

2.24

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

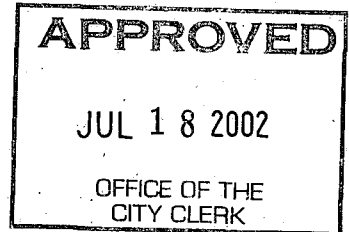
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July 18, 2002

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: MIXED INCOME HOUSING FEE REDUCTIONS FOR NATOMAS PARK
APARTMENTS, TERRACINA MEADOWS, ATRIUM COURT
APARTMENTS/THE LOFTS, AND MEADOWVIEW ESTATES. (M02-028)

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION: Staff recommends that City Council adopt the attached resolution authorizing fee reductions pursuant to City Code Chapters 17.190 and 17.195, and consistent with the adopted Inclusionary Housing Plans for the following projects: Natomas Park Apartments, Terracina Meadows, Atrium Court Apartments/The Lofts, and Meadowview Estates. Staff recommends that authorization for the Atrium Court Apartments/The Lofts and Meadowview Estates be contingent on the recordation of their Inclusionary Housing Agreements.

CONTACT PERSONS: Rebecca Bitter, Associate Planner, 264-7852
Steve Peterson, Principal Planner, 264-5981

FOR COUNCIL MEETING OF: July 18, 2002, afternoon agenda

SUMMARY:

Natomas Park Apartments and Terracina Meadows have Inclusionary Housing Plans adopted by the City Council, and the underlying Inclusionary Housing Agreements have been executed and recorded between SHRA and the developer to ensure construction of the inclusionary units. Atrium Court Apartments/The Lofts and Meadowview Estates have Inclusionary Housing Plans adopted by the City Council, but have not yet recorded their Inclusionary Housing Agreements. Section 17.195.040B gives the Planning Director the authority to approve an application for the reservation

of funds for fee reductions from the Affordable Housing Fee Reduction Fund, upon a determination that the proposed development is consistent with its approved Inclusionary Housing Plan and other entitlements, contingent on the execution and recordation of the Inclusionary Housing Agreement.

COMMITTEE/COMMISSION ACTION: Not applicable

BACKGROUND INFORMATION

- City Code Chapters 17.190, *Mixed Income Housing*, and 17.195, *Reductions in Development and Impact Fees to Promote Affordable Housing in New Growth Areas*, provide for fee reductions as a developer incentive for projects that comply with the 15% inclusionary housing requirement. Developers may be eligible for fee reductions based on the number of inclusionary units up to the required 15% as outlined in the project's Inclusionary Housing Plan.
- The date of recordation of the Inclusionary Housing Agreement determines the order in which the funds in the Affordable Housing Fee Reduction Fund are reserved and distributed.
- The total fee reduction for each project is based on \$4,000 for each very low-income unit and \$1,000 for each low-income unit constructed as part of multi-family or single-family projects. The fee reductions are contingent on the availability of funds in the City budget.
- The following projects have adopted Inclusionary Housing Plans:

Inclusionary Project	Developer	Units Eligible for Fee Reductions			Approval Dates	
		VLI	LI	Total	Plan	Agreement
Terracina Meadows	USA Properties	70	n/a	70	2/13/01	12/14/01
Natomas Park Apts	St. Anton	15	7	22	11/29/01	12/26/01
Atrium Court Apts/The Lofts 11 Single Family Units	Pacific West Bldrs	112	56	117	3/7/02	6/26/02 (executed in escrow)
Meadowview Estates	TBD	42	21	63	6/25/02	
	Total	239	84	323		

FINANCIAL CONSIDERATIONS:

As of July 1, 2002, \$1,500,000 has been budgeted in the Affordable Housing Fee Reduction Fund from the General Fund. Authorization for fee reductions allocates \$1,040,000 from the Affordable Housing Fee Reduction Fund for the above listed projects.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

POLICY CONSIDERATIONS:

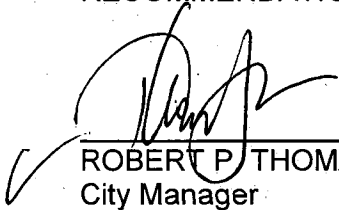
The City of Sacramento Strategic Plan supports policies, programs and strategies that promote the maintenance and development of the fullest range of housing choices in every community in the City. Providing incentives to developers to construct mixed income housing in new growth areas is one way to ensure that there is a range of housing choices throughout the City.

ESBD CONSIDERATIONS:

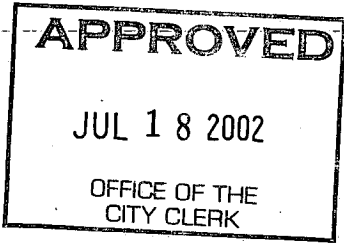
No goods or services are being purchased.

RECOMMENDATION APPROVED:

Respectfully submitted,


ROBERT P. THOMAS
City Manager


GARY L. STONEHOUSE
Planning Director



RESOLUTION NO. 2002-477

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

A RESOLUTION AUTHORIZING FEE REDUCTIONS PURSUANT TO CITY CODE CHAPTERS 17.190 AND 17.195, AND CONSISTENT WITH THE ADOPTED INCLUSIONARY HOUSING PLANS FOR THE FOLLOWING PROJECTS: NATOMAS PARK APARTMENTS, TERRACINA MEADOWS, ATRIUM COURT APARTMENTS/THE LOFTS, AND MEADOWVIEW ESTATES. (M02-028)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, Chapter 17.190, Mixed Income Housing, requires residential development in new growth areas to set aside 10% of units affordable for very low-income households and 5% of units affordable for low-income households;

WHEREAS, Chapter 17.190, Mixed Income Housing, requires the number of inclusionary units be identified in an Inclusionary Housing Plan adopted by the City Council;

WHEREAS, Chapters 17.190, Mixed Income Housing, and 17.195, Reductions in Development and Impact Fees to Promote Affordable Housing in New Growth Areas, provide for funds to be budgeted annually into the Affordable Housing Fee Reduction Fund to provide for reductions in development and impact fees for inclusionary units in new growth areas, subject to funding availability and compliance with the terms set out in these chapters;

WHEREAS, the Planning Director, consistent with the authority granted in Section 17.195.040B, in consultation with the Sacramento Housing and Redevelopment Agency, has approved the reservation of funds for the projects described below;

WHEREAS, the following residential projects contain inclusionary units as required by City Code Chapter 17.190 and as established in their Inclusionary Housing Plans.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

1. Mixed Income Housing Fee Reductions may be reserved for the following projects which have an adopted Inclusionary Housing Plan and a recorded Inclusionary Housing Agreement:

Natomas Park Apartments, in the amount of \$67,000
Terracina Meadows; in the amount of \$280,000

2. Mixed Income Housing Fee Reductions may be allocated to the following projects which have an adopted Inclusionary Housing Plan, contingent on the recordation of their Inclusionary Housing Agreements:

Atrium Court Apartments/The Lofts, plus 11 single family units, in the amount of \$504,000
Meadowview Estates, in the amount of \$189,000

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____