

RESOLUTION NO. 2004-912

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF DEC 7 2004

RESOLUTION TO REDUCE THE CITYWIDE INCREASE TO THE HOUSING TRUST FUND FEE FROM 81.3 PERCENT TO 44 PERCENT EFFECTIVE ON DECEMBER 11, 2004 AND TO ALLOW FOR THE FULL 81.3 PERCENT INCREASE APPROVED UNDER ORDINANCE 2004-057 TO TAKE EFFECT ON JULY 1, 2005

WHEREAS, the City Council of the City of Sacramento finds that both affordable housing for low-wage workers and both infill and economic development are high priorities for the City;

WHEREAS, the City has held several public hearings and done extensive noticing in order to receive public comment on this issue;

WHEREAS, the City supports the development of affordable housing not only within the City, but throughout the Sacramento region;

WHEREAS, the City supports the creation of new employment opportunities;

WHEREAS, there is a need for affordable housing near employment centers in the City as well as in other cities in the County, and in the unincorporated area of Sacramento County;

WHEREAS, the cities and counties of the greater Sacramento region are part of a regional housing market and that a fee increase that is adopted by a greater number of jurisdictions is a more effective tool for the development of affordable workforce housing than an increase by one jurisdiction alone;

WHEREAS, the Council adopted Ordinance 2004-057 on October 12, 2004 that: 1) increased the Housing Trust Fund fee by 81.3 percent; 2) amended Subsection F of Section 17.188.070 of the City Code to provide for an automatic annual adjustment of the housing fee based on the San Francisco Construction Cost Index; and 3) amended the process for adjustments to the Housing Trust Fund fee, which allows Council to make adjustments by resolution rather than by ordinance;

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WHEREAS, the Council also adopted Resolution 2004-803 on October 12, 2004, which encourages other jurisdictions in the region to adopt a similar increase to their Housing Trust Fund fee and it also directs City staff to prepare a new nexus study and to return to Council in no later than seven months in order to address the need for additional adjustments;

WHEREAS, the Council further directs staff to evaluate the use of a two-tiered fee structure as part of the new nexus study for the Housing Trust Fund;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that effective December 11, 2004, through June 30, 2005, the housing fees imposed on commercial development pursuant to Chapter 17.188 shall be at the rates set forth in Exhibit 1, reflecting a 44 percent increase over the rates that existed prior to the adoption of Ordinance No. 2004-057; and that the housing fees imposed after June 30, 2005 shall be at the rates set forth in Exhibit 2, as adopted by the Council pursuant to Ordinance No. 2004-057, reflecting an 81.3% increase over the rates that existed prior to the adoption of Ordinance No. 2004-057.

The purpose and intent of this resolution is to modify the rates established by Ordinance No. 2004-057 so as to modify and reduce the Housing Trust fees for the period from December 11, 2004 through June 30, 2005, but not to modify, or interfere with, the application of the higher fees established by Ordinance No. 2004-057 after June 30, 2005.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

(M04-047)

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**EXHIBIT 1 – HOUSING TRUST FUND FEE SCHEDULE
WITH 44% INCREASE
(Effective December 11, 2004)**

**Appendix A
HOUSING FEE REQUIREMENT-CITYWIDE**

Fee/Building	
Type of Use	Square Feet
Office	\$1.43
Hotel	\$1.35
Research and development	\$1.21
Commercial	\$1.14
Manufacturing	\$.89
Warehouse/office*	\$.52
Warehouse	\$.39

* Warehouse buildings with a minor portion (25% maximum) of the space improved for incidental office use.

**Appendix B
HOUSING FEE AND CONSTRUCTION ALTERNATIVE- CITYWIDE**

20% Fee/Housing Unit		
Type of Use*	Building Sq. Ft.	Factor/Sq. Ft.
Office	\$.29	.000127
Hotel	\$.27	.000042
Research and development	\$.24	.000091
Commercial	\$.23	.000106
Manufacturing	\$.18	.000042
Warehouse/office	\$.10	.000021
Warehouse	\$.08	.000021

* Nonresidential development projects that do not fall within a specific type of use category will be evaluated on a project-by-project basis to determine an appropriate fee and housing unit factor.

