

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT POLICY COMMITTEE

Thursday, June 13, 2019

10:00 a.m. – 3:00 p.m.

Sacramento Convention Center, Room 204, 1400 J Street, Sacramento, CA

AGENDA

SPECIAL ORDER: State Budget and Issues Briefing for all policy committee members
10:00 – 10:45 a.m., Room 204, Sacramento Convention Center
Upon adjournment, individual policy committee meetings will begin

- I. Welcome and Introductions**
- II. Public Comment**
- III. Housing Priorities Update** *Informational Item*
Speaker: Senator Scott Wiener, Chair, Senate Committee on Housing
- IV. SB 2 Funding Opportunities** *Informational Item*
[SB 2 Planning Grants and Technical Assistance:](#)
[CA Cities Advocate Article: SB 2 Planning Grant Funding](#)
Speaker: Karalee Browne, Program Manager, Institute for Local Government

[Permanent Local Housing Allocation](#)
Speaker: Mark Stivers, Acting Deputy Director for Financial Assistance, Department of Housing and Community Development
- V. Legislative Agenda (Attachment A)** *Action Item*
 - AB 1482 (Chiu) Tenancy. Rent Caps.
- VI. Housing Trust Information (Attachment B)** *Informational Item*
Speaker: Greg Sandlund, Principal Planner, City of Sacramento
- VII. Legislative and State Budget Update (Handout)** *Information Item*
Speaker: Jason Rhine, Assistant Legislative Director, League of California Cities

Next Meeting (tent.): Annual Conference, Long Beach, October 16

Staff will notify committee members after August 22nd if the policy committee will be meeting in October.

NOTE: Policy committee members should be aware that lunch is usually served at these meetings. The state's Fair Political Practices Commission takes the position that the value of the lunch should be reported on city officials' statement of economic interests form. Because of the service you provide at these meetings, the League takes the position that the value of the lunch should be reported as income (in return for your service to the committee) as opposed to a gift (note that this is not income for state or federal income tax purposes—just Political Reform Act reporting purposes). If you would prefer not to have to report the value of the lunches as income, we will let you know the amount so you may reimburse the League.

Brown Act Reminder: The League of California Cities' Board of Directors has a policy of complying with the spirit of open meeting laws. Generally, off-agenda items may be taken up only if:

1. Two-thirds of the policy committee members find a need for immediate action exists and the need to take action came to the attention of the policy committee after the agenda was prepared (Note: If fewer than two-thirds of policy committee members are present, taking up an off-agenda item requires a unanimous vote); or

2. A majority of the policy committee finds an emergency (for example: work stoppage or disaster) exists.

A majority of a city council may not, consistent with the Brown Act, discuss specific substantive issues among themselves at League meetings. Any such discussion is subject to the Brown Act and must occur in a meeting that complies with its requirements.

Informational Items: Any agenda item listed for information purposes may be acted upon by the Policy Committee if the Chair determines such action is warranted and conforms with current League policy. If the committee wishes to revise League policy or adopt new policy for an item listed as informational, committees are encouraged to delay action until the next meeting to allow for preparation of a full analysis of the item.

HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT
Legislative Agenda
June 13, 2019

Staff: Jason Rhine, Assistant Legislative Director (916) 658-8264
Johnnie Pina, Legislative Policy Analyst (916) 658-8214

1. AB 1482 (Chiu) Tenancy: Rent Caps. ([Full Bill Text Here](#))

Bill Summary:

This measure would prohibit an owner of a residential real property from increasing the rental rate on a property that has been in effect for the preceding 12 months in an amount that is greater than the Consumer Price Index (CPI) plus 7%, not to exceed 10%.

Bill Description:

Key Definitions

“Percentage change in the cost of living” means the percentage change from April 1 of the prior year to April 1 of the current year in the regional Consumer Price Index for the region where the real property is located, as published by the United States Bureau of Labor Statistics. If a regional index is not available, the California Consumer Price Index for All Urban Consumers for all items, as determined by the Department of Industrial Relations, shall apply.

