

REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent
November 13, 2007

Honorable Mayor and
Members of the City Council

Title: Sewer Credits: Donner Field

Location/Council District: 4501 9th Avenue, Council District 5

Recommendation: Adopt a **Resolution** awarding a total of 20 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Donner Field."

Contact: Jim Rinehart, Citywide Division Manager: 808-5054

Presenters: N/A

Department: Economic Development

Division: Citywide

Organization No: 4453

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 20 SRCSD sewer credits to the project known as Donner Field, located at 4501 9th Ave. (APN: 014-0223-004). Donner Field is a 20-unit infill subdivision in Oak Park, and is 50% low income. They are also applying in hopes for more affordable housing.

Policy Considerations: The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. Approval of the subject recommendation serves to promote this City policy objective.

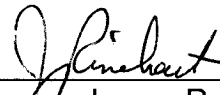
Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

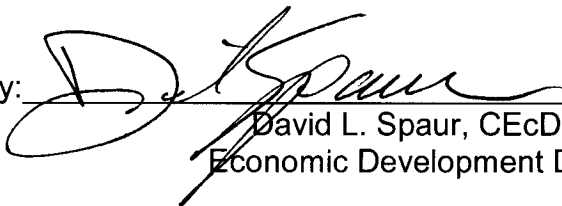
Rationale for Recommendation: This candidate for sewer credits meets

Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006, because it is a high-density mixed-use urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 20 sewer connection fee credits to the Donner Field Project. The project will bring a total of 10 new affordable housing units and 10 residential units to the City that will serve as a catalyst for further high-density infill projects near the project site.

Financial Considerations: Approval of the Resolution has no financial impact to the City.

Emerging Small Business Development (ESBD): N/A

Respectfully Submitted by: 
James R. Rinehart
Citywide Development Manager

Approved by: 
David L. Spaur, CEcD, EDFP
Economic Development Director

Recommendation Approved:



Ray Kerridge
City Manager

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Attachment 1

BACKGROUND:

The Sacramento Regional County Sanitation District (SRCSD) established an Economic Development Treatment Capacity Bank (Bank) in June 2000 and the City of Sacramento received the June 2000 initial allocation of 7,971 Equivalent Single Family Dwellings (ESDs) Credits from the Bank. At the time, SRCSD limited local jurisdictions to using a maximum of 15 percent of its total allocation for residential purposes. The City of Sacramento subsequently received another allocation of 756 ESDs in March 2005, bringing the total ESDs to 8,727.

Following the allocation, the City requested greater latitude to use the Credits to assist in housing development. In response to the City's request, SRCSD reconvened the Stakeholders' Working Group to discuss the proposed additional flexibility for residential purposes, to recommend a methodology for allocation of additional excess capacity that the District has purchased, to recommend disbursement guidelines for the District's own allocation from the Bank, and to address other administrative actions.

Amendments in Resolution 2006-457 expanded the additional 15 percent annual allocation to also include infill and transit-oriented housing. This permitted each local jurisdiction to have more flexibility in using the Bank credits.

Resolution 2006-457 approved the amended Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City and authorized the City Manager to execute the amended MOU. The Resolution also approved the Guidelines for the allocation and awarding of Treatment Capacity Bank Credits for commercial development, Downtown, low-income, and infill / transit-oriented development (TOD) projects.

Attachment 2



CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

Before submitting this application for processing, please contact the Sacramento Regional County Sanitation District (SRCSD) at (916) 876-6100 to receive a quote stating the number of ESD's required for your business. **This application will not be processed without a quote from the SRCSD.** Please call Micah Runner at 916-808-5448 with any questions as to eligibility for sewer credits or for assistance in completing the application.

Please print or type your responses to the questions below and provide additional information as requested. When complete, return to: Economic Development Department, City of Sacramento, by mail at 1030 15th Street, 2nd Floor, Sacramento, CA 95814; or by fax to 916-808-8161.

Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.

