

## CITY COUNCIL

Kevin Johnson, Mayor  
Angelique Ashby, Mayor Pro Tem, District 1  
Allen Warren, District 2  
Steve Cohn, District 3  
Steve Hansen, District 4  
Jay Schenirer, Vice Mayor, District 5  
Kevin McCarty, District 6  
Darrell Fong, District 7  
Bonnie Pannell, District 8

## CHARTER OFFICERS

James Sanchez, City Attorney  
Shirley Concolino, City Clerk  
John F. Shirey, City Manager  
Russ Fehr, City Treasurer

City of  
SACRAMENTO

# Supplemental Agenda

City Council  
Financing Authority  
Housing Authority  
Public Financing Authority

City Hall-Council Chamber  
915 I Street, 1<sup>st</sup> Floor  
Published by the Office of the City Clerk  
(916) 808-5163

**Tuesday, June 10, 2014**  
**6:00 p.m.**

### **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing  
(City Code 2.15.160).

**Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant City Clerk.**

*Government Code 54950 (The Brown Act)* requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk and all written material received is available at the meeting for public review.

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams and indexed archives of meetings are available via the internet. Visit the City's official website at [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

### General Conduct for the Public Attending Council Meetings

- Members of the public attending City Council meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Council
- Members of the public wishing to provide documents to the Council shall comply with Rule 7 D of the Council Rules of Procedure.

### Members of the Public Addressing the City Council

- Purpose of Public Comment. The City provides opportunities for the public to address the Council as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.
  - o Public comments should not be addressed to individual Members nor to City officials, but rather to the City Council as a whole regarding City business.
  - o While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Council.
  - o Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Council and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
  - o Members of the public with questions concerning Consent Calendar items may contact the staff person or the Council Member whose district is identified on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.
- **Speaker Time Limits.** In the interest of facilitating the Council's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Council during the meeting.
  - o **Matters not on the Agenda.** Two (2) minutes per speaker.
  - o **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Council member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
  - o **Discussion Calendar Items.** Two (2) minutes per speaker.

Time Limits per Meeting In addition to the above time limits per item, the total amount of time any one individual may address the Council at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied

# SUPPLEMENTAL AGENDA

**Tuesday, June 10, 2014**

**6:00 p.m.**

***City Hall – 915 I Street- First Floor Council Chamber***

## **Discussion Calendar**

Discussion calendar items include an oral presentation including those recommending “receive and file”.

### **20. (City Council/Housing Authority) Sierra Vista, Sutterview, and Curtis Park Court Affordable Housing Projects**

Report # 2014-00486

**Location:** Districts 4 and 5

**Recommendation:** Pass 1) a **Housing Authority Resolution** upon evidence of the withdrawal by SHARP and Bridge (Developer) of the pending 9% tax credit application for the Sutterview Apartments rehabilitation project from the California Tax Credit Allocation Committee (TCAC), thereby allowing for the second ranked Curtis Park Court project to be eligible for award of those tax credits for the Capital and Northern Region at the next TCAC meeting, a) approving a seller carryback loan commitment for acquisition of the Sierra Vista Apartments building improvements at 1107 23rd by the SHARP and Bridge for \$6,400,000, and authorizing the Executive Director to execute and transmit the carryback loan and ground lease capitalization commitment to the Developer, b) authorizing the Executive Director to enter into and execute related agreements and perform other actions necessary to fulfill the intent of the loan commitment and to ensure proper repayment of the Housing Authority funds, c) authorizing the Executive Director to amend the Housing Authority budget to receive and allocate payments for use in a manner consistent with the US Department of Housing and Urban Development Disposition Approval for 1107 23<sup>rd</sup> Street, Sacramento, CA, dated October 24, 2013, d) amend the Agency budget to defund \$200,000 Social Services Complex City Housing Authority Low Moderate Funds e) amend the Agency budget to allocated \$200,000 in City Housing Authority Low Moderate Funds to the Sierra Vista project and f) making related findings; and 2) a **City Council Resolution** a) approving a loan commitment for financing the Sierra Vista rehabilitation project (Project) with up to \$1,400,000 of City Home Investment Partnership Program (HOME) funds, \$600,000 of Community Development Block Grant (CDBG) funds, \$200,000 in CDBG Multifamily Revolving Loan funds, and delegating authority for the Sacramento Housing and Redevelopment Agency (Agency) to execute and transmit the loan commitment to the Developer, b) authorizing the Agency to enter into and execute other documents to fulfill the intent of the loan commitment and to ensure proper repayment of the Agency funds, c) authorizing the Agency to amend the Agency budget and allocate up to \$1,400,000 in City HOME funds and up to \$800,000 in City CDBG funds to the Project, and e) making related findings.

**Contact:** LaShelle Dozier, Executive Director, (916) 808-1319, Sacramento Housing and Redevelopment Agency

21. **(Housing Authority) Sutterview and Curtis Park Court Affordable Housing Projects**

Report # 2014-00487

**Location:** Districts 4 and 5

**Recommendation:** Pass a **Housing Authority Resolution** upon evidence of the withdrawal by SHARP and Bridge of the pending 9% tax credit application for the Sutterview Apartments rehabilitation project from the California Tax Credit Allocation Committee (TCAC), allowing for the second ranked Curtis Park Court project to be eligible for award of those tax credits for the Capital and Northern Region at the next TCAC meeting, a) approving a seller carryback loan commitment for acquisition of the building improvements by the SHARP and Bridge (Developer) for \$6,350,000, and fair market value capitalization of rent for the ground lease and authorizing the Executive Director to execute and transmit the carryback loan and ground lease capitalization commitment to the Developer, b) authorizing the Executive Director to enter into and execute related agreements and perform other actions necessary to fulfill the intent of the loan commitment and to ensure proper repayment of the Housing Authority funds, c) authorizing the Executive Director to amend the Housing Authority budget to receive and allocate payments for use in a manner consistent with the US Department of Housing and Urban Development Disposition Approval for 2526 L Street, Sacramento, CA, dated October 24, 2013, d) commitment to use best faith effort to seek approval for \$4,400,000 housing bond funds through the oversight board and the California Department of Finance for the project, and e) making related findings.

**Contact:** LaShelle Dozier, Executive Director, (916) 808-1319, Sacramento Housing and Redevelopment Agency