

File ID: 2026-00966

6/16/2026

[Grant Agreement] Establish Capital Improvement Project and Budgetary Adjustments: Meadowview Neighborhood Connections Project (T15265500) and Accepting Grant Award from the Department of Housing and Community Development

File ID: 2026-00966

Location: 69th Street, 29th Street, Torrance Avenue, 32nd Street, Loma Verde Way, and Trentwood Way, District 8

Recommendation: 1) Adopt a **Resolution:** a) establishing the Meadowview Neighborhood Connections Project (T15265500) as a new Capital Improvement Project; b) authorizing the City Manager or designee to transfer \$200,000 (New Measure A, Streetscape, Pedestrian, and Bicycle Fund, Fund 2039) from the Active Transportation Program (T15180400) to the Meadowview Neighborhood Connections Project (T15265500); and c) authorizing the City Manager or designee to increase the revenue and expenditure budgets of the Meadowview Neighborhood Connections Project by \$3,029,098 (Other Capital Grants, 3704); and 2) adopt a **Resolution:** a) authorizing the City Manager or designee to act in connection with the award of AHSC (Affordable Housing & Sustainable Communities) Program funds; and b) authorizing the City Manager or designee to execute the standard agreement (STD 213) and all other grant documents with Housing and Community Development (HCD) to accept the AHSC Program award for sustainable transportation infrastructure supporting the Clover Apartments housing development project.

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Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Resolution - Establish Capital Improvement Project and Budgetary Adjustments
- 3-Resolution - AHSC Acceptance of Program
- 4-AHSC Standard Agreement

Description/Analysis

Issue Detail: On March 27, 2025, the State of California issued a Notice of Funding Availability (NOFA) for the Strategic Growth Council's (SGC) Affordable Housing & Sustainable Communities (AHSC) program. The AHSC Program provides grants and affordable housing loans for compact transit-oriented development, along with related infrastructure projects to support the housing and reduce greenhouse gas emissions. This state program is administered by the Department of Housing and Community Development (HCD).

On May 13, 2025, City Council gave support for AMCAL Housing's AHSC grant application for their Clover Apartments project, which also included funding for the Meadowview Neighborhood Connections Project as a sustainable transportation infrastructure (STI) component, to be delivered by the City. The staff report also identified the need for local funding from the Active Transportation Program (T15180400) to support the City's project.

On December 10, 2025, AMCAL Housing received a conditional commitment of AHSC grant funding for a new affordable/workforce and transit-oriented housing development located at 7543 - 7595 Wainscott Way in South Sacramento, CA 95832 in District 8. The total awarded STI budget is \$12,675,600, which is shared between the City and Sacramento Regional Transit District for their respective projects. The City is a non-applicant direct payee recipient of the grant awarded to AMCAL Housing. The STI funding in the amount of \$3,029,098 is being awarded to the City to deliver the Meadowview Neighborhood Connections Project, which will implement bike and pedestrian improvements on key routes identified in the Streets for People Neighborhood Connections Plan and the Active Transportation Plan in the existing neighborhoods in the vicinity of Cesar E. Chavez Elementary School, near the proposed Clover Apartments.

Sacramento Regional Transit District will use the STI funding to implement transit improvements including transit signal priority at nine intersections along Meadowview Road to support the housing development.

The Meadowview Neighborhood Connections Project will include the installation of traffic calming elements, Class III bike routes, and construction of new curb ramps and bulb outs. Proposed improvements also include audible signals and video detection at the intersection of 69th Avenue and 24th Street. The new Class III bike routes will connect to the existing Class III bike route on 29th Street, the Class II bike lanes on 24th Street and the Class I Shared-Use Path at Hampton Park.

Staff are recommending establishing the CIP and transferring \$200,000 (New Measure A, Streetscape, Pedestrian, and Bicycle Fund, Fund 2039) from the Active Transportation Program (T15180400) to match the grant funding and cover the indirect costs needed to begin preliminary engineering. Beginning the preliminary engineering will allow staff to proceed with scoping the project to meet the performance milestones associated with the grant funds.

Policy Considerations: The actions requested herein are consistent with the City 2040 General

Plan goals and key policies that accommodate and promote safe and convenient travel for all users. The project creates a finer-grained network of walking and bicycle connections; increases bicycling and walking (M-1.11); prioritizes walkability (M-1.13); removes barriers to walking (M-1.16); improves bicycle connectivity (M-1.17); improves bicycle safety (M-1.18) and walking safety (M-1.19).

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): This action involves the establishment of a capital improvement project and budgetary transfer. Any request for approval of the activity involving physical changes in the environment would be accompanied by review as required by the California Environmental Quality Act (CEQA). The action is not a project as defined by CEQA and is not subject to environmental review at this point. These actions are administrative in nature; environmental review will occur over the course of the project. CEQA Guidelines section 15378(b)(4); 15060(c)(3).

