

RESOLUTION NO. 2010-016

Adopted by the Housing Authority
of the City of Sacramento

December 7, 2010

**MORRISON CREEK ESTATES PROJECT AREA:
APPROVAL OF A MEMORANDUM OF UNDERSTANDING, A MASTER PROJECT
AGREEMENT; ACCEPTANCE OF A LOAN OF UP TO \$984,472 OF FRANKLIN
BOULEVARD REDEVELOPMENT TAX INCREMENT FUNDS; AUTHORIZING
ACQUISITION OF PROPERTY IN MORRISON CREEK ESTATES FOR JUST
COMPENSATION; AND RELATED BUDGET AMENDMENT**

BACKGROUND

- A. On October 21, 2008, the Sacramento City Council approved a substantial amendment to the 2008 – 2012 Consolidated Plan containing the Neighborhood Stabilization Plan (NSP) (Resolution – 2008-691).
- B. On February 24, 2009, the City Council approved Amendments to the 2009 One-Year Action Plan containing the implementation guidelines for the NSP, to include the allocation of \$4,000,000 of NSP Funds for the implementation of the Block Acquisition and Rehabilitation Strategy for Morrison Creek Estates (Resolution -2008-114).
- C. On March 9, 2010, the Sacramento City Council approved mid year amendments to the 2010 One-Year Action Plan which included reallocation of \$3,500,000 from NSP Block Program – Morrison Creek Estates Project to the NSP Property Recycling Program and the NSP Vacant Property Program (Resolution – 2010-129).
- D. The Redevelopment Agency of the City of Sacramento (Agency) approved amending the budget to allocate \$1,500,000 of Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds to the Morrison Creek Estates Project to purchase and rehabilitate vacant and foreclosed properties.
- E. On August 24, 2010, the Sacramento City Council approved the reallocation of \$270,000 from NSP Block Program – Morrison Creek Estates Project to the NSP Property Recycling Program and the NSP Vacant Property Program.
- F. The Agency has purchased 13 properties located within the Morrison Creek Estate Project with Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds for the purpose of rehabilitation and long-term rental for affordable housing that will be managed by the Housing Authority of the City of Sacramento. Additionally, the Agency is in escrow for three additional properties, bringing the total of properties to 16 in the Morrison Creek Estates Project Area

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY RESOLVES AS FOLLOWS:

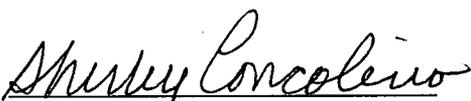
- Section 1 The proposed action is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(d) and 15310.
- Section 2 The Executive Director, or designee, is authorized to execute a Memorandum of Understanding (MOU) which authorizes the Housing Authority of the City of Sacramento (Housing Authority) to accept fee interest in the Agency owned properties located within the Morrison Creek Estates Project Area (Morrison Creek) as more specifically described in the MOU, and which would require the improvements to properties, as further described in the MOU.
- Section 3. The Executive Director, or designee, is authorized to accept the following properties located in the Morrison Creek Project Area from the Agency pursuant to the execution of the MOU:
- 66 La Fresa Ct #4 (049 0282 005 0004); 17 La Fresa Ct #2 (049 0281 024 0002); 7456 Franklin Blvd #2 (049 0281 019 0002); 7408 Franklin Blvd #3 (049 0281 013 0003); 4359 Shining Star Dr 1 (049 0283 005 0001); 1 La Fresa Ct #3 (049-0281-022-0003); 58 La Fresa Ct #3 (049-0282-006-0003); 7400 Franklin #4 (049-0281-012-0004); 4367 Shining Star #4 (049-0283-004-0004); 73 La Fresa #2 (049-0281-031-0002); 4351 Shining Star #4 (049-0283-006-0004); 7448 Franklin Blvd. #4 (049-0281-018-0004); 33 La Fresa Ct #3 (049-0281-026-0003); 7440 Franklin Blvd. #4 (049-0281-017-0004); 9 La Fresa Ct #2 (049-0281-023-0002); 34 La Fresa Ct #2 (049-0281-023-0002).
- Section 4. The Executive Director, or designee, is authorized to amend the Housing Authority budget to accept up to Nine Hundred Eight-Four Thousand Four Hundred Seventy-Two Dollars and No-Cents (\$984,472) in Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds.
- Section 5. The Executive Director, or designee, is authorized to execute a Loan Agreement with the Agency for Nine Hundred Eight-Four Thousand Four Hundred Seventy-Two Dollars and No-Cents (\$984,472) in Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds to assist in funding the acquisition and rehabilitation of Properties located in the Morrison Creek Estate Project Area.
- Section 6. The Executive Director, or her designee, is authorized to take all actions as may be reasonably necessary to purchase the Properties located in the Morrison Creek Estate Project Area, consistent with the terms of the Master Project Agreement (MPA), for not substantially more than just compensation, as established by the appraisal of a duly qualified appraiser.

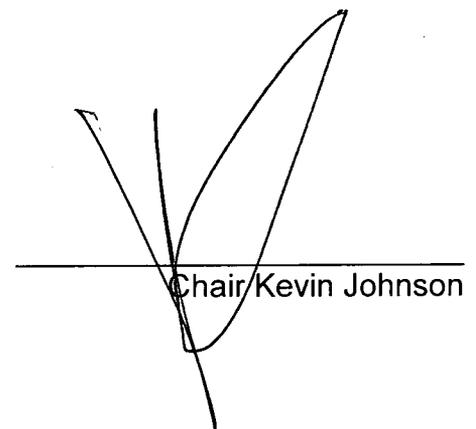
- Section 7. Subject to the satisfaction of conditions in the MPA, the Executive Director, or designee, is authorized to execute any and all documents required for the making of the loan, (including without limitation the documents necessary for the use of the allocated funds and the documents necessary to make and reasonably administer the loan); provided, however, that the loan shall be made on the terms set out in the MPA. Agency Counsel shall prepare the Loan documents on standard agency loan document forms kept on file with the Agency Clerk. As stated in the MPA, the loan shall be up to Nine Hundred Eighty-Four Thousand Four Hundred Seventy-Two Dollars and No-Cents (\$984,472).
- Section 8. The Executive Director, or designee, is authorized to enter into and execute other documents and perform other actions necessary to fulfill the intent of this resolution, the MOU and the MPA, in accordance with their respective terms, and to ensure proper repayment of the Agency funds including without limitation, subordination, extensions and restructuring of such a loan.
- Section 9. The Executive Director, or designee, is authorized to make technical amendments to said agreements and documents with approval of Agency Counsel, which amendments are in accordance with the MPA and MOU, with Agency policy, with this resolution and with good legal practices for making of such a loan.

Adopted by the Housing Authority of the City of Sacramento on December 7, 2010 by the following vote:

- Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.
- Noes: None.
- Abstain: None.
- Absent: None.

Attest:


Shirley Concolino, Secretary


Chair/ Kevin Johnson