

**RESOLUTION NO. 2021-264**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A CONDITIONAL LOAN COMMITMENT OF SIX MILLION DOLLARS  
(\$6,000,000) FROM THE CITY'S AFFORDABLE HOUSING FUND FOR THE Lyla  
AFFORDABLE HOUSING DEVELOPMENT BY PACIFIC WEST COMMUNITIES, INC.**

**WHEREAS**, the City of Elk Grove (the "City") has recognized the need to provide affordable housing to all economic segments of the City; and

**WHEREAS**, the City's affordable housing development impact fee provides financial resources to promote and assist in the development of new affordable housing in the City; and

**WHEREAS**, the Affordable Housing Fund (AHF) may be used to provide assistance with new rental residential development costs for low-income and very low-income housing; and

**WHEREAS**, Pacific West Communities, Inc., in partnership with Riverside Charitable Corporation and Kelley Ventures, LLC, proposes to develop a 294-unit affordable housing project, including three unrestricted units available for the full-time property manager, maintenance supervisor, and assistant property manager or maintenance staff person, known as The Lyla (the "Project"), and has submitted a request for gap financial assistance from the City to help achieve financial feasibility for the Project and maximize the affordability of Project units; and

**WHEREAS**, the use of the City's housing funds in the manner described below will be of benefit to the City in assisting in the development of affordable housing opportunities for low- and very low-income households; and

**WHEREAS**, the proposed Project would provide housing that furthers the goals and policies of the City's General Plan Housing Element in a manner consistent with the state-mandated Regional Housing Needs Allocation requirement determined by the Sacramento Area Council of Governments for the City; and

**WHEREAS**, the Affordable Housing Committee on August 30, 2021, completed an independent review of the loan application and underwriting, and recommended that the Council approve a loan commitment of \$6 million for the Project, pursuant to defined loan terms.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) based upon the following finding:

Finding: No further environmental review is necessary under CEQA pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Project is a project under CEQA.

The Project requires no further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan or Zoning for which an EIR has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

On May 12, 2021, the City Council certified a Subsequent EIR for the Housing Element Update and Safety Element Update, which analyzed the Project site for the development of high-density residential use (State Clearinghouse No. 2020069032. In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project is high density low-income housing on a high-density housing site as designated in the Housing Element, which is exempt from VMT analysis.

The Project is being undertaken pursuant to and in conformity with the 2021 General Plan Housing Element. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the Housing Element Update SEIR. The Project is subject to the Housing Element Update Mitigation Monitoring and Reporting Program. Consequently, pursuant to CEQA Guidelines Section 15183, no further environmental review is required for the Project.

Additionally, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) requires that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:
  - a. The Project will have one or more significant on discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measures or alternative.

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the Housing Element Update. There are no substantial changes in the Project from that analyzed in the 2021 SEIR and no new significant environmental effects, or substantial increase in the severity of previously identified significant effects. No new information of substantial importance has been identified. Further, since no changes to the EIR are necessary to support the Project, the City is not required to prepare an Addendum to the EIR as required by State CEQA Guidelines Section 15164. Therefore, the prior EIR is sufficient to support the proposed action and no further environmental review is required.

**AND, BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves the Conditional Loan Commitment request for the Project and does hereby determine that the City shall conditionally loan up to six million dollars (\$6,000,000) to the Project, subject to the terms and conditions of the Loan Term Sheet attached hereto as Exhibit A and incorporated herein by reference.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 8<sup>th</sup> day of September 2021




BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A**  
**Loan Term Sheet: The Lyla**  
August 30, 2021

	Proposed Term																																								
<b>Lender</b>	City of Elk Grove (“City”)																																								
<b>Borrower</b>	Limited partnership to be created for this Project (“Owner” or “Developer”)																																								
<b>Loan Amount</b>	The Loan Amount is \$6,000,000. Such amount is subject to the Cost Savings section set forth below.																																								
<b>Funding Source</b>	Affordable Housing Fund																																								
<b>Interest Rate</b>	4% simple interest per annum																																								
<b>Term</b>	City loan to have a term of 37 years. Balance due on sale. For amount due on refinancing, see “Refinancing” section.																																								
<b>Purpose</b>	<p>Construction and operation of a 294-unit affordable apartment project (commonly known as The Lyla, or “Project”) that is deed-restricted by means of a Regulatory Agreement for 55 years.</p> <p>The affordability mix is as shown:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th rowspan="2">Affordability Level (% of AMI)</th> <th rowspan="2">Total Units</th> <th colspan="4">Number of Bedrooms</th> </tr> <tr> <th>Studio</th> <th>1BD</th> <th>2BD</th> <th>3BD</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>30</td> <td>5</td> <td>10</td> <td>8</td> <td>7</td> </tr> <tr> <td>50%</td> <td>30</td> <td>5</td> <td>10</td> <td>8</td> <td>7</td> </tr> <tr> <td>60%</td> <td>173</td> <td>30</td> <td>55</td> <td>44</td> <td>44</td> </tr> <tr> <td>80%</td> <td>58</td> <td>10</td> <td>18</td> <td>13</td> <td>17</td> </tr> <tr> <td>Unrestricted</td> <td>3</td> <td>-</td> <td>-</td> <td>3</td> <td>-</td> </tr> </tbody> </table> <p>*AMI is the area median income, adjusted for household size.</p> <p>The unrestricted units must be occupied by the full-time property manager, the full-time maintenance supervisor, and either an assistant property manager or maintenance staff person.</p> <p>Project amenities must include a community building with computer room and exercise equipment, swimming pool, children’s play area, laundry facilities, bike racks, benches, and covered and lighted parking.</p>	Affordability Level (% of AMI)	Total Units	Number of Bedrooms				Studio	1BD	2BD	3BD	30%	30	5	10	8	7	50%	30	5	10	8	7	60%	173	30	55	44	44	80%	58	10	18	13	17	Unrestricted	3	-	-	3	-
Affordability Level (% of AMI)	Total Units			Number of Bedrooms																																					
		Studio	1BD	2BD	3BD																																				
30%	30	5	10	8	7																																				
50%	30	5	10	8	7																																				
60%	173	30	55	44	44																																				
80%	58	10	18	13	17																																				
Unrestricted	3	-	-	3	-																																				

