

**RESOLUTION NO. 11467**

**A RESOLUTION APPROVING REIMBURSEMENT OF GENERAL FUND SUBSIDY TOWARD AFFORDABLE HOUSING BY TRANSFERRING \$615,000 FROM THE FOLSOM HOUSING FUND (FUND 238) TO THE CAPITAL FACILITIES FUND (FUND 602) RELATING TO THE DISCOUNTED SALE OF 300 PERSIFER STREET PROPERTY TO HABITAT FOR HUMANITY OF GREATER SACRAMENTO AND APPROPRIATION OF FUNDS**

**WHEREAS**, on September 22, 2020, pursuant to the requirements of the Surplus Land Act, City Council adopted Resolution No. 10531 declaring certain real property at 300 Persifer Street as surplus land and directing staff to subdivide the 0.91 acre residential parcel into five individual parcels for development of up to ten for sale affordable housing units; and

**WHEREAS**, the City sent a Notice of Availability (NOA) to all required entities and completed negotiations with interested parties for development of affordable for-sale housing at the site at 300 Persifer Street consistent with the Surplus Land Act as confirmed by the State Department of Housing and Community Development (HCD); and

**WHEREAS**, the City solicited land valuation prior to subdivision of the property at 300 Persifer Street and determined the estimated value of the 0.91 acre site zoned for residential development was \$625,000; and

**WHEREAS**, on December 14, 2021, City Council adopted Resolution 10777 approving the sale of surplus land at 300 Persifer Street to Habitat for Humanity of Greater Sacramento (Habitat) for the discounted sale price of \$10,000 with the following conditions:

1. The vacant surplus property will be subdivided by the City into five individual residential lots in keeping with the historic Theodore Judah lotting pattern each with 7,000 square foot lot size, 50-foot lot width, and 140-foot lot depth.
2. The vacant surplus property will be sold to Habitat for a total sum of \$10,000 for the purpose of creating at least one for-sale affordable housing unit on each of the five lots, with an additional smaller secondary or accessory dwelling unit on each lot along the adjoining alley consistent with local zoning and State housing law.
3. Transfer of ownership of the Property to Habitat is subject to Habitat entering into a Regulatory Agreement and Declaration of Restrictive Covenants to ensure affordability of the units for 55 years as required by law.
4. The City will support Habitat's efforts to secure future grant funding and/or fee reductions for off-site infrastructure improvements, design and permitting; and

**WHEREAS**, the Surplus Land Act (Government Code Section 54226) establishes that a local agency may sell or lease surplus land at or less than fair market value as a way of providing additional subsidy to build more deeply income-targeted projects; and

**WHEREAS**, initial proceeds of \$10,000 from the sale of the City property at 300 Persifer Street to Habitat were deposited into the General Fund (Fund 010) and the ten for-sale affordable

housing units have been constructed and are nearing completion for ownership transfer and occupancy prior to the end of calendar year 2025; and

**WHEREAS**, there are sufficient funds in the Folsom Housing Fund (Fund 238) for the transfer, and it has a current cash balance of approximately \$22 million that can be used for the purchase and/or sale of land for affordable housing purposes.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom approves reimbursement of General Fund subsidy toward affordable housing by transferring \$615,000 from the Folsom Housing Fund (Fund 238) to the Capital Facilities Fund (Fund 602) relating to the discounted sale of 300 Persifer Street property for affordable housing.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$615,000 in the Folsom Housing Fund (Fund 238) for the transfer-out and \$615,000 in the Capital Facilities Fund (Fund 602) for the transfer-in.

**PASSED AND ADOPTED** this 14th day of October, 2025, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK