



REPORT TO COUNCIL

City of Sacramento

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www.CityofSacramento.org

Consent

May 21, 2013

Honorable Mayor and Members of the City Council

Title: Housing Trust Fund Annual Report

Location/Council District: Citywide

Issue: Annual required report on housing revenue and production utilizing City Housing Trust Fund

Recommendation: Receive and file

Contact: Christine Weichert, Assistant Director, Development Finance, 440-1353

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The City Housing Trust Fund ordinance (#89-013) was adopted by the City Council on March 7, 1989. The ordinance included a method to calculate local financing fees for affordable housing near employment centers. The City Housing Trust Fund is administered by the Sacramento Housing and Redevelopment Agency (SHRA).

Pursuant to the Mitigation Fee Act (Government Code 66000 et. seq.), the Agency is required to provide an annual report to City Council on revenue and production generated by the City Housing Trust Fund (HTF). Attachment 1 provides background information on the City Housing Trust Fund. Attachment 2 shows the fee schedule for 2011-2012. Attachment 3 charts financial information for the funds for 2012, including:

- Beginning and ending balance
- Revenue, including the amount of fees collected, interest earned, and income from loan repayments
- Amount of expenditures for projects and operations
- Amount budgeted, but not expended, for projects
- Balance available for new projects

Attachment 4 identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted and total number of housing units, and the loan maturity date. In 2012, expenditures totaling \$784,047 were made for three projects with 57 HTF units and 133 total units.

Parties interested in receiving notices of meetings at which this report is heard may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date on which it is filed. Renewal requests for mailed notices should be made on or before April 1st of each year.

Policy Considerations: There are no policy implications as a result of this informational report.

Environmental Considerations:

California Environmental Quality Act (CEQA): This report is not a project as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378 (b)(5).

Sustainability Considerations: Not applicable

Other: The National Environmental Policy Act (NEPA) does not apply.

Commission Action: At its meeting of May 1, 2013, the Sacramento Housing and Redevelopment Commission received the information presented in this report.

Rationale for Recommendation: Pursuant to the Mitigation Fee Act (Government Code 66000 et. seq.), the Agency is required to provide an annual report to City Council on revenue and production generated by the City Housing Trust Fund (HTF).

Financial Considerations: The City has collected a total of \$31,069,545 in fees, interest, and loan income since the inception of the fund in 1989. A total of \$26,743,635 has been expended for projects and \$2,512,500 for administration, (approximately eight percent of total fees). The balance remaining at the end of 2012 was \$1,813,410. After subtracting for projects with budgeted expenditures, (projects in process and approved), the balance available for new projects is \$1,613,410 as of December 31, 2012.

M/WBE and Section 3 Considerations: The activities in this staff report do not involve federal funding, therefore, there are no M/WBE or Section 3 requirements.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

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Housing Trust Fund Annual Report Background

The City Housing Trust Fund ordinance, which includes a North Natomas Housing Trust Fund, was adopted in 1989 to provide local financing for affordable housing near employment centers. Fees on non-residential development generate the funds' revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low and low income workers to Sacramento.

Due to the jobs/housing linkage, trust funds assist housing likely to be occupied by persons in the labor force. Overall, projects must be located within a seven-mile radius of the employment-generating uses that pay housing trust fund fees. The City's HTF benefits both very low and low income households earning up to 80 percent of the area median income.

In 2001, the City Council amended the City Housing Trust Fund ordinance to allow the use of commercial development impact fees paid into the North Natomas housing trust fund to be used for the same purposes as the citywide fund. Although the amendment integrated the purposes of the funds, it did not change their different fee schedules. The North Natomas fees are based on land use, while the City fees are based on building types.

On October 12, 2004, the City Council approved Ordinance 2004-057 instituting an automatic annual increase for the Housing Trust Fund fee based on changes in the construction cost index. The automatic increase ensures that the Fund keeps pace with housing construction costs. Attachment 2 identifies HTF fee levels for the City and North Natomas.

HOUSING TRUST FUND FEE SCHEDULE

CITYWIDE PROJECTS (Excluding North Natomas)

BUILDING TYPE/ HTF FEE LEVEL (FEE/SQ FT)	Fee Schedule (FY 2011-12)	Fee Schedule (FY 2012-13)
Office	\$2.21	\$2.25
Hotel	\$2.09	\$2.14
Research and Development	\$1.87	\$1.91
Commercial	\$1.76	\$1.80
Manufacturing	\$1.38	\$1.41
Warehouse/Office*	\$0.80	\$0.82
Warehouse	\$0.60	\$0.61

* Warehouse buildings with a minor portion (25% maximum) of the space improved for incidental office use.

NORTH NATOMAS PROJECTS ONLY

Use*/ HTF Fee Level (fee/sq ft)	Fee Schedule (FY 2011-12)	Fee Schedule (FY 2012-13)
Highway Commercial	\$2.42	\$2.47
Community/Neighborhood Commercial	\$1.82	\$1.86
Office/Business	\$1.82	\$1.86
M-50	\$1.54	\$1.57
M-20	\$1.27	\$1.30
Light Industrial	\$0.99	\$1.01

* Each nonresidential development project will be subject to a fee which is based on the applicable North Natomas community plan land use category.

2012 City Housing Trust Fund Financial Information**2012**

Beginning Balance		\$3,028,956
Fees Collected	\$130,389	
Interest	\$235,339	
Loan Repayment	\$84,628	
Total Income		\$450,356
Projects	\$784,047	
Operations	\$32,951	
Total Expense		<u>\$816,998</u>
End Balance		\$2,662,314
Remaining Project Budgets		
La Valentina		\$200,000
Greenfair		\$848,904
TOTAL		<u>\$1,048,904</u>
Balance Available for Projects		\$1,613,410

2012 City Housing Trust Fund Expenditures

Project Name	Address	HTF* Units	Total Units	Total HTF Budgeted	2012 HTF Expenditure	Remaining Balance	Loan Maturity Date
Del Paso Nuevo	Various APN's	35	68	\$1,639,945	\$472	\$0	N/A
La Valentina	12 th Street and D Street	18	81	\$3,535,000	\$0	\$200,000	11/18/2065
Kelsey Village	2830 Stockton Blvd.	4	20	\$500,000	\$500,000	\$0	9/01/2068
Greenfair*	5505 Broadway	18	45	\$3,645,641	\$283,575	\$848,904	N/A - Grant
	TOTAL	75	214	\$9,320,586	\$784,047	\$200,000	

*Units proposed to be restricted based on assisted resources expended.