“Residential real property” means any dwelling or unit that is intended for human habitation.

“Tenancy” means the lawful occupation of property and includes a lease or sublease.

Key Provisions

AB 1482 would prohibit an owner of a residential real property from increasing the rental rate on a property that has been in effect for the preceding 12 months in an amount that is greater than the Consumer Price Index (CPI) plus 7%, not to exceed 10%.

Applies to partial changes in tenancy of a residential rental property where one or more of the tenants remains an occupant in lawful possession of the property.

Does not apply to small property owners with 10 or fewer single-family detached homes.

Does not apply to new tenancies where no tenants from the prior lease remain an occupant in lawful possession of the property.

Does not apply to the following residential rental properties:

- Deed-restricted affordable housing for persons and families of very-low, low-, or moderate-income, as defined in Health and Safety Code Section 50093;
- Dormitories constructed and maintained in connection with any higher education institution within the state for use and occupancy by students in attendance at the institution;
- Housing subject to a local ordinance that imposes a maximum rental rate increase that is more restrictive than 5% plus CPI; and
- Housing that has been issued a certificate of occupancy within the past ten years.

Applies to single-family and multifamily units regardless of construction date.

Applies to all rent increases occurring on or after March 15, 2019.

States that a landlord may not terminate a tenancy for the purposes of increasing the rent in an amount greater than that authorized by this section.

Creates a rebuttable presumption that, in the absence of a written statement from the landlord to the tenant showing cause for the termination of a tenancy, the termination is for the purposes of avoiding this section.

Allows the owner of assisted housing development, upon the expiration of rental restrictions, to establish the initial unassisted rental rate for units, after which the rent cap would apply.

AB 1482 sunsets January 1, 2023.

Requires that, on or before January 1, 2030, the Department of Housing and Community Development (HCD) must report to the Legislature regarding the effectiveness of this program. The report shall include, but not be limited to, the impact of the rental rate cap established in this bill on the housing market within the state.

Background:

Under existing law, the Costa-Hawkins Act, which was enacted in 1995, strictly limits a local government’s ability to impose rent control. While the Act does not completely prohibit locally adopted rental control measures, it imposes the following limitations:

- Provides that rental property owners may establish a new rental rate where the former tenant has voluntarily vacated or is lawfully evicted for cause. This is commonly referred to as vacancy decontrol.
- Housing constructed after February 1, 1995 must be exempt from rent control.
- Housing that was already exempt from a local rent control law in place on or before February 1, 1995, pursuant to an exemption for new construction, must remain exempt. This prohibited cities with existing rent control policies at the time of the Act’s passage from expanding their policies, usually meaning units built after the late 1970s can not be covered by rent control.

- Exempts from rent control single family homes and other units, such as condominiums, that are separate from the title to any other dwelling units, where the tenancy began on or after January 1, 1996.

The following fifteen cities have rent control: Berkeley, Beverly Hills, East Palo Alto, Hayward, Los Angeles, Los Gatos, Oakland, Palm Springs, San Francisco, San Jose, Santa Monica, West Hollywood, Alameda, Mountain View, Richmond.

AB 1482 would create a new form of rent control that would apply statewide.

Fiscal Impact:

No direct fiscal impact to a city.

Existing League Policy:

Rent Control

The League opposes legislation that restricts the ability of cities to enact rent control ordinances for mobile homes and stick-built housing that are tailored to meet local conditions and circumstances.

The League opposes legislation that would require a city to adopt a mobile home rent control ordinance.

Comments:

According to the author, "AB 1482 would protect nearly 15 million Californians from large unforeseen rent increases without diminishing property owners' ability to make a fair return on their investment. Renters shouldn't have to choose between paying rent and keeping a roof over their heads or feeding their families. AB 1482 takes the choice off the table and makes it easier for renters to stay in their neighborhoods."

