Rail station and Regional Transit bus stops.

**Other:** The project consists of the rehabilitation of a multi-family residential complex in which the unit density will not be changed and the estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation. Therefore, the proposed action is categorically excluded from environmental review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR Section 58.35(a)(3).

**Committee/Commission Action:** At its meeting of August 20, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Dean, Fowler, Mohr, Morgan, Shah, Stivers

NOES: None

ABSENT: Gore, Otto

**Rationale for Recommendation:** The actions recommended in this report enable the Agency to continue to fulfill its mission to provide a range of affordable housing opportunities in the City.

**Financial Considerations:** Staff recommends approval of an increase in City Tax Increment Low/Mod funds of \$395,000 to provide an Agency Loan of up to \$3,495,000 (consisting of \$1,200,000 from City HOME and \$2,295,000 from aggregated Low/Moderate TI funds). This loan will be repaid with interest.

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**M/WBE Considerations:** Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding.

Respectfully Submitted by:   
LASHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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Approval of Permanent Financing for Casa de Angelo Apartments

Attachment 1

**Casa de Angelo Apartments Project  
Background Information**

The Developer, Dawson Holdings, Inc. proposes to acquire and rehabilitate Casa de Angelo Apartments, an existing 100-unit affordable senior housing project at 3151 Notre Dame Drive. The Developer is requesting issuance of up to \$6,324,600 in tax-exempt mortgage revenue bonds and a \$3,495,000 Agency loan comprised of \$1,200,000 in City Home Investment Partnership (HOME) funds and \$2,295,000 in aggregated Tax Increment (TI) funds.

Project History: On January 22, 2008, the City Council approved a loan commitment for \$3.1 million for Casa de Angelo Apartments and the Housing Authority adopted a resolution authorizing the issuance of tax exempt mortgage revenue bonds for the project. Following these approvals, the California Debt Limit Allocation Committee (CDLAC) awarded the project an allocation of bonds on March 26, 2008. In May of 2008 the Housing Authority approved the final bond documents and a loan of \$3.1 million.

Description of Development: Casa de Angelo was built in 1979 and needs substantial improvements to bring it up to modern standards. It consists of 100 one-bedroom apartments in 12 one- and two-story residential buildings, and one office/community building. Thirty-six apartments are "cottage-style" units located in single-story structures, and the remaining 64 units are in two-story buildings with elevators. Each unit is approximately 593 square feet. The office/community building houses the community room, laundry facility, management/leasing office, and maintenance shop.

Casa de Angelo Apartments is an existing housing project made affordable by a project-based Housing Assistance Payment (HAP) contract with the U.S. Department of Housing and Urban Development (HUD) that covers all 100 units. Due to the federal assistance the project receives, it is protected under the City's Preservation Ordinance. The Ordinance requires owners of subsidized projects to submit notice to the Redevelopment Agency if they intend to terminate their rental restrictions and requires that SHRA work towards preservation of this housing stock. The current contract is subject to annual renewal and the owner is willing to sell to a market-rate developer. Instead, the Developer intends to secure a new long-term HAP contract that would ensure continued rent subsidies for residents for a 20-year period. The Agency will require the Developer to renew the HAP contract on the property after expiration of the initial contract as long as extensions are available.

Developer: Dawson Holdings, Inc. has developed numerous affordable apartment projects. Their current portfolio includes 3,338 apartments in 25 projects in California, Oregon, Colorado and Missouri. The company is based in Sausalito, and many of the company's apartment projects are in Sacramento and the San Francisco Bay area. Local projects include the Willow Pointe Apartments, Florin Meadows, Rancho Cordova Apartments, Bryte Gardens, Sunnyslope Apartments, Willow Tree, and Rosswood Manor. The general contractor will be Precision General Commercial Contractors, Inc., which is experienced in apartment construction and rehabilitation. The firm is affiliated with the Developer.

## Approval of Permanent Financing for Casa de Angelo Apartments

**Property Management:** Sackett Corporation, the current property manager, will continue in that function. The company has managed commercial and multi-family residential properties since 1977. Over the past 25 years, Sackett Corporation has managed approximately 20,000 residential units in California and Arizona. Their experience includes conventional apartments, tax-exempt bond financed apartments, senior housing, and HUD subsidized housing.

