

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA (1) AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR AN ALLOCATION OF FUNDING UNDER THE LOCAL HOUSING TRUST FUND (LHTF) PROGRAM, AND (2) IF SELECTED FOR SUCH FUNDING, AUTHORIZING THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE LHTF PROGRAM.

WHEREAS, the State of California Department of Housing and Community Development ("Department") is authorized to provide up to \$57 million under the Local Housing Trust Fund Program ("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); herein referred to as the "LHTF Program Statutes");

WHEREAS the Department has issued a Notice of Funding Availability ("NOFA"), dated May 3, 2021, under the LHTF Program;

WHEREAS, the City of Pasadena, a California municipal corporation and charter city ("City"), is an eligible "Local or Regional Housing Trust Fund" applying for funding under the LHTF Program to administer one or more eligible activities using Program Funds;

WHEREAS, the Department is authorized to approve funding allocations utilizing monies made available by the State Legislature to the LHTF Program, subject to the terms and conditions of LHTF Program Statutes, the LHFT Program Guidelines, the NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHFT award recipients; and

WHEREAS, the City desires to submit an application (the "Application") to the Department for LHFT Program Funding in an amount not to exceed \$5,000,000 (the "LHTF Award") for eligible activities as approved by the Department and in accordance with the LHFT Program Statutes, the LHFT Program Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the City and the Department.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Incorporation of Recitals by Reference. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.
2. Authority to Prepare, Execute and Submit Application. The City Manager and the Assistant City Manager, or either of them, are authorized and directed, as agents of the City, to prepare, execute and submit the Application to the Department.
3. Authority to Execute Documents and Take Further Actions. The City Manager and the Assistant City Manager, or either of them, are hereby further authorized and directed, if the City is selected by the Department to receive the LHFT Award, to take such other actions as are consistent with the Application, including the execution of a Standard Agreement and any subsequent amendments or modifications thereto, as well as any and all documents required by the Department for participation in the LHFT Program and deemed necessary and appropriate by the City Manager and the Assistant City Manager, or either of them (as the case may be), to consummate the transaction contemplated by the adoption of this Resolution and to administer the City's obligations, responsibilities and duties to be performed hereunder and under any agreement entered into with the Department in connection with the LHFT Award and the LHFT Program.
4. Agreement to Utilize LHFT Program Funding in a Manner Consistent with the Application, the LHFT Program Statutes and the LHFT Program Guidelines. The City Manager and the Assistant City Manager, or either of them, are hereby authorized and directed, if the City is selected by the Department to receive the LHFT Award pursuant to the above-referenced NOFA, to use said LHFT Award for eligible activities in the manner presented in the Application as approved by the Department and in accordance with the NOFA, the LHFT Program Statutes, the LHFT Program Guidelines, the terms and conditions specified in the Standard Agreement and any subsequent amendments or modifications thereto.
5. City of Pasadena Housing Trust Fund. Upon receipt of the LHFT Award from the Department, the City shall deposit said LHFT Award into the City's Housing Trust Fund and shall administer and allocate the LHFT Award out of said Trust Fund to eligible projects in accordance with the NOFA, the LHFT Program Statutes, the LHFT Program Guidelines, as well as the terms and conditions specified in the Standard Agreement entered into by the City and the Department and any subsequent amendments or modifications thereto.
6. City of Pasadena Matching Funds. City hereby agrees to match on a dollar-for-dollar basis the LHFT Award pursuant to LHFT Program Guidelines Section 104. City hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project(s) for which LHFT Program funds are used, as required by Section 50843.5(c) of the LHFT Program Statutes ("City Matching Funds").

7. Summary of Uses for LHTF Award. Attached hereto as Attachment 1 and incorporated herein by this reference is a short summary of how the City intends to use the LHTF Award and the City's matching funds. Pursuant to Attachment 1 and the certification in this Resolution, the LHTF Award and City Matching Funds will be expended only for Eligible Projects and consistent with all program requirements.

Adopted at a special meeting of the City Council on the 12th day of July, 2021,
by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED AS TO FORM:

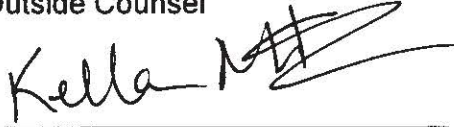
MARK JOMSKY,
City Clerk

MICHELE BEAL BAGNERIS
City Attorney

By: 

JAVAN N. RAD,
Chief Assistant City Attorney

KANE, BALLMER & BERKMAN
City Outside Counsel

By: 

Kellan R. Martz

ATTACHMENT 1

The City of Pasadena Housing Trust Fund ("HTF") will use Local Housing Trust Funds ("LHTF") and City Matching Funds to create new construction affordable rental developments. LHTF and City Matching funds will be used for the following:

as construction loans and/or permanent financing, loans to pay for predevelopment costs, land costs, and other costs associated with the development of new construction affordable rental housing projects, and permanent supportive housing.

Thirty percent (30%) of the LHTF and City Matching funds will be used to create such rental housing opportunities for extremely low income households earning 30% or less of Area Median Income ("AMI"). The remaining seventy percent (70%) of LHTF and City Matching funds will be used to create new construction rental developments for low income households earning 60% or less of AMI.