According to the Assembly Committee on Housing and Community Development, the idea for anti-rent gouging came to the fore through the Turner Center's May 2018 policy brief "Finding Common Ground on Rent Control". According to that report, "this policy is intended to protect all California renters against the most egregious rent increases regardless of the unit that they rent, and regardless of whether their city has a rent control ordinance." Many of the measures in the proposed bill reflect what was included in the Turner Center policy brief, including the CPI+5 percent cap.

In February of 2019, Oregon passed the nation's first statewide anti-rent gouging statute (Senate Bill 608). The Oregon law establishes the rent cap at CPI+7%.

According to SEIU, "A majority of California renters do not live in jurisdictions with local rent control laws, and state law currently allows landlords to implement unlimited rent increases with very short notice to tenants. Increasingly, and predictably, this is causing renters to lose their homes and is driving our state's unprecedented homelessness."

According to California YIMBY, “AB 1482 does not impose rent control, but simply guards against the most drastic and disruptive rent increases in places where tenants have no other protections.” According to the State Building and Construction Trades Council, “The bill seeks to balance the needs of renters with those of property owners by enabling a fair return similar to other business investments.”

According to the California Apartment Association and California Chamber of Commerce, “AB 1482, along with a dozen other bills that target the rental housing industry, would create a huge disincentive to invest in rental housing at a time when California so desperately needs more homes. Study after study has demonstrated that price controls end up crippling the commodity that is controlled, including housing. There may be a short-term reduction in the price of rent-controlled units, but over the mid to long run, controlling rental prices decreases inventory as property owners remove units from the market, and construction of new rental housing slows. As rental units dwindle in a city or region, working-class families, seniors, and others in need experience the most harm.” They note that specifically, this bill would make property financing more difficult, stop new housing construction, cost taxpayers more, benefit the wealthiest residents, create a slippery slope, and impose rent control.

It should also be noted that in June of 2018, the League’s Housing, Community and Economic Development committee recommended a support position on Proposition 10 to the League Board of Directors. Proposition 10 would have repealed the Costa-Hawkins Rental Housing Act and would have allowed a city to establish a locally developed rent control ordinance free of state restrictions. The Board considered the recommendation but ultimately took no position on Proposition 10.

Support-Opposition: (as of 4/22/2019)

Support:

Alliance of Californians for Community Empowerment (co-sponsor)
California Rural Legal assistance Foundation (co-sponsor)
PICO California (co-sponsor)
Public Advocates (co-sponsor)
Western Center on Law and Poverty (co-sponsor)
Abundant Housing LA
AFSCME Local 3299
Alliance for Community Transit - Los Angeles
American Civil Liberties Union of California
Asian Americans Advancing Justice - California
Asian Americans and Pacific Islanders for Civic Empowerment Education Fund
Asian Pacific Environmental Network
Bay Area Legal Aid
Bend the Arc: Jewish Action Southern California
California Alliance for Retired Americans
California Calls
California Conference Board of the Amalgamated Transit Union

California Conference of Machinists
California Labor Federation
California Renters Legal Advocacy and Education Fund
California Rural Legal Assistance Foundation
California Teamsters Public Affairs Council
California YIMBY
Central Coast Alliance United for a Sustainable Economy
Central Valley Empowerment Alliance
Chan Zuckerberg Initiative
Coalition for Humane Immigrant Rights
Congregations Organized for Prophetic Engagement
Corporation for Supportive Housing
Courage Campaign
Drug Policy Alliance
EAH Housing
East Bay for Every One
East Bay Housing Organization
Engineers and Scientists of CA, IFPTE Local 20, AFL-CIO
Enterprise Community Partners
Esperanza Community Housing Corporation
Faith in Action Bay Area
Faith in the Valley, Stanislaus
Gamaliel of California
Hamilton Families
Hillcrest Indivisible
House Sacramento
Housing California
Hunger Action Los Angeles
Indivisible SF
Indivisible: San Diego Central
Inlandboatmen's Union of the Pacific
KIWA
Korean Resource Center
LA Forward
LA Voice
Latino Coalition for a Healthy California
Latinos United for a New America
Law Foundation of Silicon Valley
Leadership Counsel for Justice and Accountability
Legal Services for Prisoners with Children
Mayor Eric Garcetti
Mission Neighborhood Centers
Monument Impact
National Association of Social Workers, California Chapter
National Union of Healthcare Workers
Non-Profit Housing Association of Northern California