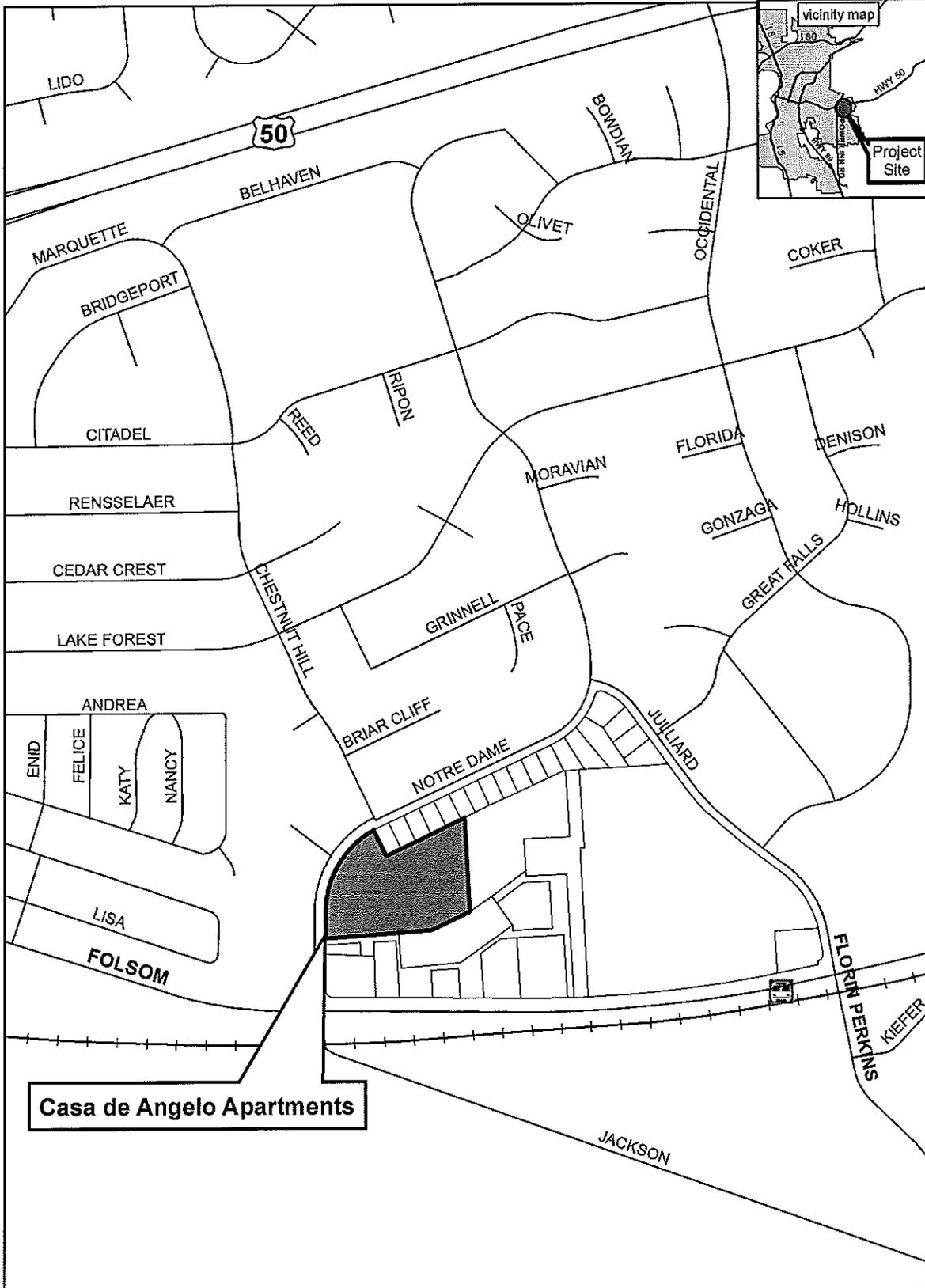
**Social Services Plan:** Social Services will be provided to the residents by Community Resident Services, Inc., a nonprofit 501(c)(3) corporation. Community Resident Services proposes to offer instructional programs in areas such as exercise, nutrition, financial planning, computer training, and English as a Second Language, along with coordinating social activities for the residents.