## Loan Term Sheet: The Lyla

August 30, 2021

	<b>Proposed Term</b>
<b>Unit Occupancy</b>	<p>Owner commits to working with the City to address homelessness, including by implementing a policy moving homeless Elk Grove households to the top of the waitlist for any vacant unit for which they are qualified.</p> <p>Owner shall (1) perform annual income certifications or recertifications and adjust unit affordability accordingly; and (2) provide City, within 14 days of City’s request, copies of any annual income certifications or recertifications. For example, this means that a household initially living in a 30% AMI unit and whose household income rises to 50% AMI would have their rent adjusted to the 50% AMI level, and the next available unit would be made available to a household earning 30% AMI. Nothing in this policy shall require Owner to violate any regulation of the California Low Income Housing Tax Credit (LIHTC) Program, but it is understood that this requirement may be beyond what is required by the LIHTC Program.</p>
<b>Social Services</b>	<p>On-site social services must include provision of resident support for no less than 15 hours per week, including up to 10 hours per week of after-school programming. Resident support services, including after school programming, must be offered at staffing ratios adequate to support the level of demand from residents and commensurate with the number of units on the property. A resident services coordinator (or equivalent position) must be on-site weekly and available by phone on weekdays. The social services provider shall conduct a resident needs assessment at initial move-in and every 18-24 months thereafter, and submit a social services plan to the City for approval biennially. Social services provider will provide reports to the City at least quarterly containing qualitative and quantitative data on activities offered and resident participation in activities.</p>
<b>Timing of Funding</b>	<p>Disbursements shall be as follows:</p> <ol style="list-style-type: none"> <li>1. 40% when the Project’s framing inspection for all buildings is certified as complete by the City’s Building Official, and provided that Developer has posted payment and performance bonds for the full amount of the construction contract.</li> <li>2. 20% when the Project has received temporary Certificates of Occupancy for all buildings and the City has received proof of unconditional lien releases for general contractor or proof to City’s satisfaction that Developer has posted a bond, at Developer’s expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, and proof of clear title to the satisfaction of the City; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorney’s fees resulting from a judgment against Developer.</li> <li>3. 20% when the Project has received final Certificate of Occupancy for all buildings and the City has received proof of unconditional lien releases for general contractor or proof to City’s satisfaction that Developer has post a bond, at Developer’s expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, and proof of clear title to the satisfaction of the City; any bond issued pursuant</li> </ol>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
	<p>to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorney's fees resulting from a judgment against Developer.</p> <ol style="list-style-type: none"><li>4. 10% upon (1) approval by the City of the Project's Cost Certification prepared and signed by a third-party CPA, (2) a final construction inspection by City confirming that the Project was constructed and completed in the manner and form approved by City, and 3) the City has received proof of unconditional lien releases for all subcontractors or proof to City's satisfaction that Developer has posted a bond, at Developer's expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, or expiration of the lien period has occurred with no liens filed that have not been bonded for and proof of clear title to the satisfaction of the City; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorneys' fees resulting from a judgment against Developer.</li><li>5. 10% when the Project has achieved "Project Stabilization." This amount shall be held in a non-interest-bearing escrow account at the City as an operating reserve, over which the City has joint signing authority until Project Stabilization.</li></ol> <p>Notwithstanding the foregoing, if the Loan Amount is reduced pursuant to Sections 1-4 of the Cost Savings section below, disbursements shall be as follows:</p> <ol style="list-style-type: none"><li>1. 40% of the Reduced Loan Amount (as defined in the Cost Savings section below) when the Project's framing inspection for all buildings is certified as complete by the City's Building Official, and provided that Developer has posted payment and performance bonds for the full amount of the construction contract.</li><li>2. 20% of the Reduced Loan Amount when the Project has received temporary Certificates of Occupancy for all buildings and the City has received proof of unconditional lien releases for general contractor or proof to City's satisfaction that Developer has posted a bond, at Developer's expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, and proof of clear title to the satisfaction of the City; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorney's fees resulting from a judgment against Developer.</li><li>3. 20% of the Reduced Loan Amount when the Project has received final Certificate of Occupancy for all buildings and the City has received proof of unconditional lien releases for general contractor or proof to City's satisfaction that Developer has post a bond, at Developer's expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, and proof of clear title to the satisfaction of the City; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorney's fees resulting from a judgment against Developer.</li></ol>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
	<p>4. 10% of the Reduced Loan Amount upon (1) approval by the City of the Project’s Cost Certification prepared and signed by a third-party CPA, (2) a final construction inspection by City confirming that the Project was constructed and completed in the manner and form approved by City, and 3) the City has received proof of unconditional lien releases for all subcontractors or proof to City’s satisfaction that Developer has posted a bond, at Developer’s expense, from which to pay any judgment later entered against Developer or the property as a result of the lien, or expiration of the lien period has occurred with no liens filed that have not been bonded for and proof of clear title to the satisfaction of the City; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorneys’ fees resulting from a judgment against Developer.</p> <p>5. 10% of the Reduced Loan Amount when the Project has achieved “Project Stabilization.” This amount shall be held in a non-interest-bearing escrow account at the City as an operating reserve, over which the City has joint signing authority until Project Stabilization.</p> <p>“Project Stabilization” will be defined as:</p> <ol style="list-style-type: none"> <li>1. Physical occupancy of no less than 95% of all units;</li> <li>2. Three (3) consecutive months of sustained economic occupancy (net rent collected divided by gross rent potential) of at least 95%; and</li> <li>3. Three (3) consecutive months of sustained operating performance at or above a debt coverage ratio of 1.20 (inclusive of all amortizing debt payments).</li> </ol>
<b>Annual Payments</b>	<p>Following completion of construction, annual payments equal to 50% of Residual Cash Flow.</p> <p>Residual Cash Flow is defined as all rental and other income generated by the Project after:</p> <ol style="list-style-type: none"> <li>1. Payment of the following operating expenses for the Project: <ol style="list-style-type: none"> <li>a. Property management fee not to exceed 4.25% of the Project’s effective gross income;</li> <li>b. Advertising, legal, accounting, security, and other general office administration expenses;</li> <li>c. Utilities;</li> <li>d. Payroll expenses and payroll taxes;</li> <li>e. Maintenance, repairs, grounds, pool, and turnover costs;</li> <li>f. Property insurance;</li> <li>g. Taxes and assessments;</li> <li>h. Costs of social service programs offered to residents;</li> </ol> </li> </ol>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
	<ol style="list-style-type: none"><li>2. Cash deposited into the Project's Replacement Reserve and/or Operating Reserve in such amounts as are required by the Project lenders (including the City) and/or tax credit investor (including a requirement that if drawn, operating reserves must be replenished prior to any distributions of cash flow);</li><li>3. Cash deposited into escrow for property taxes and/or insurance as may be required by any of the Project Lenders;</li><li>4. Payment of senior loan debt service;</li><li>5. Payment of asset management fees to the tax credit investor limited partner in an amount no greater than \$10,000 per annum starting in the first year the Project receives a certificate of occupancy;</li><li>6. Payment of asset management fees to the Managing General Partner of the Project partnership in an amount no greater than \$100 per unit per annum with payments starting in the first year the Project receives a certificate of occupancy; and,</li><li>7. Payment of the deferred portion of the Adjusted Developer Fee, if any.</li></ol> <p>Note: All payments not specified above, including those to General Partner(s), Limited Partner(s), or parties related thereto, and including but not limited to asset management fees, incentive fees, monitoring or oversight fees, and performance fees will be "below the line" and payable only from Residual Cash Flow.</p> <p>Further, any identity of interest costs (e.g. use of a related party management company, vendor, or the like) included within the Project's annual operating budget must be disclosed and approved by the City as necessary and reasonable.</p>
<b>Balloon Payment</b>	At the expiration of the loan term, 100% of the principal balance of the loan and all accrued interest will be due.
<b>Refinancing</b>	City approval shall be required for any proposed refinancing, including of the senior permanent financing.



## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
<b>Security</b>	<p>City loan will be secured by a deed of trust, UCC filing, and assignment of rents and leases junior to construction and permanent financing sources set forth.</p> <p>The City loan will be in second position, behind tax-exempt bond financing in the amount of approximately \$24,600,000. City approval shall be required for any changes to the senior financing, with such approval not to be unreasonably withheld.</p> <p>Excluding the investor limited partner, Riverside Charitable Corporation, Kelley Ventures, LLC, and Mike Kelley, City will require joint and several corporate and personal guarantees from the underlying corporate and individual owners of the general partner(s), member(s), or other controlling entities of the Owner, the individual owners of any “shell entities” engaged in the ownership of the Owner and its partner(s), member(s), or other controlling entities and from any other guarantors required by the other financing sources investing in the Project, including without limitation Pacific West Communities, Inc., TPC Holdings IX, LLC, and Caleb Roope (excluding The Roope Family Trust).</p> <p>Required guarantees will include:</p> <ol style="list-style-type: none"><li>1. An absolute guarantee of Project completion;</li><li>2. A guarantee of replacement reserve deposits; and</li><li>3. A guarantee for full and prompt payment of any loss, damage, liability, action, cause of action, cost, or expense incurred by City as a result of, and to the extent of, i) fraud or material gross misrepresentation, ii) intentional bad faith waste, iii) losses resulting from Owner/Developer’s failure to properly maintain insurance, iv) gross misappropriation of any of the rents, security deposits, loan proceeds, insurance proceeds, condemnation awards, or any other proceeds derived from the collateral security; and/or v) unauthorized disbursements of Residual Cash Flow.</li></ol> <p>The absolute guarantee of Project completion and the guarantee of replacement reserve deposits will each include a provision to the following effect:</p> <p>In the event any provision contained in this Guaranty causes Owner to violate any regulation of the LIHTC Program or causes Owner to be disqualified from receiving any federal or state tax credits through the LIHTC Program, such provision shall be deemed unenforceable and the remaining provisions of this Guaranty shall remain in full force and effect.</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
<b>Bidding/Procurement</b>	<p>All construction subcontracts must be competitively and publicly bid, with a minimum of three qualified bids for each trade or subtrade. Owner to provide all bid records to City upon request. Owner must make a reasonable effort to secure a minimum of three qualified bids, including by publicly publishing notices related to bid opportunities in local or regional newspapers and providing plans and bid documents online. Owner must also advertise bid opportunities via the Sacramento Regional Builder's Exchange and the Sacramento Housing and Redevelopment Authority's MBE/WBE/Section 3 contractors list. Owner shall provide City with a list of all bids received by Owner, including the name of the bidder and contract information and the bid details.</p> <p>Awards to any firm other than the lowest responsive and responsible bidder, in cases where the selected firm's bid exceeds the lowest responsive and responsible bid by more than 15%, must be approved in advance by the City. Procurement of non-construction goods and services shall be substantiated by a minimum of three cost estimates for like items for all purchases over \$50,000; if the lowest-cost provider is not selected, written justification must be provided. City shall respond to such requests for approval within ten (10) business days of receipt of said request and shall not withhold approval unreasonably.</p> <p>The parties agree that if Owner breaches this term, it will be impracticable or extremely difficult to determine the damages suffered by the City. It is therefore agreed that (1) upon the second instance of Owner's failure to comply with this term, Owner shall pay the City the sum of \$2,500 as liquidated damages, and (2) upon the third instance of Owner's failure to comply with this term, and for each additional instance of non-compliance thereafter, Owner shall pay the City the sum of \$5,000 as liquidated damages. The amount of liquidated damages set forth herein shall be deducted from the available City Loan Amount.</p>
<b>Change Orders</b>	<p>Written authorization from City for all change orders and/or line item budget adjustments of \$75,000 or more for construction costs and \$25,000 or more for soft costs is required. City shall respond to such request for approval within ten (10) business days of receipt of said change order and shall not withhold approval unreasonably.</p> <p>The parties agree that if Owner approves change orders or other line item budget adjustments in excess of the above-noted amounts and without the City's written authorization prior to approval (each, a "Change Order Violation"), and such violation is irreversible or remains uncured, it will be impracticable or extremely difficult to determine the damages suffered by the City. It is therefore agreed that (1) upon the occurrence of the first Change Order Violation, Owner shall pay the City liquidated damages in the amount of the unauthorized amount of the applicable change order, (2) upon the occurrence of the second Change Order Violation, Owner shall pay the City liquidated damages in the amount of the unauthorized amount of the applicable change order, plus the lesser of 5% administrative cost or</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
	<p>\$2,500, and (3) upon the occurrence of each Change Order Violation thereafter, Owner shall pay the City liquidated damages in the amount of the unauthorized amount of the applicable change order, plus the lesser of 5% administrative cost or \$5,000. The amount of liquidated damages set forth herein shall be deducted from the available City Loan Amount.</p>
<b>Cost Savings</b>	<ol style="list-style-type: none"> <li>1. If the Park Land In-Lieu Fee for the Project pursuant to Elk Grove Municipal Code Chapter 16.80 ("Park Fee") is less than \$2,022,700, City shall automatically reduce its Loan Amount to the Project by an amount equal to the difference between \$2,022,700 and the amount of the final Park Fee for the Project (the "Park Fee Reduction Amount"). The Loan Amount less the Park Fee Reduction Amount shall hereinafter be referred to as the "Reduced Loan Amount." If the final Park Fee equals or exceeds \$2,022,700, no change to the Loan Amount is required. Developer shall provide written notice to the City's Housing and Public Services Manager of the final Park Fee amount within 10 days of the earlier of (1) payment of the Park Fee for the Project, or (2) execution of an agreement providing for the deferral of the Park Fee for the Project.</li>   <li>2. If, at the completion and stabilization of the Project development, there are excess proceeds as a result of a reduction in total development costs or a net increase in other permanent sources compared to the Project's approved Financing Plan after considering all final sources of funding and adjustments thereto that have been reasonably approved by the City (as will be further defined in the loan agreement between Owner and the City), City shall, at its option, be entitled to reduce the Loan Amount to the Project by 100% of such excess proceeds or approve the deposit of such an amount to the Project's Replacement Reserve. In the event the City has fully disbursed its loan prior to the Project's completion, the Owner will make a one-time payment credited against the principal balance of the loan (i.e. effectively treating that portion of the City loan as construction lending only).</li>   <li>3. In determining whether to require a reduction in the Loan Amount hereunder, including with respect to the Park Fee Reduction Amount, the City will consult with the California Tax Credit Allocation Committee ("CTCAC") and the California Debt Limit Allocation Committee ("CDLAC") to evaluate the implications under the CTCAC and CDLAC regulations related to scoring procedures and negative points. In no case shall the Loan Amount be reduced if such a reduction will result in the imposition by CTCAC or CDLAC of negative points on Pacific West Communities, Inc. or any of the general partners of the Borrower; provided, however, that if this provision prevents the Loan Amount from being reduced by the Park Fee Reduction Amount as contemplated</li> </ol>

