

RESOLUTION NO.

2005-172

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 22 2005

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE STRAWBERRY FIELD PROJECT LOCATED IN NORTH NATOMAS, SOUTH OF ARENA BOULEVARD, WEST OF AIRPORT ROAD AT ENDEAVOR WAY, SACRAMENTO, CA

(P03-134) (APNs: 225-0150-015, -018, and a portion of -036)

WHEREAS, the Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance, requires that ten percent of the units in a residential development project be affordable to very low income households and five percent to low income households; and

WHEREAS, the Planning Commission conducted a public hearing on February 10, 2005 and the City Council conducted a public hearing on March 8, 2005 and March 22, 2005 concerning the above Inclusionary Housing Plan and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the residential development;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that:

The Inclusionary Housing Plan for the Strawberry Field project is hereby adopted as attached hereto as Exhibit 1.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

P03-134

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**Inclusionary Housing Plan
Strawberry Fields
February 10, 2005**

Introduction

Towne Development of Sacramento Inc. is the owner and developer (the "Developer") of certain real property in the City of Sacramento (the "City") known as the Strawberry Field property on which it proposes to construct a residential development involving 145 single family homes (the "Residential Project").

The Mixed Income Housing Ordinance, City of Sacramento Municipal Code Chapter Title 17 (Zoning), Chapter 17.190, requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirement" and "Inclusionary Units").

Pursuant to the City Code section 17.190.110 (B), an Inclusionary Housing Plan must be approved prior to or concurrent with the approval of legislative entitlements for the Development Project. City Code section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary units in the Residential Project. This document constitutes that Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement. All future approvals for the Development Project, including tentative maps, subsequent tentative maps, planned development permits, special permits, site development plans, and plan review shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Residential Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA ") and recorded against all residential land in the Residential Project. The Inclusionary Housing Agreement will describe, with particularity, the site and building schematics and phasing plan for the construction of the Inclusionary Units, pursuant to Section 17.190.110 C. The Agreement will also specify affordable housing incentives, as provided for in Section 17.190.140 of the ordinance. The Inclusionary Housing Agreement shall be consistent with this Plan.

Number of Inclusionary Units

The Residential Project proposed by the Developer includes 145 single-family homes sites. The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") equal to five percent (5%) and Very Low Income Households ("Very Low Income Units") equal to ten percent (10%), as defined in the Sacramento City Code section 17.190.020, of the total number of housing units approved for the Residential Project. Based upon current project proposals, the Inclusionary Requirement is fifteen (15) Very Low Income Units and seven (7) Low Income Units.

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If the project approvals are amended to increase the number of residential units in the Residential Project, this Plan will be amended to reflect a number equal to five percent (5%) Low Income Units and ten percent (10%) Very Low Income Units of the increased total residential units in the amended entitlements. If the project approvals are amended to decrease the number of residential units in the Residential Project, this Plan will be amended to reflect a number equal to five percent (5%) of Low Income Units and ten percent (10%) Very Low Income Units of the decreased total residential units in the amended entitlement. However, after a building permit has been issued for a structure or Master Parcel which contains Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code, regardless of any subsequent reduction in the number of approved total residential units.

Tenure

The Inclusionary Housing Units shall consist of “for sale” units only.

Size and Bedroom Count

The Inclusionary Housing units shall include one and two bedroom halfplex units located on a commonly owned and maintained lot. One-bedroom units are planned to include approximately 600 square feet of living space whereas two bedroom units are planned to include approximately 1100 square feet of living space. Both units include an enclosed single stall garage with direct access to individual homes. Very low and low-income households will be offered a choice of one or two bedroom units.

Location of Inclusionary Units within the Project

The Inclusionary Units shall be located throughout the Development Project consistent with the specific lot designations identified in Table 1 and shown in Attachment 1, and subject to revisions pursuant to Section 17.190.110 of the Mixed Income Ordinance.

TABLE 1: UNIT LOCATIONS

Model (sq. ft.)*	Number of Inclusionary Units	Type of Unit	Lot Number
600	7	Very Low Income	54, 40, 65, 108, 107, 84, 83
	4	Low Income	32, 128, 53, 66
1100	8	Very Low Income	32, 40, 53, 54, 65, 107, 84, 83
	3	Low Income	128, 66, 108
TOTAL	22		

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*Square foot estimates are based upon preliminary designs and are subject to minor modifications.

Marketing of Units

The Developer will use their typical newspaper, internet, toll free number and signage to market this community. Information will be available in the on-site sales office regarding the availability of Inclusionary Housing and this will also be incorporated into internet advertising for the project.

Affordability Requirements

The Inclusionary Units "For Sale" shall be restricted to occupancy by Low Income Households and Very Low Income Households. Low Income Households shall have gross incomes, at the time of initial occupancy, that do not exceed eighty percent (80%) of the Sacramento area median income, adjusted for family size. Very Low Income Households shall have gross incomes, at the time of initial occupancy, that do not exceed fifty percent (50%) of the Sacramento area median income adjusted for family size.