**Project Financing:** The Developer proposes to finance the Casa de Angelo Apartments project with tax-exempt mortgage revenue bonds issued by the Housing Authority, Low-Income Housing Tax Credits, a deferred developer fee, and a \$3,495,000 Agency loan using \$1,200,000 in City HOME funds and \$2,295,000 in TI funds.

**Low-income Set-aside Requirements:** The project will be layered with affordability requirements required by the various public funding sources. These sources and their affordability requirements are summarized in the following table.

<b>Funding</b>	<b>Affordability Restrictions</b>	<b>No. Units Covered</b>	<b>Regulatory Term</b>
<b>HAP Contract</b>	Very Low-Income (50% AMI)	100	20 years
<b>Tax-Exempt Bonds, Low Income Housing Tax Credits, Agency Loan</b>	Very Low-Income (50% AMI)	20	55 years
	Low-Income (60% AMI)	79	55 years
<b>Manager Unit</b>	Unrestricted (HAP optional)	1	

# Casa de Angelo Apartments



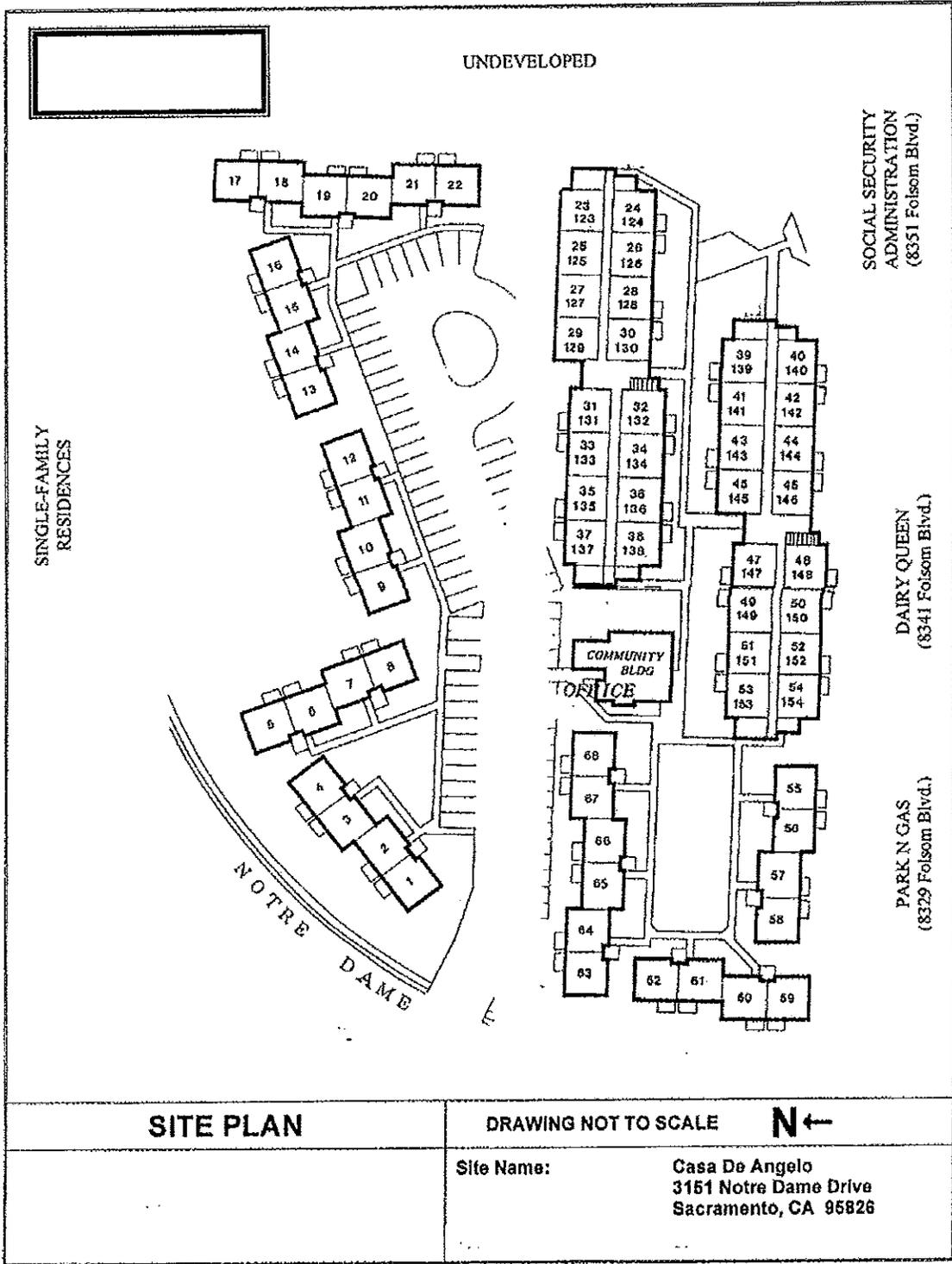
**Casa de Angelo Apartments**

 Casa de Angelo Apts Parcel

0 0.05 0.1 Miles



SHRA GIS  
July 30, 2008



**SITE PLAN**

**DRAWING NOT TO SCALE** **N ←**

**Site Name:** Casa De Angelo  
 3151 Notre Dame Drive  
 Sacramento, CA 95826

## Casa de Angelo Apartments

<b>Address</b>	3151 Notre Dame Drive, Sacramento		
<b>Number of Units</b>	100		
<b>Year Built</b>	1979		
<b>Acreage</b>	3.8 acres		
<b>Affordability</b>	20 units at or below 50% of Area Median Income (AMI) 79 units at or below 60% of AMI 1 manager unit at market rate (HAP optional)		
