



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT
June 13, 2006

Honorable Mayor and
 Members of the City Council

Subject: Sewer Credits for Sutter Townhomes

Location/Council District: 2613 N Street. Council District 3

Recommendation:

Staff recommends that the City Council approve the Resolution assigning regional sewer connection fee credits to the 28 infill housing units.

Contacts: Lucinda Willcox, Infill Coordinator, 808-5052; Carol Shearly, Director of Planning, 808-5893

Presenters: None

Department: Development Services Department

Division: Infill

Organization No: 4814

Summary:

Consistent with the City's adopted guidelines, staff recommends assignment of sewer connection fee credits for the infill housing units within the Sutter Townhome project. The project consists of 28 detached townhome units.

Committee/Commission Action:

None.

Background Information:

The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District (SRCSD) Economic Development Treatment Capacity Bank on March 20, 2001. Of the total 7,971 Equivalent Single Family Dwelling (ESDs) in fee credits made available to the City of Sacramento, 15 percent of the total are allocated for unrestricted housing projects. Adopted City guidelines call for the housing portion of the credits to be used to support infill and lower income housing. The credits reduce the fees from \$2700

per ESD in SRCSD-defined infill areas or \$7000 per ESD in SRCSD-defined new growth areas to \$923 per ESD in any location.

The Sutter Townhomes project includes a total of 28 units of for-sale townhomes.

Financial Considerations:

Total SRCSD impact fees for the project equal \$75,600. Assignment of 28 ESD credits to the project reduces SRCSD impact fees to \$25,844, for a savings of \$49,756. There are no additional costs to the City other than minimal administrative expenses.

Environmental Considerations:

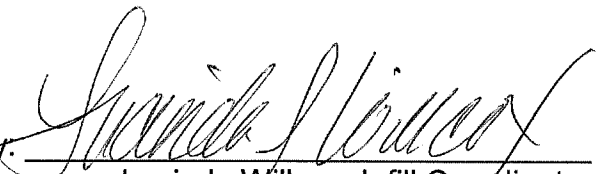
The proposed fee reduction is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061 (b)(3)].


Policy Considerations:

This action is consistent with SRCSD and City guidelines for use of the Economic Development Treatment Capacity Bank and advances the City's Strategic Plan goals to achieve sustainability and livability and increase opportunities for safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Lucinda Willcox, Infill Coordinator

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:


for RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

June 13, 2006

**REQUESTING ASSIGNMENT OF ECONOMIC
DEVELOPMENT TREATMENT CAPACITY BANK CREDITS
BY SACRAMENTO COUNTY REGIONAL SANITATION
DISTRICT FOR THE SUTTER TOWNHOMES PROJECT**

BACKGROUND

- A. The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to participate in the Sacramento County Regional Sanitation District (SRCSD) Economic Development Treatment Capacity Bank (Bank);
- B. Based on the MOU, 15% of the City's total allocation from the Bank may be allocated for housing projects, and an additional 15% of the total allocation may be used for low- and very-low-income housing;
- C. The Sutter Townhomes Project, located at 2613 N Street (APN 007-0166-017) is approved for 28 townhome units.
- D. The 28 townhome units require 28 Equivalent Single Family Dwelling (ESDs) in SRCSD sewer connection fees.

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

- Section 1. The City Council requests assignment of 28 ESD credits from the SRCSD Economic Development Treatment Capacity Bank to the Sutter Townhomes project located at 2614 N Street.
- Section 2. Any and all credits assigned herein shall expire if recipient has not paid requisite sewer impact fees to SRCSD within one year from the date of approval of this resolution.