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**Appendix C
HOUSING FEE AND CONSTRUCTION REQUIREMENT -NORTH NATOMAS ONLY**

Housing Unit Fee/Building		
Type of Use*	Square Feet	Factor/Sq. Ft.
Highway commercial	\$ 1.56	.000296
Community/neighborhood commercial	\$ 1.17	.000222
Office/business	\$.1.17	.000222
M-50	\$.99	.000191
M-20	\$.82	.000157
Light industrial	\$.63	.000121

* Each nonresidential development project will be subject to a fee which is based on the applicable North Natomas community plan land use category.

**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

Nonresidential Use	Off.	Hotel	R/D	Comm.	Mfg.	Wrh.	Other
	\$1.43	\$1.35	\$1.21	\$1.14	\$.89	\$.39	Fee
Agricultural uses							S
Amusement centers -- Indoor only							\$.73
Auto sales, Repair/body service, shop							\$.89
rental, Sales/service storage							\$1.02
Bakery or bakery goods store				X			
Bank -- Savings and loan	X						
Barber, beauty shop				X			
Business college trade school				X			

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

Nonresidential Use	Off. \$1.43	Hotel \$1.35	R/D \$1.21	Comm. \$1.14	Mfg. \$.89	Wrh. \$.39	Other Fee
Cabinet shop					X		
Cleaning plant commercial					X		
Cleaning, laundry agency				X			
Convenience market				X			
Dance, music, voice studio				X			
Drive-in restaurant food stand				X			
Equipment rental and sales yard				X			
Florist				X			
Food store delicatessen				X			
Furniture refinishing						X	
Furniture store				X			
Hotel		X					
Laboratory -- Medical, dental, optical	X						
Laundry, commercial plant				X			
Laundromat -- Self service center				X			
Mortuary/crematorium							E
Motel		X					
Nursery for flowers and plants				X			
Offices	X						
Medical clinic or office	X						
Nonresidential care facility							S
Parking lot, garage or facility							E
Photographic studio				X			
Prescription pharmacy				X			

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Nonresidential Use	Off. \$1.43	Hotel \$1.35	R/D \$1.21	Comm. \$1.14	Mfg. \$.89	Wrh. \$.39	Other Fee
optician							
Printing and blueprinting				X			
Recycling center					X		
Reducing salon -- Masseur, racquetball, judo school							\$.73
Restaurant -- Bar				X			
Retail stores and services				X			
Service station							\$1.14
Shop for building contractor							\$.89
Sign shop				X			
Tire shop, including recapping				X			
Trailer sales yard							\$.66
Used car lot							\$1.02
Wholesale stores and distributors						X	
Commercial recreational vehicle storage							E
Christmas tree sales lots							E
Adult entertainment establishment or activity				X			
Astrology and related practices				X			
Adult related establishment				X			
Bus and other transit terminals, depots and passenger stations, public and private							S
Mini storage/individual storage/locker buildings							E

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Nonresidential Use	Off. \$1.43	Hotel \$1.35	R/D \$1.21	Comm. \$1.14	Mfg. \$.89	Wrh. \$.39	Other Fee
Bus and other transit vehicle maintenance and storage							S
Halloween haunted house							E
Bed and breakfast inn		X					
Towing service and vehicle storage yard							\$.89
Alcoholic beverage sales for off-premises consumption							E
Bar				X			
Appliance repair shop				X			
Delivery service							S
Janitorial service company							S
Pest control company							S
Sports complex							S
Child care center							E
Reverse vending machine							E
Mobile recycling units							E
Small recyclable material collection facility							E
Temporary parking lot							E
Drive-up service facility							S
Nonprofit organization -- Food storage and distribution							S
Nonprofit organization -- Food preparation for off-site consumption							S
Nonprofit organization -- Meal service facility							S
Industrial Use							

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CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