<b>Unit Mix and Rents</b>	50% AMI	60% AMI	Manager
1 Bedroom (Cottage)	7	28	1
1 Bedroom	13	51	0
Total	20	79	1
<b>Unit Square Footage</b>			
1 Bedroom (Cottage)	593 square feet		
1 Bedroom	593 square feet		
<b>Resident Facilities</b>	The site includes a community room with a full kitchen and two restrooms.		
<b>Permanent Sources</b>	<i>Total</i>	<i>Per Unit</i>	<i>Per Square Foot</i>
Tax-Exempt Bonds	\$ 3,939,000	\$ 39,390	\$ 62.52
Tax Credit Equity	\$ 3,298,000	\$ 32,980	\$ 52.35
SHRA Loan	\$ 3,495,000	\$ 34,950	\$ 55.48
Deferred Developer Fee	\$ 425,000	\$ 4,250	\$ 6.75
Net Operating Cash Flow	\$ 10,000	\$ 100	\$ 0.16
<b>TOTAL SOURCES</b>	\$ 11,167,000	\$ 111,670	\$ 177.25
<b>Permanent Uses</b>			
Acquisition Costs	\$ 6,501,000	\$ 65,010	\$ 103.19
Construction Costs	\$ 2,400,000	\$ 24,000	\$ 38.10
Contractor Overhead and Profit	\$ 10,000	\$ 100	\$ 0.16
Architecture and Engineering	\$ 208,000	\$ 2,080	\$ 3.30
Contingency	\$ 237,000	\$ 2,370	\$ 3.76
Financing Costs	\$ 182,000	\$ 1,820	\$ 2.89
Reserves	\$ 140,000	\$ 1,400	\$ 2.22
Legal Fees	\$ 50,000	\$ 500	\$ 0.79
Developer Fee	\$ 1,264,000	\$ 12,640	\$ 20.06
Other	\$ 175,000	\$ 1,750	\$ 2.78
<b>TOTAL USES</b>	\$ 11,167,000	\$ 111,670	\$ 177.25
<b>Management / Operations</b>			
Proposed Developer:	Dawson Holdings, Inc		
Property Management Company:	Sackett Corporation		
Operations Budget:	\$347,457	\$3,475 per unit	
Replacement Reserves:	\$30,000	\$300 per unit	

