

Resolution No. 10043

Resolution of the Council of the City of Palo Alto Authorizing Application for  
and Receipt of 2022 California Department of Housing and Community  
Development Local Housing Trust Funds

RECITALS

A majority of the council members of the City of Palo Alto ("Applicant") hereby consents to, adopts and ratifies the following resolution:

A. WHEREAS, the Department is authorized to provide up to \$57 million under the Local Housing Trust Fund ("LHTF") Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) ("Program").

B. WHEREAS the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 4/5/2022 under the LHTF Program;

C. WHEREAS Applicant is an eligible Local or Regional Housing Trust Fund applying to the Program to administer one or more eligible activities using Program Funds.

D. WHEREAS the Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients;

NOW, THEREFORE, the Council of the City of Palo Alto RESOLVES as follows:

SECTION 1. If Applicant receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including, without limitation, all rules and laws regarding the LHTF Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project").

SECTION 2. NOW, THEREFORE, IT IS RESOLVED: That the City of Palo Alto is hereby authorized to act as the manager in connection with the Department's funds to Eligible Projects pursuant to the above described Notice of Funding Availability in an amount not to exceed \$3.4 million (the "LHTF Award"). NOTE: Dollar amount must include amount used for administrative costs, pursuant to Section 105(b) of the Guidelines.

SECTION 3. Applicant hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching finds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).

SECTION 4. Pursuant to Attachment 1 and the Applicant’s certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.

SECTION 5. Nonprofit Housing Trust Funds and Native American Tribe Housing Trust Funds agree to use Program Funds only for Eligible Projects located in cities and counties that submitted an adopted Housing Element that was found by the Department to be in compliance and that have submitted their Housing Element Annual Progress Report (APR) for the current year or prior year by the application due date.

SECTION 6. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines

SECTION 7. The City’s Director of Planning and Development Services is/are authorized to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.

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SECTION 8. The Council finds that the adoption of this resolution does not meet the definition of a project under Public Resources Code Section 21065, thus, no environmental assessment under the California Environmental Quality Act is required.

INTRODUCED AND PASSED: May 23, 2022

AYES: BURT, CORMACK, DUBOIS, FILSETH, KOU, STONE, TANAKA

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

DocuSigned by:  
*Lesley Milton*  
E50491CF3DB34FA...  
\_\_\_\_\_  
City Clerk

DocuSigned by:  
*Patrick Burt*  
ED9E9CFB89E64FF...  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

DocuSigned by:  
*Albert Yang*  
15B6C45220134DC...  
\_\_\_\_\_  
Assistant City Attorney

APPROVED:

DocuSigned by:  
*Ed Shikada*  
F2DCA19CCC8D4F9...  
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City Manager

### **ATTACHMENT 1**

The Applicant hereby agrees to match on a dollar for dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).

All (100%) of the City Council designated local matching funds from the Affordable Housing Fund and LHTF program grant funds shall be used for only one LHTF eligible activity: deferred payment permanent financing loans at simple interest rates of no higher than three percent per annum for the development of LHTF program qualifying new affordable multi-family residential rental housing projects that produce housing units at the following affordability levels: A maximum of 70% of funds targeting housing units for residents with incomes at or below 60% of area median income (AMI) and a minimum of 30% of funds targeting housing units for residents with incomes at or below 30% AMI. These housing units would be income and rent restricted for not less than 55 years. LHTF program grant funds would not be used to cover administrative services.

All local matching funds and LHTF program grant funds would be delivered and used within the City of Palo Alto.

**Certificate Of Completion**

Envelope Id: 9E65FF40D5FA4D908B7D9A8E7FA85468	Status: Completed
Subject: Please DocuSign: RESO 10043 Resolution to Designate Affordable Housing Funds for Participation ...	
Source Envelope:	
Document Pages: 4	Signatures: 4
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Mahealani Ah Yun
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	250 Hamilton Ave
	Palo Alto , CA 94301
	Mahealani.AhYun@CityofPaloAlto.org
	IP Address: 199.33.32.254

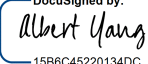
**Record Tracking**

Status: Original	Holder: Mahealani Ah Yun	Location: DocuSign
5/24/2022 9:11:37 AM	Mahealani.AhYun@CityofPaloAlto.org	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: City of Palo Alto	Location: DocuSign

**Signer Events**

Albert Yang  
 albert.yang@cityofpaloalto.org  
 Assistant City Attorney  
 City of Palo Alto  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 15B6C45220134DC...  
 Signature Adoption: Pre-selected Style  
 Signed by link sent to albert.yang@cityofpaloalto.org  
 Using IP Address: 97.126.30.97

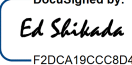
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 Signed: 5/24/2022 9:18:15 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Ed Shikada  
 ed.shikada@cityofpaloalto.org  
 Ed Shikada, City Manager  
 City of Palo Alto  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
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 Signature Adoption: Pre-selected Style  
 Signed by link sent to ed.shikada@cityofpaloalto.org  
 Using IP Address: 98.37.252.60

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 Signed: 5/24/2022 7:52:36 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Patrick Burt  
 pat@patburt.org  
 Mr  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 ED9E9CFB89E64FF...  
 Signature Adoption: Pre-selected Style  
 Signed by link sent to pat@patburt.org  
 Using IP Address: 98.37.159.0


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 Signed: 5/25/2022 10:17:27 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Signer Events	Signature	Timestamp
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Lesley Milton  
 Lesley.Milton@CityofPaloAlto.org  
 City Clerk  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 E56491CF3DB34FA...  
 Signature Adoption: Pre-selected Style  
 Signed by link sent to  
 Lesley.Milton@CityofPaloAlto.org  
 Using IP Address: 73.223.74.76  
 Signed using mobile

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**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	5/25/2022 10:19:09 AM
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Payment Events	Status	Timestamps
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