

RESOLUTION NO. 2013-0004

Adopted by the Housing Authority
of the City of Sacramento

March 12, 2013

CONFIRMATION OF PRIOR COMMITMENT OF LOW-MODERATE INCOME TAX INCREMENT FUNDS FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO TO THE DOWNTOWN SACRAMENTO REVITALIZATION CORPORATION FOR THE 700 BLOCK OF K STREET

BACKGROUND

- A. On June 21, 2011, the Redevelopment Agency of the City of Sacramento ("Redevelopment Agency" or RDA) approved by Resolution No. 2011-031, a Disposition and Development Agreement and among other items authorized and entered into a binding commitment to grant of \$10.1 million of Downtown low-moderate tax-exempt bond funds to the Downtown Sacramento Revitalization Corporation to finance the rehabilitation and new construction of a 137-unit multifamily housing facility located at 700-730 K Street, Sacramento, California and commonly known as the 700 Block of K Street Project (the "Project").
- B. In 2011 the California Legislature enacted AB 1X 26, which law, coupled with a subsequent decision of the State Supreme Court, resulted in the dissolution of redevelopment agencies as of February 1, 2012, and the transfer of all assets, properties, contracts and leases of the former redevelopment agencies to successor agencies, and requiring successor agencies to carry out the winding down of the redevelopment agencies.
- C. The City of Sacramento previously established the Redevelopment Agency in order to carry out plans for the improvement, rehabilitation, and redevelopment of blighted areas within the City.
- D. On January 31, 2012, the City designated the Housing Authority of the City of Sacramento (PHA) as the local authority to retain the housing assets and functions previously performed by the RDA.
- E. On January 31, 2012 the PHA affirmatively elected pursuant to Health and Safety Code Section 34176 that it accepted the housing assets and functions of the former Redevelopment Agency and authorized the Executive Director to take actions necessary to comply with the designation in a manner that is consistent with federal and state law.
- F. This transfer, including the \$10.1 million to be granted to this Project, was ratified by the Oversight Board for the Redevelopment Successor Agency by its Resolution No. 2012-006 adopted on May 21, 2012.

- G. Project financing, in addition to that which was committed by the former Redevelopment Agency of the City of Sacramento and which is acknowledged herein by the Housing Authority of the City of Sacramento is being obtained and includes a HUD 221(d)(4) guarantee and a conventional construction loan. Applications will be submitted to the California Tax Allocation Committee (TCAC) and the California Debt Allocation Committee (CDLAC).
- H. This Resolution acknowledging the prior commitment of funding is not a "project" for purposes of the California Environmental Quality Act (CEQA) because this Resolution is an organizational or administrative activity that will not result in direct or indirect changes in the physical environment (CEQA Guidelines, Sect. 15378(b)(5)).

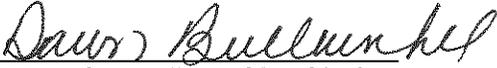
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

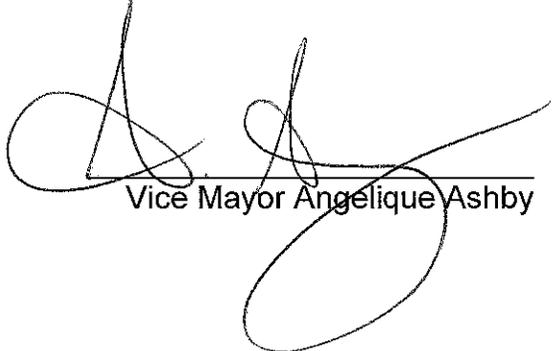
- Section 1. The above statements are found to be true and correct.
- Section 2. The Housing Authority of the City of Sacramento affirms that the previous commitment of \$10.1 million of Downtown low-moderate tax-exempt bond funds by the Redevelopment Agency of the City of Sacramento to the Downtown Sacramento Revitalization Corporation for the purpose of funding the residential portion of the 700 Block of K Street Project is valid and remains in full force and effect.
- Section 3. Consistent with previous resolutions, the Disposition and Development Agreement and the binding commitment of the funds for affordable housing units for the 700 Block Project, funding documents will be brought back to this governing board for its approval at a later date.

Adopted by the Housing Authority of the City of Sacramento on March 12, 2013 by the following vote:

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

Attest:

for 
Shirley Concolino, City Clerk


Vice Mayor Angelique Ashby