

RESOLUTION NO. 2006-197

Adopted by the Sacramento City Council

March 14, 2006

APPROVING \$1,000,000 LOAN; HURLEY CREEK SENIOR APARTMENTS: EXECUTION OF LOAN AGREEMENT AND RELATED DOCUMENTS WITH HURLEY SACRAMENTO, L.P.; RELATED BUDGET AMENDMENT

BACKGROUND

- A. Hurley Sacramento, L.P. has requested allocation of One Million Dollars (\$1,000,000) from City HOME Funds to the Hurley Creek Senior Apartments project to assist in funding the costs of acquisition and construction of a 208 unit senior housing project that will include 138 very low income and 68 low income units.
- B. The Hurley Creek Senior Apartments project qualifies for HOME funding under the applicable HUD regulations.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having duly considered, the findings, including the environmental findings regarding this action are approved.
- Section 2. The Sacramento Housing and Redevelopment Agency ("Agency") is authorized to amend the Agency Budget to transfer \$1,000,000 from the City HOME Loan Fund to the Hurley Creek Senior Apartments project.
- Section 3. The Loan Commitment, attached as Exhibit A and incorporated in this resolution by this reference, for financing the Hurley Creek Senior Apartments project in HOME Loan Funds in the amount of \$1,000,000 is approved and the Agency is authorized to execute and transmit the Loan Commitment to Hurley Sacramento, L.P.
- Section 4. Subject to the satisfaction of conditions in the Loan Commitment, the Agency is authorized to prepare and execute all Loan documents required for making the \$1,000,000 Loan for a term of 23 years, with an interest rate of 4% (simple), and a loan repayment deferral until the beginning of the 17th year with Hurley Sacramento, L.P. to fund the acquisition and construction of the Hurley Creek Senior Apartments.
- Section 5. The Agency is authorized to enter into and execute other documents and perform other actions necessary to fulfill the intent of the staff report that

accompanies this resolution, the Loan Commitment, in accordance with their respective terms, and to ensure proper repayment of the Agency funds including without limitation, subordination, extensions and restructuring of payments, all as approved by Agency Counsel.

Section 6. The Agency is authorized to make technical amendments to said agreements and documents with approval of Agency Counsel, which amendments are in accordance with the Loan Commitment, with Agency policy, with this resolution, with good legal practices for making of such a loan, and with the staff report that accompanies this resolution.

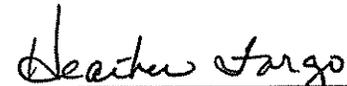
Adopted by the City of Sacramento City Council on March 14, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Hammond.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk