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Agenda

City Council

Financing Authority

Housing Authority

Public Financing Authority

Redevelopment Agency

Successor Agency

City Hall-Council Chamber

915 I Street, 1st Floor

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(916) 808-5163**

SUPPLEMENTAL MATERIAL

For the Meeting of:	November 10, 2015
Item Number:	Item 12
Title:	(City Council/Housing Authority) Approval of 2016 Sacramento Housing and Redevelopment Agency Budget (Noticed 10/28/2015)
Contact Information:	Tina McKenney, Director of Finance, (916) 440-1319, Sacramento Housing and Redevelopment Agency
Description of Change:	The attached material was not available at the time of publishing.



Sacramento Housing and Redevelopment Agency Time-Line on Audit Recommendations:

City of Sacramento's Office of the City Auditor, Audit of the
Sacramento Housing and Redevelopment Agency.
Report # - 2015-07 September 2015

Auditors Recommend that SHRA:

- Ensure that all affordable housing funds are announced through an annual public notice, such as a Notice of Funding Availability or a Request for Proposals.

Action: Completed – SHRA published a 2016 Multi-Family Loan Application Schedule and Anticipated Funding Availability as part of the 2016 Action Plan and Budget. SHRA will continue to publish annually.

- Request calendaring of Multifamily Lending priorities for discussion by the City Council prior to any changes.
- Clarify in its Multifamily Lending Policies how projects meeting the same priority status will be evaluated for funding selection.
- Publish project selection criteria as part of the annual public noticing process, and consider assigning a point system to evaluate competing projects.

Action: SHRA's Multifamily Lending and Mortgage Revenue Bond Policies (Policies) currently outline lending priorities and evaluation criteria. SHRA will begin stakeholder outreach to revise the Policies in early 2016. Revised Policies will be presented to the City Council for approval by the 3rd Quarter 2016.

Auditors Recommend that SHRA:

- Work with TCAC to identify an external Local Reviewing Agency to make recommendations on Housing Authority projects.

Action: SHRA will work with the Tax Credit Allocation Committee (TCAC) in an attempt to identify an alternative Local Reviewing Agency prior to TCAC's First Competitive Application deadline in March 2016.

- Establish a written policy that any SHRA staff member who sits on the board of a nonprofit may not participate in funding awards for which that nonprofit is competing.

Action: Complete – Adopted in the by-laws of SHRA's Non-Profit. In addition, a policy will be written and distributed to all SHRA employees in the 1st Quarter of 2016.

Auditors Recommend that SHRA:

- Continue to ensure that construction costs remain reasonable and consistent with the statewide average.

Action: Completed – SHRA does and will continue to ensure construction costs are reasonable and consistent with the state wide average

- Request calendaring of all items with policy or financial impact, including, but not limited to: the CAFR; lending policies; and, annual reporting of City funds, such as the Housing Trust Fund and the City's residential hotels, for discussion by the full City Council or the Budget and Audit Committee.

Action: Completed –SHRA follows the city's staff report policy and will continue to calendar items as described above for discussion items when required; however the City Council and/or City Manager at its discretion may change an item from business to consent.

Auditors Recommend that the City Council:

- Request the SHRA Executive Director to provide more detail in the annual budget presentation.

Action: Completed - SHRA has included the 2015 Affordable Housing Production Report as well as the Anticipated Funding Availability Schedule as part of the Budget Presentation.

- Calendar SHRA's CAFR for discussion at the Budget and Audit Committee.

Action: SHRA is prepared to submit the CAFR for discussion at the Budget & Audit Committee before submitting to the City Council on an annual basis in accordance with direction provided by the City Council.

Auditors Recommend that the City Council:

- Request that SHRA present detailed financial information on the nonprofit corporations during the annual CAFR presentation.

Action: SHRA is prepared to provide the detailed financial reports received from the non-profit corporations in conjunction with the submittal of the CAFR on an annual basis in accordance with direction provided by the City Council.

- Consider requesting the SHRA Executive Director provide mid-year budget reports in a similar format as provided by the City's Finance Department for City Departments. Council should also consider requesting end-of-year reports from SHRA on project funding, status, and remaining fund availability for all multifamily developments.

Action: SHRA is prepared to submit a mid-year Budget Report that will include the Affordable Housing Production Report in accordance with direction provided by the City Council.



2015 SHRA Affordable Housing Production Report: City of Sacramento

Affordable Housing Production	Construction Type	Borrower	Status	Loan Funding Source	Units	Total Project Cost	New SHRA Funds	SHRA Seller Carryback Loan	Previous SHRA Funds	Non-SHRA/City Funds	% SHRA/City Funds Leveraged
Woodhaven	Recapitalization/ Rehabilitation	John Stuart Co.	Completed	HOME, TI	104	\$10,937,265	\$4,442,611	\$0	\$1,869,277	\$4,625,377	42%
Sutterview	Recapitalization/ Rehabilitation	SHARP/Bridge	Completed	Seller Carryback	77	\$23,889,765	\$0	\$6,350,000	\$0	\$17,539,765	73%
Sierra Vista	Recapitalization/ Rehabilitation	SHARP/Bridge	Completed	HOME, CDBG, Seller Carryback	78	\$23,435,114	\$3,250,000	\$6,400,000	\$0	\$13,785,114	59%
Del Paso Nuevo Ph IV	New Construction (Single Family)	Del Paso Homes, Inc.	Under Construction	HTF	37	\$8,000,000	\$975,000	\$0	\$0	\$7,025,000	88%
700 Block* K Street	New Construction	CFY and D & S	Under Construction	TI	137	\$39,675,815	\$10,100,000	\$0	\$0	\$24,435,815	62%
Curtis Park	New Construction	Domus	Under Construction	HOME	91	\$28,343,383	\$4,000,000	\$0	\$0	\$24,343,383	86%
Land Park Woods	Recapitalization/ Rehabilitation	Mercy	Funded	HOME	75	\$13,872,910	\$3,642,785	\$0	\$3,642,785	\$6,587,340	47%
				Total	599	\$148,154,252	\$26,410,396	\$12,750,000	\$5,512,062	\$98,341,794	66%

*Total Project Cost includes \$5,140,000 in former Redevelopment Funds/Land.