Nonresidential Use	Off. \$1.43	Hotel \$1.35	R/D \$1.21	Comm. \$1.14	Mfg. \$.89	Wrh. \$.39	Other Fee
Beverage bottling plant					X		
Billboard manufacture					X		
Boat building (small)					X		
Concrete batch plant					X		
Cement or clay products manufacturing					X		
Contractor's storage yard							.89
Dairy products processing					X		
Food processing plant					X		
Fuel yard							.66
Ice manufacture -- Cold storage plant						X	
Junk yard							S
Lumber yard -- Retail							.89
Machine shop					X		
Monument works, stone					X		
Petroleum storage					X		
Planing mill					X		
Public utility yard							E
Recycling plant					X		
Railroad yard or shops							S
Terminal yard, trucking							.66
Truck and tractor repair							.89
Warehouse wholesaling						X	
Assembly or electrical and electronic equipment			X				
Assembly of plastic and rubber items			X				
Garment shop					X		
Laboratory research and experimental			X				

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	\$1.43	\$1.35	\$1.21	\$1.14	\$.89	\$.39	
Manufacturing, assembly and treatment of merchandise			X				
Plating with storage					X		
Metal fabrication					X		
Other Nonresidential Use (Special Permit Use)							
Major medical care facility							\$2.28
Animal hospital or dog kennel	X						
Animal or poultry slaughter							S
Amusement enterprise -- Outdoor							S
Drive-in theater							S
Golf course							S
Hog ranch							S
Livestock feed and sales yard							S
Private club -- Social center							S
School -- Private, nonprofit							\$1.21
Church							E
Marinas							S
Other Use							
Flea market							S
Residential care facility							\$.89

X - Project is subject to fee for nonresidential use category.

S - Fee amount determined by planning director on a project-by-project basis.

E - Nonresidential project is exempt from this chapter.

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**EXHIBIT 2 – HOUSING TRUST FUND FEE SCHEDULE
WITH THE FULL 81.3% INCREASE
(Effective July 1, 2005)**

**Appendix A
HOUSING FEE REQUIREMENT-CITYWIDE**

Fee/Building	
Type of Use	Square Feet
Office	\$1.79
Hotel	\$1.70
Research and development	\$1.52
Commercial	\$1.43
Manufacturing	\$1.12
Warehouse/office*	\$.65
Warehouse	\$.49

* Warehouse buildings with a minor portion (25% maximum) of the space improved for incidental office use.

**Appendix B
HOUSING FEE AND CONSTRUCTION ALTERNATIVE- CITYWIDE**

20% Fee/Housing Unit		
Type of Use*	Building Sq. Ft.	Factor/Sq. Ft.
Office	\$.36	.000127
Hotel	\$.34	.000042
Research and development	\$.31	.000091
Commercial	\$.29	.000106
Manufacturing	\$.22	.000042
Warehouse/office	\$.13	.000021
Warehouse	\$.13	.000021

* Nonresidential development projects that do not fall within a specific type of use category will be evaluated on a project-by-project basis to determine an appropriate fee and housing unit factor.

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**Appendix C
HOUSING FEE AND CONSTRUCTION REQUIREMENT -NORTH NATOMAS ONLY**

Housing Unit Fee/Building		
Type of Use*	Square Feet	Factor/Sq. Ft.
Highway commercial	\$ 1.96	.000296
Community/neighborhood commercial	\$ 1.47	.000222
Office/business	\$ 1.47	.000222
M-50	\$ 1.25	.000191
M-20	\$ 1.03	.000157
Light industrial	\$.80	.000121

* Each nonresidential development project will be subject to a fee which is based on the applicable North Natomas community plan land use category.

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Nonresidential Use	Off.	Hotel	R/D	Comm.	Mfg.	Wrh.	Other
	\$1.79	\$1.70	\$1.52	\$1.43	\$1.12	\$.49	Fee
Agricultural uses							S
Amusement centers -- Indoor only							\$.92
Auto sales, Repair/body service, shop							\$1.12
rental, Sales/service storage							\$1.29
Bakery or bakery goods store				X			
Bank -- Savings and loan	X						
Barber, beauty shop				X			
Business college trade school				X			
Cabinet shop					X		
Cleaning plant commercial					X		
Cleaning, laundry agency				X			