Oakland Tenants Union
Orange County Civic Engagement Table
Orange County Congregation Community Organization
Planning and Conservation League
PolicyLink
POWER
Power California
Professional and Technical Engineers, IFPTE Local 21, AFL-CIO
Public Counsel
Public Law Center
Sacramento Filipinx LGBTQIA
Sacred Heart Community Service
San Francisco Foundation
SEIU California
SOMOS Mayfair
Southern California Association of Non Profit Housing
State Building and Construction Trades Council
Strategic Actions for a Just Economy
TechEquity
Tenderloin Neighborhood Development
Thai Community Development Center
The Kennedy Commission
The Public Interest Law Project
Transform
UAW Local 2865
UC Davis Bulosan Center for Filipino Studies
UNITE HERE, Local 19
United Food and Commercial Workers, Western States Council
United Teachers Los Angeles
Unite-Here, AFL-CIO
Utility Workers of America
Venice Community Housing Corporation
Viet Vote SD
Working Partnerships USA
YIMBY Action

Support If Amended

Bay Area Council
Building Industry Association of the Bay Area
Community Legal Services in East Palo Alto
Housing for All Burlingame
Oakland Chamber of Commerce
One San Mateo
Related California
SPUR
Youth United For Community Action

Opposition: (as of 4/22/19)

AMVETS

California Apartment Association

California Business Properties Association

California Business Roundtable

California Chamber of Commerce

California Council for Affordable Housing

California Mortgage Bankers association

California Rental Housing Association

Prometheus

Southern California Rental Housing Association

Staff Recommendation:

Staff recommends the committee discuss AB 1482 and determine a position.

Committee Recommendation:

Board Action:

Attachment B

**City of Sacramento
Housing Trust Fund Ordinance**

Annual Report

for

January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency

April 2019

HOUSING TRUST FUND ANNUAL REPORT FOR 2018

The Housing Trust Fund (HTF) ordinance was adopted in 1989 to provide local financing for affordable housing near employment centers (Chapter 17.708 of the Sacramento City Code). Fees on non-residential development generate the revenue based on an economic nexus analysis which determined that the construction of commercial developments 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 that is to be occupied by persons eligible to be in the labor force. The City's Housing Trust Fund benefits both very low and low-income households earning up to 80 percent of the area median income.

In 2001, the City Council (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 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.

To consolidate fees in one location, on February 14, 2017, the Council removed Chapter 17.708 of the Sacramento City Code and added Article IV to Chapter 18.56 to Title 18 of the Sacramento City Code, relating to the Development Impact Fee (DIF) program. The DIF program was developed to prioritize and restructure impact fees and includes the Housing Trust Fund fees. Council also approved Ordinance 2017-0013 to add Article IV to Chapter 18.56 and deleting Chapter 17.708 of the Sacramento City Code, relating to the Housing Trust Fund fee.

Citywide Developments

As of July 1, 2018

Building Type/HTF Fee Level (Fee/SqFt)	
Office	\$2.68
Hotel	\$2.54
Commercial	\$2.13
Manufacturing	\$1.67
Warehouse	\$0.73

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2018, including:

- beginning and ending balance
- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for developments and operations
- amount budgeted, but not expended, for developments
- balance available for new developments

2018 City Housing Trust Fund Financial Information

Beginning Balance	
\$ 8,185,605	

Income	
Fees Collected	\$ 1,894,459
Interest	\$ 162,375
Loan Repayment	\$ 171,977
Total Income	\$ 2,228,811

Balance and Total Income	
\$ 10,414,416	

Expense	
Operations	\$ 364,781
Projects	\$ 819,842
Total Expense	\$ 1,184,623

Ending Balance	
Remaining Project Balances	\$ 7,907,954
Balance Available for Projects	\$ 1,321,839
Ending Balance	\$ 9,229,793

The 2018 City Housing Trust Fund Expenditures table below identifies current Housing Trust Fund developments, expenditures, and balance available. For each development, the chart also identifies the Housing Trust Fund restricted units, the total number of housing units, and the loan maturity date.