**Casa de Angelo Apartments**  
Project Cash Flow Proforma

Unit Type	Number	Square Feet	Total Sq Feet	TCAC Rent	HAP Rent	Utility Allowance	Market Rent	Actual Rent	Rent per Sq Foot	Total Mo. Rent	Annual Rent	Excess HAP	Total Mo. HAP	Annual HAP
1 BD / 1 BA @ 50% AMI (Cottage)	7	593	4,151	\$ 665	\$ 647	\$ 22	\$ 645	\$ 643	1.08	\$ 4,501	\$ 54,012	\$ 4	\$ 28	\$ 336
1 BD / 1 BA @ 60% AMI (Cottage)	28	593	16,604	\$ 798	\$ 647	\$ 23	\$ 645	\$ 645	1.09	\$ 18,060	\$ 216,720	\$ 2	\$ 56	\$ 672
1 BD / 1 BA @ 50% AMI	13	593	7,709	\$ 665	\$ 678	\$ 22	\$ 645	\$ 642	1.08	\$ 8,346	\$ 100,152	\$ 36	\$ 468	\$ 5,616
1 BD / 1 BA @ 60% AMI	51	593	30,243	\$ 798	\$ 678	\$ 23	\$ 645	\$ 645	1.09	\$ 32,895	\$ 394,740	\$ 33	\$ 1,683	\$ 20,196
Manager's Unit (Cottage)	1	593	593	\$ -	\$ 647	\$ -	\$ 645	\$ 645	1.09	\$ 645	\$ 7,740	\$ -	\$ -	\$ -
<b>Totals</b>	<b>100</b>		<b>59,300</b>							<b>\$ 64,447</b>	<b>\$ 773,364</b>	<b>\$ -</b>	<b>\$ 2,235</b>	<b>\$ 26,820</b>
<b>Annual Increase</b>														
Potential Gross Income	2.50%			773,364	792,698	812,516	832,828	853,649	874,990	896,865	919,287	942,289	965,826	1,236,339
Excess HAP Income	2.50%			26,820	27,491	28,178	28,862	29,546	30,230	30,914	31,598	32,278	32,962	42,876
Other Income	2.50%			9,432	9,668	9,909	10,157	10,411	10,671	10,938	11,212	11,492	11,779	15,078
Less Vacancy	5.00% (10.00% Years 1 & 2)			(80,962)	(82,986)	(82,530)	(83,595)	(84,663)	(85,735)	(86,807)	(87,881)	(88,955)	(89,922)	(90,996)
Effective Gross Income				\$728,654	\$746,871	\$808,073	\$828,274	\$848,981	\$870,206	\$891,961	\$914,260	\$937,117	\$960,544	\$1,229,578
Operating Expenses	3.50%	\$ 3,475		347,457	359,618	372,205	385,232	398,715	412,670	427,113	442,062	457,535	473,548	667,987
Assessments	2.00%	\$ 277		27,732	28,287	28,852	29,429	30,018	30,618	31,231	31,855	32,492	33,142	40,400
Real Estate Taxes	2.00%	\$ 427		42,676	43,530									49,248
Property Management	4.00%	\$ 291		29,146	29,875	30,611	31,361	32,125	32,904	33,698	34,508	35,334	36,176	62,959
Replacement Reserves		\$ 300		0	0	0	0	0	0	0	0	0	0	30,000
Total Expenses		\$ 4,470		\$447,011	\$461,309	\$463,380	\$477,792	\$492,692	\$508,097	\$524,023	\$540,488	\$557,512	\$575,112	\$787,570
<b>Net Operating Income</b>				<b>\$281,643</b>	<b>\$285,562</b>	<b>\$344,693</b>	<b>\$350,482</b>	<b>\$356,289</b>	<b>\$362,109</b>	<b>\$367,938</b>	<b>\$373,772</b>	<b>\$379,605</b>	<b>\$385,432</b>	<b>\$442,008</b>
<b>Debt Service</b>														
Bank Loan A	5.85%	\$3,713,900	35	217,263	217,263	249,642	249,642	249,642	249,642	249,642	249,642	249,642	249,642	249,642
Bank Loan B (Excess HAP)	5.85%	\$224,800	17.75	13,151	13,151	20,386	20,386	20,386	20,386	20,386	20,386	20,386	20,386	20,386
HA Monitoring Fee	0.15%	\$6,324,600		9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,487
Debt Service Subtotal				\$239,901	\$239,901	\$279,515	\$279,515	\$279,515	\$279,515	\$279,515	\$279,515	\$279,515	\$279,515	\$259,129
DCR on Senior Bonds				1.17	1.19	1.23	1.25	1.27	1.30	1.32	1.34	1.36	1.38	1.71
<b>Other Operating Expenses</b>														
Social Services	3.50%			20,000	20,700	21,425	22,174	22,950	23,754	24,585	25,446	26,336	27,258	38,450
PILOT Fee	2.00%			0	0	18,800	19,176	19,560	19,951	20,350	20,757	21,172	21,595	26,325
Other Operating Expenses Subtotal				\$20,000	\$20,700	\$40,225	\$41,350	\$42,510	\$43,704	\$44,935	\$46,202	\$47,508	\$48,853	\$64,775
Modified NOI for DCR Calculation				\$261,643	\$264,862	\$304,468	\$309,132	\$313,779	\$318,405	\$323,004	\$327,570	\$332,097	\$336,579	\$377,234
<b>Priority Distributions</b>														
Asset Management Fee (GP)	3.00%			0	0	0	0	0	0	0	0	0	0	9,821
Partnership Management Fee (LP)	3.00%			5,601	5,769	5,942	6,120	6,304	6,493	6,688	6,889	7,095	7,308	9,821
Priority Distributions Subtotal				5,601	5,769	5,942	6,120	6,304	6,493	6,688	6,889	7,095	7,308	13,199
Net Cash after Priority Distributions				\$16,141	\$19,192	\$19,011	\$23,496	\$27,960	\$32,997	\$36,801	\$41,166	\$45,486	\$49,756	\$98,462
<b>Deferred Developer Fee</b>														
Principal Balance	4.00%	\$425,000		425,000	425,000	425,000	425,989	416,412	405,109	388,916	367,673	341,214	309,376	0
Interest for Period				17,000	16,656	16,204	15,557	14,707	13,649	12,375	10,999	9,487	7,775	0
Accumulated Interest				17,000	16,656	16,204	15,557	14,707	13,649	12,375	10,999	9,487	7,775	0
Payment				19,011	23,496	27,960	32,997	36,801	41,166	45,486	49,756	54,012	58,268	0
Balance				\$422,989	\$416,412	\$405,109	\$388,916	\$367,673	\$341,214	\$309,376	\$271,995	\$229,578	\$187,234	\$0
Net Cash after Deferred Fee				\$16,141	\$19,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,462
<b>SHRA HOME loan</b>														
Principal Balance	4.00%	\$3,495,000		3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000	3,495,000
Interest for Period				139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800
Accumulated Interest				139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800	139,800
Payment				139,800	279,600	419,400	559,200	699,000	838,800	978,600	1,118,400	1,258,200	1,398,000	2,688,032
Balance				\$3,634,800	\$3,774,600	\$3,914,400	\$4,054,200	\$4,194,000	\$4,333,800	\$4,473,600	\$4,613,400	\$4,753,200	\$4,893,000	\$6,128,799
Combined Debt Coverage Ratio				1.09	1.11	1.12	1.14	1.16	1.17	1.19	1.20	1.20	1.20	1.20