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Nonresidential Use	Off. \$1.79	Hotel \$1.70	R/D \$1.52	Comm. \$1.43	Mfg. \$1.12	Wrh. \$.49	Other Fee
Convenience market				X			
Dance, music, voice studio				X			
Drive-in restaurant food stand				X			
Equipment rental and sales yard				X			
Florist				X			
Food store delicatessen				X			
Furniture refinishing					X		
Furniture store				X			
Hotel		X					
Laboratory -- Medical, dental, optical	X						
Laundry, commercial plant				X			
Laundromat -- Self service center				X			
Mortuary/crematorium							
Motel		X					E
Nursery for flowers and plants				X			
Offices	X						
Medical clinic or office	X						
Nonresidential care facility							S
Parking lot, garage or facility							E
Photographic studio				X			
Prescription pharmacy optician				X			
Printing and blueprinting				X			
Recycling center					X		

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Nonresidential Use	Off. \$1.79	Hotel \$1.70	R/D \$1.52	Comm. \$1.43	Mfg. \$1.12	Wrh. \$.49	Other Fee
Reducing salon -- Masseur, racquetball, judo school							\$.92
Restaurant -- Bar				X			
Retail stores and services				X			
Service station							\$1.43
Shop for building contractor							\$1.12
Sign shop				X			
Tire shop, including recapping				X			
Trailer sales yard							\$.83
Used car lot							\$1.29
Wholesale stores and distributors						X	
Commercial recreational vehicle storage							E
Christmas tree sales lots							E
Adult entertainment establishment or activity				X			
Astrology and related practices				X			
Adult related establishment				X			
Bus and other transit terminals, depots and passenger stations, public and private							S
Mini storage/individual storage/locker buildings							E
Bus and other transit vehicle maintenance and storage							S

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Nonresidential Use	Off. \$1.79	Hotel \$1.70	R/D \$1.52	Comm. \$1.43	Mfg. \$1.12	Wrh. \$.49	Other Fee
Halloween haunted house							E
Bed and breakfast inn		X					
Towing service and vehicle storage yard							\$1.12
Alcoholic beverage sales for off-premises consumption							E
Bar				X			
Appliance repair shop				X			
Delivery service							S
Janitorial service company							S
Pest control company							S
Sports complex							S
Child care center							E
Reverse vending machine							E
Mobile recycling units							E
Small recyclable material collection facility							E
Temporary parking lot							E
Drive-up service facility							S
Nonprofit organization -- Food storage and distribution							S
Nonprofit organization -- Food preparation for off- site consumption							S
Nonprofit organization -- Meal service facility							S
Industrial Use							
Beverage bottling plant					X		
Billboard manufacture					X		
Boat building (small)					X		

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Nonresidential Use	Off. \$1.79	Hotel \$1.70	R/D \$1.52	Comm. \$1.43	Mfg. \$1.12	Wrh. \$.49	Other Fee
Concrete batch plant					X		
Cement or clay products manufacturing					X		
Contractor's storage yard							1.12
Dairy products processing					X		
Food processing plant					X		
Fuel yard							.83
Ice manufacture -- Cold storage plant						X	
Junk yard							S
Lumber yard -- Retail							1.12
Machine shop					X		
Monument works, stone					X		
Petroleum storage					X		
Planing mill					X		
Public utility yard							E
Recycling plant					X		
Railroad yard or shops							S
Terminal yard, trucking							.83
Truck and tractor repair							1.12
Warehouse wholesaling						X	
Assembly or electrical and electronic equipment			X				
Assembly of plastic and rubber items			X				
Garment shop					X		
Laboratory research and experimental			X				
Manufacturing, assembly and treatment of merchandise			X				

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CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

Nonresidential Use	Off.	Hotel	R/D	Comm.	Mfg.	Wrh.	Other Fee
	\$1.79	\$1.70	\$1.52	\$1.43	\$1.12	\$.49	
Plating with storage					X		
Metal fabrication					X		
Other Nonresidential Use (Special Permit Use)							
Major medical care facility							\$2.86
Animal hospital or dog kennel	X						
Animal or poultry slaughter							S
Amusement enterprise -- Outdoor							S
Drive-in theater							S
Golf course							S
Hog ranch							S
Livestock feed and sales yard							S
Private club -- Social center							S
School -- Private, nonprofit							\$1.52
Church							E
Marinas							S
Other Use							
Flea market							S
Residential care facility							\$1.12

X - Project is subject to fee for nonresidential use category.

S - Fee amount determined by planning director on a project-by-project basis.

E - Nonresidential project is exempt from this chapter.

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