2018 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2018 Expenditure	Remaining Balance	Loan Maturity Date
700 Block of K	700 K St.	5	137	\$ 790,000	\$ 0	\$ 628,026	10/1/2071
Twin Rivers	321 Eliza St.	28	80	\$ 5,000,000	\$ 0	\$ 5,000,000	N/A
Bel-Vue	1123 8 th St.	13	22	\$ 2,100,000	\$ 819,842	\$ 779,928	7/1/2059
1717 S Street	1717 S St.	9	159	\$ 1,500,000	\$ 0	\$ 1,500,000	5/1/2061
TOTAL		46	239	\$ 7,890,000	\$ 819,842	\$ 7,907,954	

1989-2018 City Housing Trust Fund Income Report

Year	City Fees Collected	Interest Income	Loan Income	Total Income
1989-1994	4,245,331	95,501		4,340,832
1995	416,276	88,020		504,296
1996	656,201	103,340		759,541
1997	667,167	105,717	821	773,705
1998	1,637,034	184,924	49,188	1,871,146
1999	1,209,832	230,422	5,000	1,445,254
2000	710,079	272,790	15,000	997,869
2001	484,138	184,757	31,313	700,208
2002	2,336,496	10,105	23,642	2,370,243
2003	1,313,586	138,628	123,081	1,575,295
2004	1,166,373	3,642	979,864	2,149,879
2005	1,566,784	156,350	58,905	1,782,039
2006	2,913,727	226,675	204,225	3,344,627
2007	2,700,187	351,634	198,592	3,250,413
2008	2,270,234	273,355	222,170	2,765,759
2009	454,668	123,427	185,748	763,843
2010	257,702	158,357	192,127	608,186
2011	255,282	118,144	242,628	616,054
2012	130,389	235,339	199,417	565,145
2013	382,413	188,291	1,466,191	2,036,895
2014	387,879	191,146	362,430	941,455
2015	916,249	33,472	1,232,395	2,182,116
2016	1,969,735	51,082	2,170,588	4,191,405
2017	1,070,962	91,614	1,865,479	3,028,055
2018	1,894,459	162,374	171,977	2,228,811
Total	\$32,013,183	\$3,779,106	\$10,000,782	\$45,793,071

The City Housing Trust Fund Developments table and map identifies all properties which received Housing Trust Funds and the total number of units produced.