**MAXIMUM RENT AND INCOME LEVELS**

**Mortgage Revenue Bond Program**

(Rents @ 50% of AMI)

Maximum Income Limits:	
50% AMI	
<u>Family Size</u>	<u>Max. Income</u>
1 person	\$ 24,850
2 person	\$ 28,400
3 person	\$ 31,950

Maximum Rent Limits:	
<u>Unit Size</u>	<u>Gross Rent</u>
1 Bedroom	\$ 710

**4% Low-Income Housing Tax Credit Program**

(Rents @ 50% and 60% of AMI)

Maximum Income Limits:		
50% AMI		60% AMI
<u>Family Size</u>	<u>Max. Income</u>	<u>Max. Income</u>
1 person	\$ 24,850	\$ 29,820
2 person	\$ 28,400	\$ 34,080
3 person	\$ 31,950	\$ 38,340

Maximum Rent Limits:		
<u>Unit Size</u>	<u>Gross Rent</u>	<u>Gross Rent</u>
1 Bedroom	\$ 665	\$ 798

**HOME Funds**

(Rents @ 50% and 65% of AMI)

Maximum Income Limits:		
Low HOME 50% AMI		High HOME 65% AMI
<u>Family Size</u>	<u>Max. Income</u>	<u>Max. Income</u>
1 person	\$ 24,850	\$ 32,305
2 person	\$ 28,400	\$ 36,920
3 person	\$ 31,950	\$ 41,535

Maximum Rent Limits:		
<u>Unit Size</u>	<u>Gross Rent</u>	<u>Gross Rent</u>
1 Bedroom	\$ 665	\$ 805