1. Project Name: Donner Field
2. Address for which Credits sought: 4501 9th Ave Zip: 95817
3. Assessor's Parcel Number: 014-0223-004
4. Legal Name of Business Owner: Sacramento Mutual Housing Association
5. Owner's Mailing Address: 3451 Fifth Ave Sacramento, CA Zip: 95817
6. Owner's Phone Number: (916) 453-8400 x11 Fax Number: (916) 453-8401
Owner's email address: wendy@mutualhousing.com
7. Brief Project Description: 20 unit infill subdivision in Oak Park - 50% low-income
8. Please mark the category that best describes your project:
Residential Number of Units 20 Low Income Project? Yes No
Commercial Number of new jobs from creation/expansion _____
Mixed Number of Residential Units _____ Number of new jobs from creation/expansion _____
9. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes No . If Yes, what address relocating from? _____

Applicant's signature: Wendy Carter Date: 10/3/07
Print Applicant's Name: Wendy Carter

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

Approved By: _____ Date _____
Jim Rinehart, Citywide Division Manager

Notes and Project Information:

- Redevelopment area, applying for more affordable housing
- _____



Sacramento Regional County Sanitation District
10545 Armstrong Ave Suite 101
Mather, California
95655

OCTOBER 2, 2007

To: wendy@mutualhousing.com;
jwitz@cityofsacramento.org

TO: TO WHOM IT MAY CONCERN

FROM: DOLORES ROSS
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT FEES
4501 NINTH AVE .

APN: 014-0223-004
CASE No. SICR2007-00108

The Sewer Impact Fees for Donner Field, a 20-unit affordable housing project in Oak Park, are as follows:

20 Single Family Dwellings = 20 ESDs

20 ESDs x \$ 2,725 / ESD = \$ 54,500

There is a program available known as the Economic Development Treatment Capacity Bank. Please check the following link on the City's website for an application and contact information:
http://www.cityofsacramento.org/econdev/msc/82_other_incentives.html

If I may be of any further assistance, please do not hesitate to call me at 876-6100.

A handwritten signature in black ink that reads "Dolores Ross".

SEWER IMPACT FEE RATES QUOTED WITH THIS DOCUMENT REPRESENT CURRENT RATES APPLICABLE AT THE TIME OF QUOTE PREPARATION. SINCE SEWER IMPACT FEE RATES ARE SUBJECT TO CHANGE, THE RATES CURRENT AT THE TIME FEES ARE PAID SHALL APPLY. FEES ARE SUBJECT TO ADJUSTMENT IF THE DATA SUPPLIED IS CHANGED.

www.srcsd.com
wqpsu@saccounty.net

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
Low-Income Sewer Credits Report**

Attachment 3

Updated: 10/18/2007

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
7/10/2006	Rio Linda Project	3536 Rio Linda Blvd	LOW-INCOME	2	11	
						989
10/26/2006	Del Paso Nuevo Phase 5	Entire Subdiv lots 1-95	LOW-INCOME	1	92	
						897
2/5/2007	Scott Westlake/ May St.	4233 May St. 3 lots, 95838	LOW-INCOME	2	3	
						894
7/24/2007	Meridian Family Apartments	6201 Fowler Ave., 95828	LOW-INCOME	6	50.37	
						843.63
7/25/2007	Del Paso Nuevo Unit 4	Entire Subdiv lots 1-81	LOW-INCOME	2	72	
						771.63
10/18/2007	Donner Field	4501 9th Ave, 95817	LOW-INCOME	5	20	
						751.63
					248.37	

RESOLUTION NO.

Adopted by the Sacramento City Council

**AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR THE DONNER FIELD PROJECT AT 4501 9TH
AVENUE**

BACKGROUND

- A. On March 20, 2001, City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (CC2001-177);
- B. On June 20, 2006, City Council approved Resolution 2006-457, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City.
- C. The City of Sacramento has been awarded a total of 8,727 sewer credits. As of July 2006, the City of Sacramento has issued 1,445.56 sewer credits to eligible projects.

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

- Section 1. The award of credits by this resolution meets the approved criteria for granting of credits pursuant to Resolution 2006-457 , and hereby awards a maximum of 20 SRCSD sewer credits to the 20-unit low-income infill housing project known as Donner Field located at 4501 9th Avenue (APN: 014-0223-004).
- Section 2. Any and all credits awarded herein to each individual recipient shall expire if said individual recipient has not paid its requisite sewer impact fee to SRCSD within one year from the date of approval of this Resolution.
- Section 3. Any and all credits awarded herein to each individual recipient will expire if said individual recipient has not been issued a building permit for its respective above referenced development project within one year after the City Council has awarded use of the aforementioned sewer credits