City Housing Trust Fund Developments

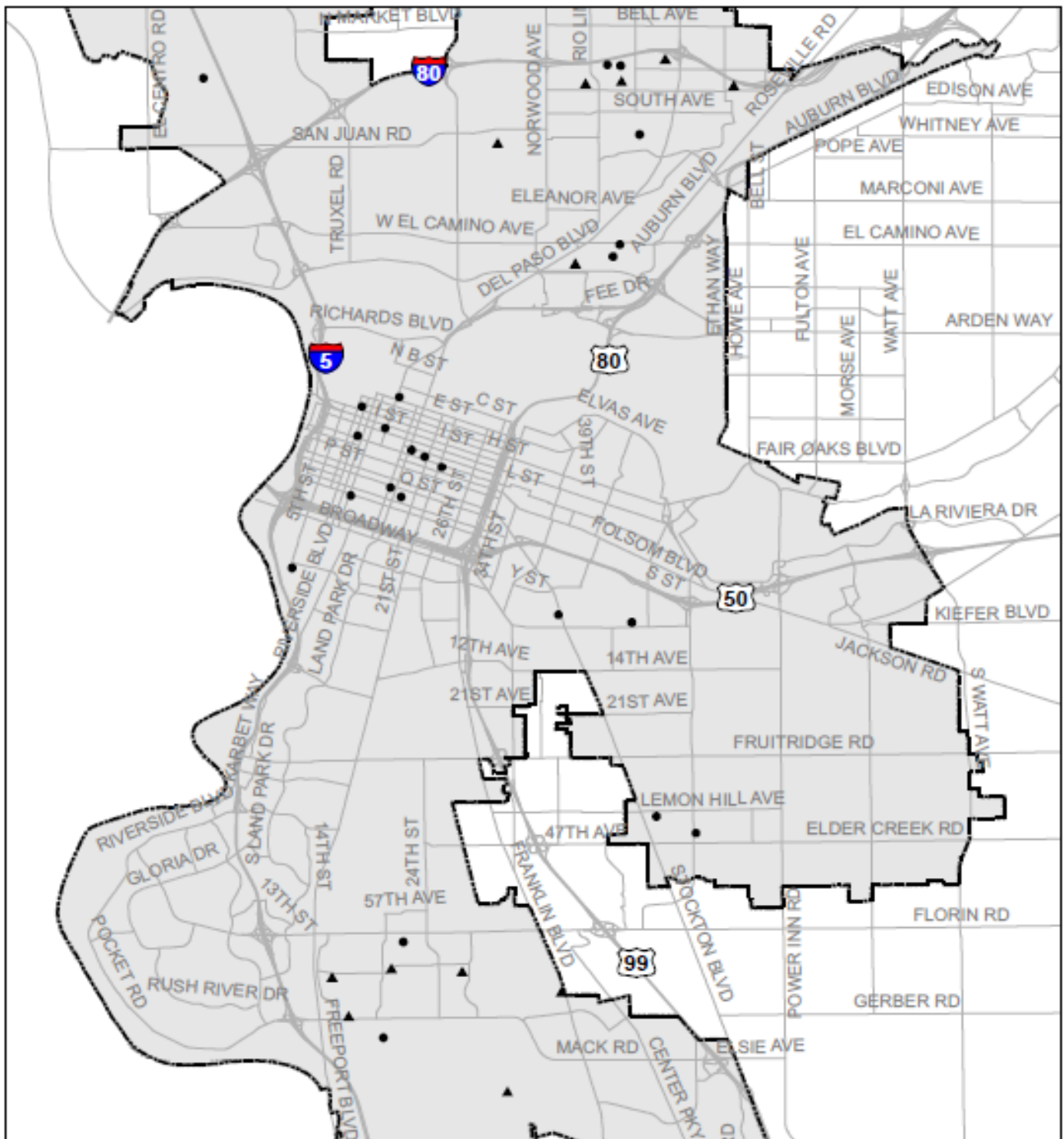
Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Expected to Close Escrow in 2019	1717 S Street	159
Completed	18th & L Mixed-Use Development	176
Completed	2151 68th Avenue	1
Completed	2221 63rd Avenue	1
Completed	2761 Utah Street	1
Completed	3836 Dayton St.	1
Completed	63 Butterworth Ave.	1
Under Construction	700 Block of K	137
Completed	729 Morrison Avenue	1
Completed	7445 Carella Drive	1
Completed	7588 Red Willow Street	1
Completed	7672 Manorside Drive	1
Completed	7860 Deerhaven Way	1
Completed	7th & H	150
Completed	Atrium Court Apartments	224
Under Construction	Bel-Vue Apartments	22
Completed	Copperstone Village	103
Completed	Coral Gables Apartments	4
Completed	Danbury Park	140
Completed	Del Paso Nuevo Phases I-III	77
Completed	Del Paso Nuevo Phase IV	37
Completed	Fremont Mews	119
Completed	Kelsey Village	20
Completed	Kennedy Estates Apartments	98
Completed	La Valentina	81
Completed	Land Park Woods	75
Completed	Lemon Hill Townhomes	74
Completed	Morrison Point Subdivision	22
Completed	North Avenue Apartments	80
Completed	Pensione K Apartments	137
Completed	Phoenix Park	360

Completed	Phoenix Park II	182
Completed	Ridgeway Studios	22
Completed	Silverado Creek Apartments	168
Completed	St Anton Building	64
Completed	Surreal Estates, Ink	11
Completed	Terracina Gold, Village 1 And 3	160
Completed	Terracina Gold, Village 2	120
Completed	Terracina Meadows Apartments	156
Completed	Valencia Point	168
Completed	Victory Townhomes/Evergreen Estates	76
Completed	Willow Glen	135
TOTAL UNITS		3,590

Parties interested in receiving notices of meetings at which this report is presented 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 they are filed. Renewal requests for mailed notices should be made on or before April 1st of each year.