Approval of Permanent Financing for Casa de Angelo Apartments

**RESOLUTION NO. 2008**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**CASA DE ANGELO APARTMENTS: APPROVAL OF A \$2,295,000 LOAN (REDEVELOPMENT PROJECT AREA FUNDS); EXECUTION OF LOAN DOCUMENTS WITH DHI CASA DE ANGELO ASSOCIATES, L.P.; RELATED BUDGET AMENDMENT**

**BACKGROUND**

- A. The 100-unit Casa de Angelo Apartments project ("Project") qualifies for Tax Increment funding under Sacramento Housing and Redevelopment Agency ("Agency") guidelines and would be an appropriate use of these funds.
- B. On January 22, 2008, the Sacramento City Redevelopment Agency approved a \$1,900,000 loan commitment of Tax Increment funds to assist in funding the costs of acquisition and rehabilitation of the Project and authorized the Agency to execute and transmit a loan commitment to DHI Casa de Angelo Associates, L.P., or related entity. The developer is now requesting an additional \$395,000 in Agency funds in order to address a financing gap that has occurred.
- C. The Agency finds that the Tax Increment housing set aside funds that will be used to fund the Project are needed to make these housing units affordable. Therefore, the Project is not required to provide funding for Art in Public Places.
- D. The proposed action is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Sections 15310 and 15301(a) and (d) which exempts bond and loan financing and rehabilitation of existing facilities where the use remains unchanged. The project consists of the rehabilitation of a multi-family residential complex in which the unit density will not be changed and the estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation. Therefore, the proposed action is categorically excluded from environmental review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR Section 58.35(a)(3).

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. The above recitals are true and correct and the proposed action is exempt from environmental review under CEQA Guidelines Sections 15310 and 15301(a) and (d). The project is Categorical Excluded from environmental review under National Environmental Policy Act regulations at 24 CFR Section 58.35 (a) subsection (3)(i).

Approval of Permanent Financing for Casa de Angelo Apartments

- Section 2: The Agency is authorized to amend the Agency Budget to transfer an additional \$395,000 for a total of Two Million Two Hundred Ninety-Five Thousand Dollars (\$2,295,000) from the City Aggregated Tax Increment—Low/Moderate Income Housing Fund to the Broadway Senior Center Apartments project. The Project will provide affordable housing which serves and benefits the Project Area.
- Section 3: It is found and determined that the Tax Increment housing set aside funds that will be used to fund the Project are needed to make these housing units affordable and that therefore the Project is not required to provide funding for Art in Public Places.
- Section 4: The Interim Executive Director is authorized to execute the loan documents substantially in the form attached to this resolution and to enter into other agreements, execute other documents, and perform other actions necessary in relation to the Loan Commitment to provide said funding assistance to the Project, consistent with the Loan Commitment and as may be necessary to ensure proper repayment of Agency funds in accordance with the Loan Commitment, all as approved by Agency Counsel.
- Section 5: The Agency is authorized to make technical amendments to said agreements and documents with approval of Agency Counsel, which amendments are in accordance with the Loan Commitment Letter, with Agency policy, with this resolution, with good legal practices for making of such a loan.



DEPARTMENT OF  
TRANSPORTATION

ENGINEERING SERVICES DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT ENGINEERING  
300 RICHARDS BLVD., 3<sup>RD</sup> FL.  
SACRAMENTO, CA  
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August 27, 2008

**MEMORANDUM**

TO: Shirley Concolino, City Clerk

FROM: Roy J. Heavenston, Supervising Surveyor, City Manager's Designee

SUBJECT: **Notification of "Final Map and Subdivision Improvement Agreement Approval" in City Council Agenda**

In accordance with Section 16.28.110 of the Sacramento City Code, this is notice of the City Manager's designee pending decision of the following Final Map:

Subdivision Name: Natomas Field Phase 3B  
Project No.: P04-236  
Location: East side Samuelson Way south of Prosper Road  
Council District: 1  
Community Plan: North Natomas Community Plan  
Developer: Beazer Homes Holdings Corp., a Delaware Corporation  
No. of Lots: 24  
Type: Single Family  
Proposed Decision: Approve

Contact Person: Jerry Lovato, Senior Engineering Technician, Phone: 808-7918

**This notice is to be included in the City Council Agenda for September 9, 2008.**