## Loan Term Sheet: The Lyla

August 30, 2021

	<b>Proposed Term</b>
	by Section 1, then Developer shall make a principal payment toward the Loan Amount in an amount equal to the Park Fee Reduction Amount within 30 days of Project Stabilization.
<b>Bonding</b>	Payment and performance bonding will not be required on the construction, assuming the City does not provide funding during construction and the senior lender's loan documents do not obligate the City to fund any portion of the Project cost prior to issuance of final Certificates of Occupancy. Unconditional lien releases or proof to City's satisfaction that Developer has posted a bond, at Developer's expense, from which to pay any judgment later entered against Developer or the property as a result of the lien and satisfactory evidence of clear title will be accepted in lieu of payment and performance bonding for the purposes of the loan documents; any bond issued pursuant to this section shall be in an amount sufficient to fully satisfy the lien, plus other recoverable costs and attorneys' fees resulting from a judgment against Developer. Payment and performance bonding may be required for construction of public improvements per City policy and State law.
<b>Developer Fee</b>	<p>The Adjusted Developer Fee shall be limited to 10% of total development cost, excluding the developer fee itself. "Adjusted Developer Fee" shall mean the total developer fee as allowed under CTCAC regulations, less a) the amount contributed as equity to the Project that is in excess of 10% of total development cost, excluding the developer fee itself, or b) the amount of developer fee that is in excess of 10% of total development cost, excluding the developer fee itself, that is deferred and paid from residual cash flow.</p> <p>In the event of increases in the total development cost, the developer fee will not be increased proportionately. The total developer fee and the Adjusted Developer Fee shall be fixed upon the Project's successful application for tax credits and will be based on the total developer fee and Project costs specified within such application.</p>
<b>Insurance</b>	<p>Owner, Project, and Pacific West Communities, Inc. must carry insurance that meets the requirements of Attachment B of the Request for Proposals due on March 24, 2021. Further, the City retains the right to update insurance requirements (e.g. coverage limits) for its Affordable Housing Program from time to time. The Project must agree to comply with any such updates so long as those requirements are reasonable and consistent with standards applied to affordable housing projects financed with LIHTC.</p> <p>Additionally, insurance proceeds must be used wholly to repair or rebuild property in the event of damage except for those insurance proceeds specifically allocated for covering rent loss or loss of tax credits due to the casualty, as long as defined as a separate benefit in the policy.</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
<b>Reporting</b>	<p>Initially, Owner will provide the City with monthly financial and occupancy reporting. Audited financial statements demonstrating compliance with the formula for the distribution of cash flow as described in the “Annual Payments” section of this term sheet will be due not later than the first month of the second quarter of the year following the reporting year. Failure to comply with the reporting requirements will result in liquidated damages of \$500 per violation per month, provided that Owner has failed to cure the non-compliance within 30 days from written notice from City.</p> <p>Additionally, the City reserves the right to reasonably alter, supplement, or otherwise modify the frequency or content of required reports as needed to maintain adequate oversight of the Project, to address findings related to noncompliance by the Project, or to standardize reporting requirements across its portfolio of assisted projects.</p>
<b>Conditions</b>	<p>The funding of the City loan is conditioned on the following:</p> <ol style="list-style-type: none"> <li>1. The Project has secured the unconditional commitment of all funding sources necessary to develop the Project pursuant to the pro forma, including the construction loan, tax-exempt bonds, and 4% tax credit equity financing (or such substantially similar substitute financing may be available from the California Tax Credit Allocation Committee).</li> <li>2. The Owner has maintained clear title to the property to the satisfaction of the City.</li> <li>3. The Owner and City have agreed as to the form of loan documents and have each executed the documents.</li> <li>4. All insurance requirements are met.</li> <li>5. A market study and an as-built appraisal that meet the Affordable Housing Loan Program Guidelines requirements have been submitted.</li> </ol>
<b>Commitment Length</b>	<p>City loan commitment terminates after the later of: a) denial of award of 4% tax credit equity financing in three consecutive application rounds, the first of which is September 9, 2021, or b) December 31, 2022.</p>
<b>Regulatory Agreement</b>	<p>Owner shall enter into a Regulatory Agreement, in a form provided by the City, which will include an affordability covenant to be recorded against the property, senior to all liens and junior only to the TCAC LURA, for the Project requiring that the units remain affordable at levels consistent with the affordability mix in the “Purpose” section. The Regulatory Agreement must remain against the property, binding against all successors in interest, for the full term, even in the event of foreclosure by the senior lender.</p>
<b>Reserves</b>	<p>Owner must establish and shall maintain an Operating Reserve Account and a Replacement Reserve Account (collectively, the Reserve Accounts). All Reserve Accounts shall be held in interest-bearing segregated accounts held in banks or credit unions fully licensed to do business in the State of California and insured to the maximum limit of</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
