

**RESOLUTION NO. 2005-101**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 22 2005

**RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE MACHADO ESTATES PROJECT LOCATED IN NORTH NATOMAS, AT 3600 AIRPORT ROAD, SACRAMENTO, CA**

(APN: 225-0150-023) (P04-114)

**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 January 27, 2005, and the City Council conducted a public hearing on February 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 Machado Estates project is hereby adopted as attached hereto as Exhibit 1.

*HEATHER FARGO*

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MAYOR

ATTEST: *SHIRLEY CONCOLINO*

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CITY CLERK

P04-114

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**INCLUSIONARY HOUSING PLAN**  
**The Machado Property**  
**January 27, 2005**

**Introduction**

The Machado Family Trust is the owner and Beazer Homes is the developer (the "Developer") of certain real property in the City of Sacramento known as the Machado Project on which it proposes to construct an exclusively single family development (the "Development Project") including 78 single family home sites (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(s) executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential land in the Development Project. The Inclusionary Housing Agreement(s) will describe with particularity the site and building schematics and the phasing requirements linking the affordable and market rate units, pursuant to Section 17.90.110 C.

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**Number of Inclusionary Units**

The Residential Project proposed by the Developer includes 78 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 eight (8) Very Low Income Units and four (4) Low Income Units. 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 two and two bedroom plus loft units to accommodate diverse family sizes. The Inclusionary Housing Agreement(s) sets forth the precise bedroom mix and unit size as follows:

TABLE 1

Model (sq. ft.)	#of Bedrooms	Units Planned	Inclusionary Units	Type of Unit
816	2	21	4	Very Low Income
			2	Low Income
1194	2 + loft	21	4	Very Low Income
			2	Low Income
1360	3	21		
1473	3	15		
Total		78	12	

All units will be Elevation "A".

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RESOLUTION NO.: **2005-101**  
DATE ADOPTED: **FEB 22 2005**

**Location of Inclusionary Units**

The Inclusionary Units shall be located throughout the Development Project consistent with the specific lot designations identified in Table 2 and shown in Attachment 1, and subject to revisions pursuant to Section 17.190.110 of the Mixed Income Ordinance.

TABLE 2

Model (sq. ft.)	Units Planned	Number of Inclusionary Units	Type of Unit	Lot Number
816	21	4	Very Low Income	36, 43, 58, 75
		2	Low Income	2, 31
1194	21	4	Very Low Income	11, 56, 61, 69
		2	Low Income	21, 38
1360	21	0	Very Low Income	
		0	Low Income	
1473	15	0	Very Low Income	
		0	Low Income	
<b>TOTAL</b>	<b>78</b>	<b>12</b>		

**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 Inclusionary Housing Agreement. For-sale Inclusionary Units will be subject to the Sacramento Housing and Redevelopment

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RESOLUTION NO.: 2005-101  
DATE ADOPTED: FEB 22 2005

Agency's resale and recapture provisions if sold before the end of the thirty (30) year regulatory period.

**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.

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 Beazer Homes 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.

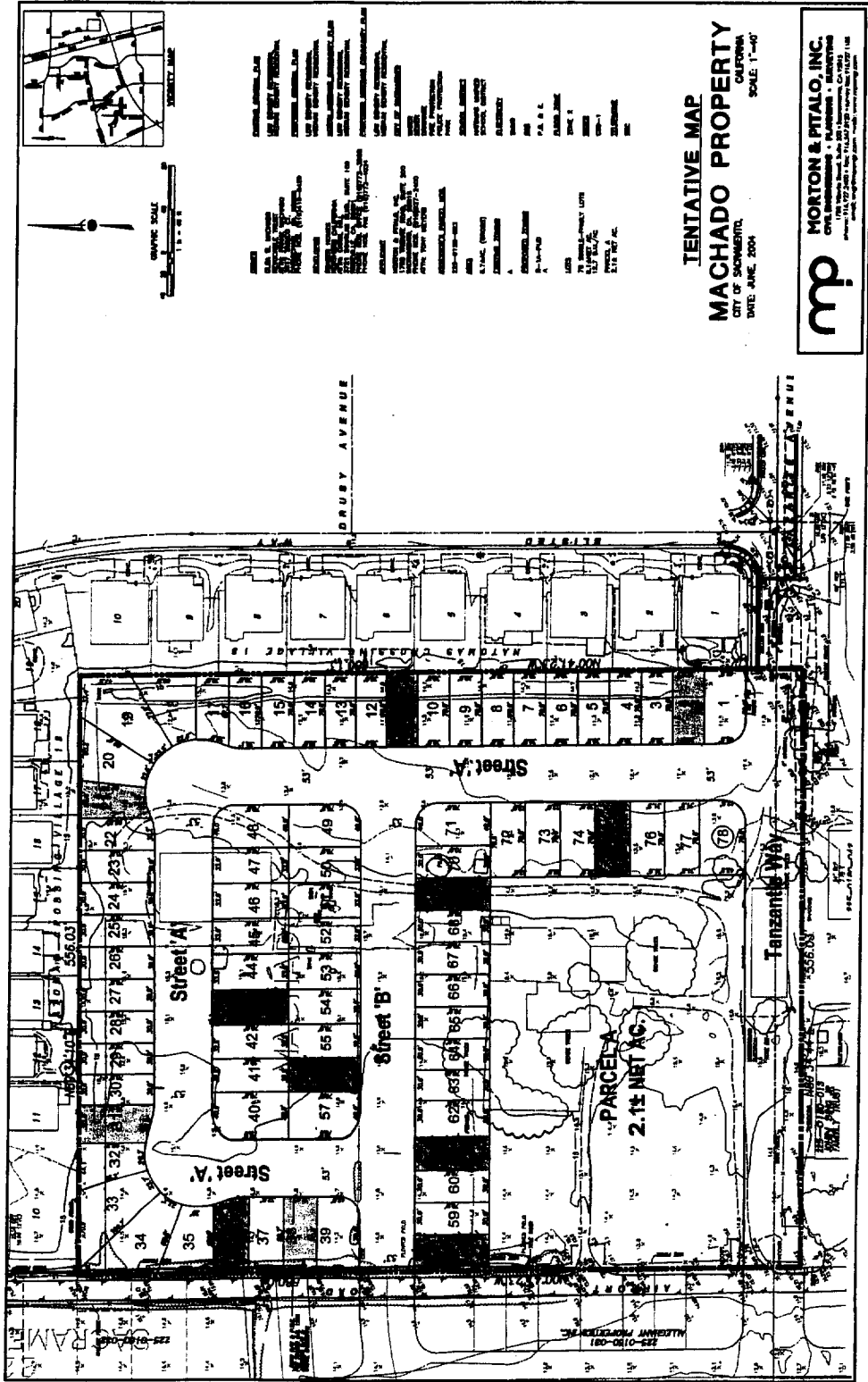
**Amendment and Administration of this Housing Plan**

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 17.190.030.

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