

Supplemental Material

For

City of Sacramento

City Council and Redevelopment Agency

Agenda Packet

Submitted: **September 22, 2006**

For the Meeting of: September 26, 2006

- Additional Material
- Revised material**

Subject: Residential Hotel Unit Conversion or Demolition and Approval of Single room Occupancy (SRO) Preservation and Replacement Action Plan - **Revised Attachment 4 attached**

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Please include this supplemental material in your agenda packet. This material will also be published to the city's Internet. For additional information contact the city Clerk Department at City Hall, 915 I Street, Sacramento, CA

City Code Chapter 18.20 modifications recommended by the Sacramento Housing and Redevelopment Commission

At their meeting of September 6, 2006

18.20.060 C.2. Good Faith Effort. In the last sentence, omit the phrase "against existing and relevant market data" so that the sentence reads: "The Director shall review the information provided and make a recommendation to the Council on whether the owner has satisfied the good faith effort obligation."

18.20.160 A. Replacement Housing. Omit the phrase "to the extent financially feasible and practicable" in the first sentence so that the sentence reads: "The City shall maintain or cause to be maintained an inventory of not less than 712 residential hotel or Comparable Units; and to this end shall replace or cause to be replaced the residential hotel units subject to this chapter that are to be withdrawn, converted or demolished."

18.20.160 B.3. Residential hotel units. Modify the sentence to add the phrase "nor regulated by this chapter" so that the sentence reads: "Acquisition or purchase of covenants of existing housing that is neither currently regulated for affordability nor regulated by this chapter."

18.20.160 C.2. Add "Sacramento Metropolitan" to "area median income" throughout the paragraph.

18.20.160 D. Add to this section the following or similar language: "The Director may permit time extensions to the replacement schedule required in this section if he or she determines, upon sufficient documentation, that delays in the production of replacement housing units have been caused by the unavailability of expected financing and/or infrastructure and other development problems that were not under the control of the developer."

Public meetings. The Commission requested that the ordinance include public meetings before the Commission during the residential hotel withdrawal process and at the time of the annual report to Council on the residential hotel program as described in 18.20.160. E. The public meeting during the withdrawal process could be added to the section 18.20.070 Notice of Withdrawal by adding a paragraph C or similar language: "The Director shall schedule a public meeting before the Sacramento Housing and Redevelopment Commission to be informed of the planned withdrawal of residential hotel units."

At their meeting of September 20, 2006

18.20.160 A The replacement units shall be provided within three years of the date that the conversion certificate is approved for the units to be replaced; provided that the time may be extended by up to one year upon determination by the Council that the production of the replacement units is delayed due to the unavailability of anticipated financing or other circumstances beyond the City's or SHRA's control.