The Sacramento Housing and Redevelopment Agency will provide the Developer a schedule of maximum Affordable Housing Prices no sooner than six months prior to the sales lottery in which affordable units will be sold. With respect to each Inclusionary Unit, the affordability requirements of this Section shall continue for no less than thirty (30) years from the recordation of the individual Inclusionary Housing Regulatory Agreement. For-sale Inclusionary Units will be subject to the Sacramento Housing and Redevelopment Agency's resale and recapture provisions if sold before the end of the thirty (30) year regulatory period. For-sale Inclusionary Units will be sold and re-sold in accordance with the Guidelines for the Sale of Inclusionary Housing, adopted by the City Council on April 29, 2004, including any subsequent amendments.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the Development Project. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

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TABLE 2: MARKET RATE HOUSING / INCLUSIONARY HOUSING LINKAGES

Market Rate Activity	Inclusionary Approval Linkage
Approval of legislative entitlements and project-level applications submitted with Legislative entitlements.	Approval of Inclusionary Housing Plan
Recordation of final map(s) for single family Residential Project.	Execution/recordation of Inclusionary Housing Agreement by Towne Development and SHRA
Issuance of building permits in excess of 65% of single family Residential Project.	Issuance of building permits for 100% of Inclusionary Housing Unit requirement.

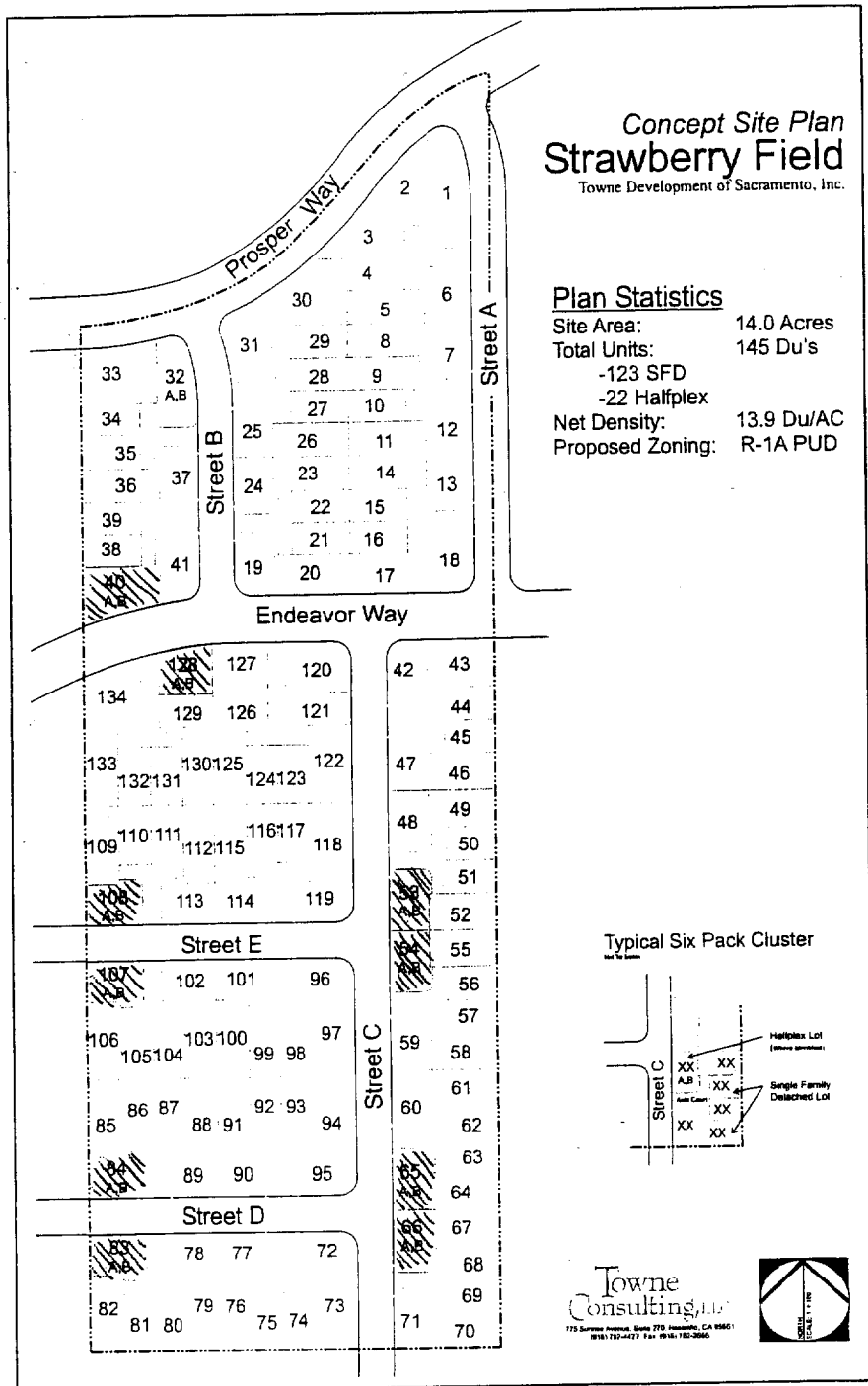
Amendment and Administration of this Housing Plan

This Inclusionary Housing Plan shall be administered by the Planning Director with the advice of the Executive Director of SHRA. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code section 17.190.110 (B) (3) (d).

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Attachment 1



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