Housing Trust Fund Expenditures



- City of Sacramento
- ▲ Single Family Housing Trust Fund Project
- Multifamily Housing Trust Fund Project



SHRA GIS
April 1, 2019

**City of Sacramento
Mixed Income Housing Ordinance**

Annual Report

for

January 1, 2018 to December 31, 2018

Sacramento Housing and Redevelopment Agency

April 2019

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2018

On September 1, 2015, the City Council (Council) repealed Chapter 17.712 of the City Code, known as the Mixed Income Housing Ordinance (No. 2000-039), and adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). As part of this revision, the City contracted with a consultant to perform a residential nexus analysis which demonstrates the relationship between the development of market-rate residential units and the need for additional workforce housing. The revised Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to provide housing for a variety of incomes and family types. The fee-generated revenue is placed in a citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the supply available for low-income households earning up to 80 percent of the area median income.

Pursuant to subsection 17.712.070 of the revised Ordinance, this annual report provides information on revenue and production generated by the City Mixed Income Housing Ordinance's housing impact fees.

Housing Impact Fee As of July 1, 2018

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$2.85
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$2.85
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.23

* "Net acre" for the purposes of this fee, means the total area of a site excluding portions that cannot be developed, such as public and private streets, and open space.

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2018, including:

- beginning and ending balance
- revenue, including the amount of fees collected and interest earned
- amount of expenditures for operations and developments
- amount budgeted, but not expended, for developments
- balance available for new developments

**2018 City Mixed Income Housing Fund
Financial Information**

Beginning Balance	
	\$ 1,566,545
Income	
Fees Collected (single/duplex dwellings)	\$ 500,502
Fees Collected (multi-unit dwellings)	\$ 126,266
Interest	\$ 30,399
Total Income	\$ 657,167
Balance and Total Income	
	\$ 2,223,712
Expense	
Operations	\$ 60,757
Total Expenses	\$ 60,757
Ending Balance	
Remaining Project Balances	\$ 1,800,000
Balance Available for Projects	\$ 362,955
Ending Balance	\$ 2,162,955

Production Accomplished

The City Mixed Income Housing Fund Expenditures table below identifies current funding commitments of a Mixed Income Housing development, expenditures and remaining balance. For each development, the chart also identifies the Mixed Income Housing restricted units, the total number of housing units and the loan maturity date.

2018 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2018 Expenditure	Remaining Balance	Loan Maturity Date
1717 S Street	1717 S St.	11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	5/1/2061
TOTAL		11	159	\$ 1,800,000	\$ 0	\$ 1,800,000	

2016-2018 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Income	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$ 1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
TOTAL	\$ 2,295,146	\$ 36,962	\$ 0	\$ 2,332,108

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on March 17, 2009 for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

There are no recommended changes at this time.

Adjustments to the Fee

The fees established pursuant to this section shall be adjusted automatically to take into consideration inflation on July 1 of each year by a factor equal to the percentage increase, if any, in the construction cost index for San Francisco (based on 1913 U.S. average = 100) during the 12 months ending on the preceding March 1 as published by Engineer News Record/McGraw-Hill Construction Weekly, or any substitute index that the city council adopts by resolution.

