

**City of Sacramento  
Housing Trust Fund Ordinance**

**Annual Report**

**for**

**January 1, 2023 to December 31, 2023**

**Sacramento Housing and Redevelopment Agency**

**June 2024**

**HOUSING TRUST FUND ANNUAL REPORT FOR 2023**

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, 2023

| <b>Building Type/HTF Fee Level (Fee/Sq.Ft.)</b> |        |
|---|--------|
| Office  | \$3.31 |
| Hotel   | \$3.16 |
| Commercial                                      | \$2.66 |
| Manufacturing                                   | \$2.07 |
| Warehouse                                       | \$0.91 |

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2023, 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

**2023 City Housing Trust Fund Financial Information**

|   |                    |
|---|--------------------|
| <b>Beginning Balance</b>                        |                    |
| <b>\$8,730,384</b>                              |                    |
| <b>Income</b>                                   |                    |
| Fees Collected                                  | \$371,764          |
| Interest  | \$238,712          |
| Loan Repayment/Adjustment                       | \$2,640,635        |
| <b>Total Income</b>                             | <b>\$3,251,111</b> |
| <b>Balance and Total Income</b>                 |                    |
| <b>\$11,981,495</b>                             |                    |
| <b>Expense</b>                                  |                    |
| Operations                                      | \$268,980          |
| Projects  | \$7,160,000        |
| <b>Total Expense</b>                            | <b>\$7,428,980</b> |
| <b>Ending Balance</b>                           |                    |
| Remaining Project Balances<br>(committed)       | \$280,000          |
| Balance Available for<br>Projects (uncommitted) | \$4,272,515        |
| <b>Ending Balance</b>                           | <b>\$4,552,515</b> |

The 2023 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.

**2023 City Housing Trust Fund Development Expenditures**

| <b>Development</b>        | <b>Address</b>              | <b>HTF Units</b> | <b>Total Units</b> | <b>Total HTF Budgeted</b> | <b>HTF 2023 Expenditure</b> | <b>Remaining Balance</b> | <b>Loan Maturity Date</b> |
|---------------------------|-----------------------------|------------------|--------------------|---------------------------|-----------------------------|--------------------------|---------------------------|
| Villa Jardin/Coral Gables | 2621 Meadowview Road        | 10               | 82                 | \$1,900,000               | \$0                         | \$140,000                | 10/1/2078                 |
| Mirasol A                 | 1200 Richards Blvd          | 28               | 104                | \$5,000,000               | \$5,000,000                 | \$0                      | 12/1/2077                 |
| Mirasol D                 | 1381 Swallowtail Avenue     | 6                | 116                | \$1,400,000               | \$1,260,000                 | \$140,000                | 3/1/2080                  |
| On Broadway               | 1121 9 <sup>th</sup> Street | 5                | 140                | \$900,000                 | \$900,000                   | \$0                      | 5/1/2080                  |
| <b>TOTAL</b>              |                             | <b>49</b>        | <b>442</b>         | <b>\$9,200,000</b>        | <b>\$ 7,160,000</b>         | <b>\$280,000</b>         |                           |

**1989-2023 City Housing Trust Fund Income Report**

| <b>Year</b>  | <b>City Fees Collected</b> | <b>Interest Income</b> | <b>Income/ Adjustment</b> | <b>Total Income</b> |
|--------------|----------------------------|------------------------|---------------------------|---------------------|
| 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           |
| 2019         | 1,937,766                  | 197,476                | 1,104,372                 | 3,239,614           |
| 2020         | 2,135,245                  | 173,162                | 715,685                   | 3,024,092           |
| 2021         | 1,925,897                  | 81,761                 | 669,611                   | 2,707,269           |
| 2022         | 963,294                    | 115,285                | 101,916                   | 1,180,494           |
| 2023         | 371,764                    | 238,712                | 2,640,635                 | 3,251,111           |
| <b>Total</b> | <b>\$39,347,149</b>        | <b>\$4,585,502</b>     | <b>\$15,233,000</b>       | <b>\$59,165,651</b> |

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      | 10 <sup>th</sup> and T         | 13          |
| Completed      | 1100 Harris Avenue             | 1           |
| Completed      | 1221 Rivera Drive              | 1           |
| Completed      | 1440 Rene Avenue               | 1           |
| Completed      | 1500 Q Street                  | 6           |
| 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           |
| Completed      | 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         |
| Completed      | 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          | The Heights on Stockton             | 200          |
| Completed          | Valencia Point                      | 168          |
| Completed          | Victory Townhomes/Evergreen Estates | 76           |
| Completed          | Willow Glen                         | 135          |
| Completed          | Mirasol A                           | 104          |
| <b>TOTAL UNITS</b> |                                     | <b>3,735</b> |

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 1<sup>st</sup> of each year.