	<p>either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Association (NCUA) as applicable. Any interest earned on the Reserve Accounts shall remain within the Reserve Accounts.</p> <p>All Reserve Accounts shall remain in place through the restriction period notwithstanding any change in ownership and in no circumstances may be disbursed for “exit taxes” upon any future transfer of limited partner interests.</p> <p>Any withdrawal or transfer from the Reserve Accounts shall require the written approval of the City, by and through its designee. The City’s approval or request for additional information to substantiate the need for the withdrawal or transfer shall be provided within ten (10) business days of its receipt of a request for such action. Owner must establish the Reserve Accounts to require the signature of the City’s designee and Owner for all withdrawals and transfers. Further, Owner shall authorize the financial institutions in which Reserve Accounts are held to provide the City, upon request, verified statements reflecting account balances and transactions. All reserve accounts may be jointly controlled by all third party lenders and the tax credit investors.</p> <ol style="list-style-type: none"><li>1. Operating Reserve Account: Not later than receipt of 8609s, Owner shall fund and maintain an Operating Reserve Account of not less than three months of underwritten operating expenses, replacement reserve deposits, and debt service. After Project Stabilization, the Operating Reserve Account may be used to pay operating costs and expenses to the extent the collected gross receipts are insufficient for such purpose. Further, the Operating Reserve Account may not be used to pay any identity of interest costs, including management fees. If drawn upon, the Operating Reserve Account must be replenished to its required minimum balance prior to distributions of Residual Cash Flow.</li><li>2. Replacement Reserve Account: Owner shall fund a Replacement Reserve Account with annual deposits in the first year following construction completion (which may be prorated based on the actual date of completion) equal to \$250 per unit. In subsequent years, the deposit to the Replacement Reserve shall be increased by 3.5% annually. Disbursements from this Replacement Reserve Account shall be for the purpose of effecting replacement of structural elements and mechanical equipment of the Project or for other similar purposes for the benefit of the Project.</li></ol> <p>Prior to a Transfer Event, Owner shall submit to the City a Qualified Capital Needs Assessment. The entity which shall own the Project subsequent to the Transfer Event (the “Post Transfer Owner”) shall covenant to the City that the Post Transfer Owner (and any assignee thereof) shall:</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	<b>Proposed Term</b>
	<ol style="list-style-type: none"> <li>1. Set aside at the closing of the Transfer Event adequate funds to perform the Short Term Work;</li> <li>2. Perform the Short Term Work within three years from the date of the Transfer Event;</li> <li>3. Make deposits to reserves as are necessary to fund the Long Term Work, taking into account any balance in replacement reserve accounts upon the conclusion of the Transfer Event beyond those required by Section 1 of this clause; and</li> <li>4. Complete the long term work when required, or prior thereto, pursuant to the Qualified Capital Needs Assessment.</li> </ol> <p>For purposes of this section, the following terms shall have the following meanings:</p> <ol style="list-style-type: none"> <li>1. "Qualified Capital Needs Assessment" shall mean a capital needs assessment for the property dated within one hundred eighty (180) days of the proposed Transfer Event which is prepared by an independent third-party architect, engineer, or other qualified firm approved by the City and clearly sets forth (1) the capital needs of the Project for the next three (3) years (the "Short-Term Work") and the projected costs thereof, and (2) the capital needs of the Project for the subsequent twelve (12) years (the "Long Term Work") and the projected contributions to reserves that will be needed to accomplish that work.</li> <li>2. "Transfer Event" shall mean (1) a transfer of the ownership of the Project, (2) the sale or assignment of a partnership interest in Owner and/or (3) the refinancing of secured debt on the Project. The following shall not be deemed a Transfer Event: (1) the transfer of the Project or a partnership interest in Owner in which reserves remain with the Project and the debt encumbering the Project is not increased, refinanced or otherwise modified, (2) the refinancing of Project debt which does not increase the outstanding principal balance of the debt other than in the amount of the closing costs and fees paid to the Project lender and third parties as transaction costs, provided that reserves remain with the Project, (3) the replacement of a general partner by a limited partner upon the occurrence of a default by a general partner in accordance with partnership agreement of the Project owner, or (4) a transfer pursuant to a foreclosure or deed in lieu of foreclosure to a non-related party.</li> </ol>
<b>Operating Budget Oversight</b>	<p>Prior to the beginning of its fiscal year, Owner shall submit a proposed operating budget to the City for review and approval. The proposed budget must i) identify any identity of interest or related party costs if the management company is an affiliate of the Owner, ii) compare the proposed budget to the prior year's (or trailing 12 month) actual operating costs, and iii) provide explanations of substantive changes in the budget.</p>

## Loan Term Sheet: The Lyla

August 30, 2021

	Proposed Term
<b>Distributions of Residual Cash Flow</b>	<p>Owner shall not make distributions of Residual Cash Flow to any Controlling Entity or related parties, other than for normal operating costs in the annual budget approved by the City, without written approval by the City based on a determination by the City that:</p> <ol style="list-style-type: none"> <li>1. No default in the terms of the City’s loan or related documents exists and is continuing;</li> <li>2. All required Reserve Accounts and escrows are fully and properly funded;</li> <li>3. The most recent annual audit of the Project has been received by the City and shows no material weaknesses or unresolved findings; and</li> <li>4. Making a distribution of Residual Cash Flow will not require the property to access Operating Reserve Accounts.</li> </ol> <p>To obtain approval to make a Residual Cash Flow distribution, Owner shall submit to the City a request at least thirty (30) business days prior to any anticipated distribution together with a current financial statement for the Project that will enable the City to assess criteria above. Owner shall provide a prompt response to the City’s requests for additional documentation, if needed.</p> <p>Unauthorized distributions of Residual Cash Flow will result in liquidated damages of \$1,000 per day, provided that Owner fails to return any unauthorized distributions within three (3) business days of written notice from City.</p>
<b>Other</b>	<p>The City’s willingness to make the loan as anticipated herein is contingent upon and made with specific reliance on the evaluation of the specific individuals and entities making up the Owner.</p> <p>Owner agrees that no sale or transfer of general or limited partnership interests, member interests, managing member interest, or other controlling interest in the Owner will be made without the prior written consent of the City. This will include but is not limited to:</p> <ol style="list-style-type: none"> <li>1. The voluntary or involuntary re-assignment of the role of general partner, managing member, or other controlling entity or individual (collectively the “Controlling Entities”) to another entity or individual;</li> <li>2. Sale or transfer of the interest of any owner of a Controlling Entity;</li> <li>3. Sale or transfer of any other interests in Owner, including but not limited to a limited partner interest, special limited partner interest, or member interest.</li> </ol> <p>Notwithstanding anything to the contrary in this Agreement or any other Loan Document, the City consents to the transfer of the Investor limited partner’s interest or Investor member’s interest in the Owner among affiliates of the Investor. Owner must provide notice of such transfer to the City at least 30 days prior to the transfer.</p>



## Loan Term Sheet: The Lyla

August 30, 2021

	<b>Proposed Term</b>
	<p>Additionally, the City's willingness to make the Loan as anticipated herein is also contingent upon and made with specific reliance on the evaluation of the planned property manager for the Project. Initially, and throughout the term of this Agreement, the City must approve of any property management company, or another similar agent, employed by the Owner. The City's approval of a specific property management company or agent may be withdrawn at any time, and upon notice of same the Owner will identify and contract with a property manager otherwise acceptable to the City.</p> <p>Initially, the City has approved Aperto Property Management, Inc. as the property manager for the Project.</p>

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-264**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 8, 2021 by the following vote:*

**AYES:**        **COUNCILMEMBERS:** *Singh-Allen, Hume, Spease, Suen*

**NOES:**       **COUNCILMEMBERS:** *None*

**ABSTAIN:**   **COUNCILMEMBERS:** *None*

**ABSENT:**   **COUNCILMEMBERS:** *Nguyen*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**