Developments

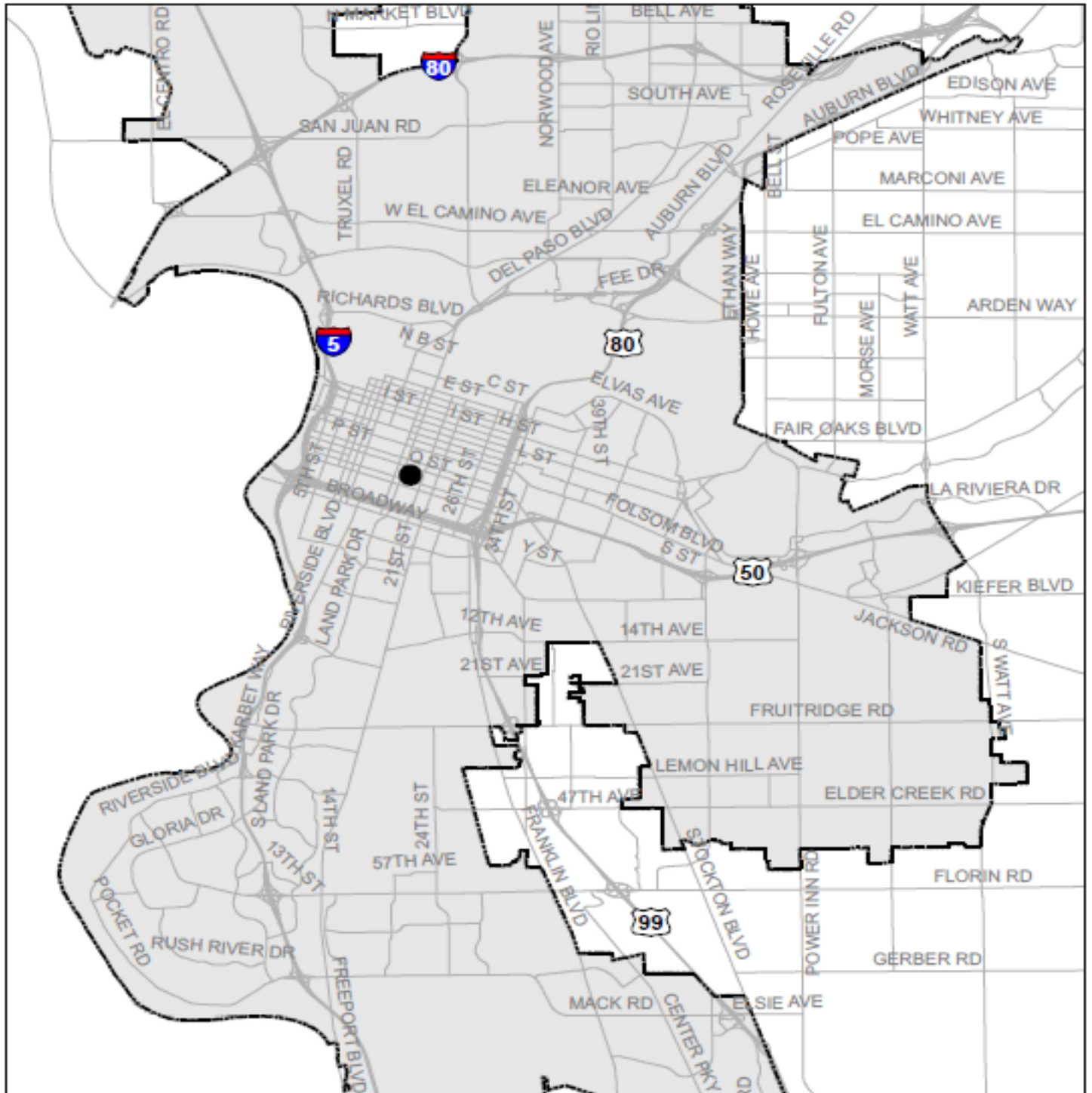
The City Mixed Income Housing Developments table and map identifies all properties which received Mixed Income Housing Funds and the total number of units produced.

City Mixed Income Housing Developments

Project Status	Project Name	Total Units
Expected to Close Escrow in 2019	1717 S Street	159
TOTAL UNITS		159



Mixed Income Housing Ordinance Fund Expenditures



- City of Sacramento
- Mixed Income Housing Ordinance Fund Project



SHRA GIS
April 1, 2019