Sustainability: The proposed project supports City Council's sustainability priorities. The transportation sector accounts for 57% of community-wide greenhouse gas emissions, the largest single sector in the community. The City's Climate Action and Adaptation Plan includes several implementation measures to reduce vehicle trips. The project would provide low-stress bikeways within neighborhoods (TR-1.1); provide low-stress pedestrian connections (TR-1.2); and provide low-stress connectivity to transit stops (TR-2.10). These actions will reduce greenhouse gas emissions; help improve local air quality and provide equity to an historically underserved neighborhood.

Commission/Committee Action: None.

Rationale for Recommendation: The City Council action is required to establish the Capital Improvement Project and transfer the local funds needed to deliver the preliminary engineering phase of work for the Meadowview Neighborhood Connections Plan. The Department of Housing and Community Development (HCD) requires cities to approve a separate standalone resolution, following its template outlining language, clauses and acknowledgements, to receive AHSC funds as non-applicant payees.

Financial Considerations: The estimated cost to complete preliminary engineering for the Meadowview Neighborhood Connections Plan (T15265500) is approximately \$216,000. With the transfer of \$200,000 (New Measure A, Streetscape, Pedestrian, and Bicycle Fund, Fund 2039) in local funding, and with the acceptance of AHSC funding and increase the revenue and expenditure budgets by \$3,029,098 (Other Capital Grants, 3704), there is sufficient funding for the design and construction of the project.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

Establish Capital Improvement Project and Budgetary Adjustments: Meadowview Neighborhood Connections Project (T15265500)

BACKGROUND

- A. The Meadowview Neighborhood Connections Project will include the installation of traffic calming elements, Class III bikeways, and construction of new curb ramps and bulb outs. Proposed improvements also include audible signals and video detection at the intersection of 69th Avenue and 24th Street. The new Class III bike routes will connect to the existing Class III bike route on 29th Street, the Class II bike lanes on 24th Street and the Class I Shared-Use Path at Hampton Park.
- B. The Meadowview Neighborhood Connections Project will implement improvements on key routes identified in the Streets for People: Neighborhood Connections Plan and Active Transportation Plan.
- C. The Meadowview Neighborhood Connections Project has been awarded \$3,029,098 in state grant funding for design and construction through the Affordable Housing and Sustainable Communities (AHSC) program, administered by the California Department of Housing and Community Development (HCD). Local funds are required to cover ineligible expenses.
- D. Per HCD requirement, actions to accept the grant award and execute the grant agreements must be taken under a separate, standalone resolution, following its required template.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The Meadowview Neighborhood Connections Plan (T15265500) is established as a new Capital Improvement Project.
- Section 2. The City Manager or designee is authorized to transfer \$200,000 (New Measure A, Streetscape, Pedestrian, and Bicycle Fund (Fund 2039) from Active Transportation Program (T15180400) to the Meadowview Neighborhood Connections Project (T15265500).

Section 3. The City Manager or designee is authorized to increase the revenue and expenditure budgets of the Meadowview Neighborhood Connections Project (T15265500) by \$3,029,098 (Other Capital Grants, 3704).

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM ACCEPTANCE OF PROGRAM AWARD AND EXECUTION OF PROGRAM AWARD DOCUMENTS FOR CLOVER APARTMENTS

BACKGROUND

- A. The California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated March 25, 2025 ("AHSC Program NOFA"); and
- B. The City of Sacramento ("City") partnered with AMCAL Multi-Housing Inc. who submitted an application (the "Application") to the Department in response to the NOFA and AMCAL Multi-Housing Inc. was determined to be an eligible Applicant(s); and based on the Application, the Department made an award of Program funds (the "Program Award") pursuant to the conditional award letter ("Award Letter"), dated December 10, 2025; and
- C. Department and SGC have made a conditional commitment of AHSC Program funds to assist Clover Apartments (the "Project"), and such commitment was made to awardees pursuant to the Award Letter in the following amount(s):

AHSC Program Grant Award: \$12,675,600
- D. The AHSC Program Loan Award and the AHSC Program Grant Award expressly – identified about will hereinafter jointly be referred to as the "AHSC Program Award."

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager, or designee is hereby authorized and directed to act in connection with the AHSC Program Award.
- Section 2. The City Manager, or designee is hereby authorized and directed to accept and incur an obligation for the AHSC Program Award. That in connection with the AHSC Program Award, the City is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreements for a sum not to exceed the full amount of the AHSC Program Award, and any and all other documents required or

deemed necessary or appropriate to secure the AHSC Program Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the “Program Award Documents”).

- Section 3. The City Manager, or designee acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreements, and that the Affordable Housing Sustainable Communities Program of 2025 NOFA and the Application will be incorporated by reference therein and made a part thereof.
- Section 4. The City Manager, or designee also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). City also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).
- Section 5. The City Manager, or designee is hereby authorized to execute the Program Award Documents and all amendments on behalf of the City of Sacramento.
- Section 6. The City Manager, or designee understands that this Resolution shall take effect immediately upon its passage, and that any actions taken thus far in furtherance of the activities authorized by this resolution are hereby ratified.

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

1. **Project-Specific Provisions**

The following are project-specific terms and conditions (and shall inform the references made to project-specific information not contained in prior exhibits).

Provision A.1 (As Referenced in Exhibit A, section 1)

The Project Report is dated January 6, 2026.

Provision A.2 (As Referenced in Exhibit A, section 1)

The Award Letter is dated December 10, 2026.

EXHIBIT E

Provision A.3 (As Referenced in Exhibit A, section 3)

The Scope of Work (“Work”) for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area:

Included ("x")	Grant Award Categories
x	Housing Related Infrastructure (HRI)
x	Sustainable Transportation Infrastructure (STI)
x	Program Costs (PGM)

Provision A.4 (As Referenced in Exhibit A, section 3)

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the following unit mix:

7543-7595 Waincott Way Sacramento, CA 95822 County of Sacramento 049-0570-001; 049-0570-002; 049-0570-003; 049-0570-004; 049-0570-005; 049-0570-006.		Clover Apartments		
# of Bedrooms	# of Project Units	AHSC Assisted Units*	Income Limit (Percent of AMI)	TOTAL RESTRICTED UNITS**
1	32	32	30%	32
1	12	12	50%	12
1	86	86	60%	86
2	45	45	30%	45
2	12	12	50%	12
2	60	60	60%	60
3	10	10	30%	10

EXHIBIT E

3	60	60	50%	60
3	27	27	60%	27
2	3	0	Manager	0
3	1	0	Manager	0
Total Project Units	348	344		344

*Program Assisted Units must equal at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI)

**Total Restricted units include all units restricted by the Program and TCAC. The Program Award amount was calculated based on the number of Total Restricted Units.

***The HRI Grant amount, if any, was calculated based on the number of Total Restricted Units.

Provision A.5 (As Referenced in Exhibit A, section 3A)

Housing Related Infrastructure

The HRI Work shall consist of the following:

N/A

Provision A.6 (As Referenced in Exhibit A, section 3B)

Sustainable Transportation Infrastructure

The STI Work shall consist of the following:

STI component #1 will improve Transit Signal Priority (TSP) at nine (9) intersections along Meadowview Road between Freeport Boulevard and Detroit Boulevard to enhance bus reliability and reduce greenhouse gas emissions.

STI component #2 will improve pedestrian infrastructure by constructing new sidewalks, ADA curb ramps, and high-visibility crosswalks along 32nd Street, Loma Verge Way, Ellwood Avenue, Trentwood Way, and Guildwood Street, closing existing pedestrian gaps and improving safety and accessibility.

EXHIBIT E

STI component #3 includes new bicycle infrastructure consisting of approximately 2.4 lane miles of Class III bikeways along 69th Street, 29th Street, 32nd Street, and Loma Verde Way, connecting the housing site to neighborhood destinations and transit.

STI component #4 includes lighting and traffic safety through installation of new streetlights and upgraded pedestrian crossing near Folsom Boulevard and Leidesdorff Street transit stop and intersection.

STI component #5 includes upgraded bus stop facilities with ADA-accessible built-outs, benches, and signage adjacent to the Meadowview Light Rail Station and along Meadowview Road.

Provision A.7 (As Referenced in Exhibit A, section 3C)

Program Costs

The PGM Work shall consist of the following:

PGM #1 will provide SacRT transit passes with unlimited rides to all residents for a period of three years. This initiative aims to reduce transportation costs, encourages public transit use, and improve access to employment, education, and essential services.

PGM #2 will provide high-speed broadband internet service to AHD residents at no cost for a minimum of three years, ensuring equitable access to digital education, employment, and telehealth opportunities.

PGM #3 will provide the SparkPoint financial empowerment program operated by United Way California Capital Region (UWCCR), offering financial coaching, health services, workforce training, and leadership development to residents of Parkway–South Sacramento.

PGM #4 will provide local hire and Local Business Enterprise (LBE) participation programs that prioritize employment and contracting opportunities for local residents and small businesses during project construction.

PGM #5 will provide training programs to expand the capacity of affordable housing developers through education, peer learning, and technical assistance sessions.

EXHIBIT E

PGM #6 will provide construction of a Financial Center for the expansion of the SparkPoint program, creating a permanent hub for financial education, workforce readiness, and community engagement in South Sacramento.

Provision A.8 (As Referenced in Exhibit A, section 4)

Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the following criteria of Section 111 in the Guidelines

AHSC Round 9 Guidelines, Section 111 Reference	Application Score
(a) Transit and Shared Mobility GHG (5 points)	5
(b) Project Area GHG (10 points)	6
(c) GHG Efficiency (15 points)	15
(d) Sustainable Transportation Infrastructure (20 points)	20
(e) Location Efficiency and Local Context (14 points)	10
(f) Housing Affordability & Funds Committed (9 points)	9
(g) Anti-Displacement Activities (4 points)	4
(h) Local Workforce Development and Hiring Practices (3 points)	3
(i) Climate Adaptation & Community Resiliency (7 points)	6
(j) Community Benefit & Engagement (6 points)	5
(k) Collaboration & Planning (4 points)	4
(l) Equity & Transformation (3 points)	1
TOTAL	88

Provision A.9 (As Referenced in Exhibit A, section 4A)

GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO_{2e} over the life of the project is 49,046. This information can be found on the SGC’s website in a document titled Round 9 Data for Public Release.

EXHIBIT E

Provision A.10 (As Referenced in Exhibit A, section 7)

Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the following address:

Recipient:	AMCAL Multi-Housing, L.P.
Authorized Representative Name:	Arjun Nagarkatti
Authorized Representative Title:	President
Address:	30141 Agoura Road #100 Agoura Hills, CA 91301
Phone No.:	818-706-0694
Email:	arjun@amcalhousing.com

Recipient:	City of Sacramento
Authorized Representative Name:	Marakeshia Smith
Authorized Representative Title:	City Manager
Address:	915 I Street Sacramento, CA 95814
Phone No.:	916-808-7903

EXHIBIT E

Email:	mssmith@cityofsacramento.org
Recipient:	Sacramento Regional Transit District (SacRT)
Authorized Representative Name:	Henry Li
Authorized Representative Title:	General Manager/CEO
Address:	1102 Q Street, Suite 3000 Sacramento, CA 95811
Phone No.:	916-556-01574
Email:	HLi@SacRT.com

Provision B.1 (As Referenced in Exhibit B, section 2(A)(1))

For the purposes of performing the HRI Work, as set forth in provision A.5 of this Exhibit E, the Department agrees to provide \$0.

Provision B.2 (As Referenced in Exhibit B, section 2(A)(2))

For the purposes of performing the STI Work, as set forth in provision A.6 of this Exhibit E, the Department agrees to provide 12,675,600.

Provision B.3 (As Referenced in Exhibit B, section 2(A)(3))

For the purposes of performing the PGM Work, as set forth in provision A.7 of this Exhibit E, the Department agrees to provide 1,838,400

EXHIBIT E

Provision B.4 (As Referenced in Exhibit B, section 6C)

All payees receiving Grant funds are listed below:

Payee Name	Activity	Award Amount
City Of Sacramento	STI	\$3,029,098
Sacramento Regional Transit District	STI / PGM	\$10,884,902
AMCAL Multi-Housing, Inc	PGM	\$600,000

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EXHIBIT E

Provision B.5 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - HRI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
Clover Apartments			N/A	
ESTIMATED HRI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
Total Project Hard Costs		\$ 0	\$ 0	\$ 0
Total Soft Costs		\$ 0	\$ 0	\$ 0
TOTAL PROJECT COSTS		\$ 0	\$ 0	\$ 0

EXHIBIT E

Provision B.6 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - STI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
Clover Apartments			City of Sacramento	
ESTIMATED STI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
Total Project Hard Costs		\$ 16,395,098	\$ 12,025,600	\$ 4,369,498
Total Soft Costs		\$ 1,050,000	\$ 650,000	\$ 400,000
TOTAL PROJECT COSTS		\$17,445,098	\$12,675,600	\$ 4,769,498

EXHIBIT E

Provision B.7 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – PGM
PROJECT BUDGET

PROGRAM(S) BUDGET AND SOURCES				
Clover Apartments		SacRT AMCAL Multi-Housing Inc.		
ESTIMATED PROGRAM COSTS		DEVELOPMENT COSTS BY FUNDING SOURCE		
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
Total Cost and Other Project Related Costs		\$ 5,038,400	\$ 1,838,400	\$ 3,200,000
TOTAL PROGRAM COSTS		\$ 5,038,400	\$ 1,838,400	\$ 3,200,000

EXHIBIT E

Provision D.1 (As Referenced in Exhibit D, section 26)

Clover Apartments

THIS PROJECT HAS BEEN MADE POSSIBLE
BY FINANCING FROM
CALIFORNIA CLIMATE INVESTMENTS
(Funded through the GREENHOUSE GAS REDUCTION FUND)
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
THROUGH
THE STRATEGIC GROWTH COUNCIL AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT