

RESOLUTION NO. 2005-303

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 03 2005

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE RIVERDALE NORTH PROJECT FOR PROPERTY LOCATED IN NORTH NATOMAS, NORTH OF INTERSTATE 80, WEST OF INTERSTATE 5 AND SOUTH OF SAN JUAN ROAD, SACRAMENTO, CALIFORNIA.

(APN: 225-0220-094, 095, 101, 102) (P02-138)

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 City Council conducted a public hearing on May 3, 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 Riverdale North Project is hereby adopted as attached hereto as Exhibit 1.

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

P02-138

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Exhibit 1 – Inclusionary Housing Plan

**INCLUSIONARY HOUSING PLAN
for the
RIVERVIEW 5-6-7 DEVELOPMENT
(RIVERDALE NORTH)
April 14, 2005**

Introduction

Gateway South, LLC is the owner of River View 5 and 6 in the City of Sacramento on which it is proposed to construct a mixed-use development including residential units. EXCR, LLC is the owner of River View 7 in the City of Sacramento on which it is proposed to construct a mixed-use development including residential units. This plan proposes an aggregate of these three properties (River View 5-6-7) into a mixed-use development (“Development Project”) of 537 residential units identified as Riverdale North. Gateway South, LLC is the developer (“Developer”) representing all three properties. This Inclusionary Housing Plan shall bind and the benefits shall inure to the Owners, its successors in interest and assignees.

The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City’s Mixed-Income Housing Ordinance (“Ordinance”), City of Sacramento City Code 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

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particularly the site and building schematics and the phasing requirements linking the affordable and market rate units, pursuant to Section 17.90.110 C.

Number of Inclusionary Units

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 of 537 residential units, the Inclusionary Requirement is fifty-four (54) Very Low Income Units and twenty-seven (27) 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 all two bedroom for sale units. The Inclusionary Housing Agreement(s) will include the following units for each of the four housing product lines offered at this community.

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Exhibit 1 – Inclusionary Housing Plan

TABLE 1

Model	Total Inclusionary Units	Size (Sq. Ft.)	Number of Bedrooms
40 X 88 Alley	14	968	2
Pull-a-parts	27	975	2
30 X 70	30	816	2
40 X 70	10	1103	2
TOTAL	81		

All units will be Elevation "A".

Location of Inclusionary Units

The Inclusionary Units shall be located throughout the Development Project consistent with that indicated in Table 2. The Inclusionary Units will be dispersed throughout the Development Project by their respective lot sizes. Specific lot designations are identified in the tentative map attached to this plan, and subject to revisions pursuant to Section 17.190.110 of the Mixed Income Ordinance.

TABLE 2

Model	Total Units	Number of Inclusionary Units	Type of Unit
40 X 88 Alley	91	9	Very Low Income
		5	Low Income
Pull-a-parts	175	18	Very Low Income
		9	Low Income
30 X 70	205	20	Very Low Income
		10	Low Income
40 X 70	66	7	Very Low Income
		3	Low Income
TOTAL	537	81	

Specific lots for Inclusionary Housing units are designated in Exhibits 1 and 2.

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Exhibit 1 – Inclusionary Housing Plan

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 (single family) 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 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.

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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
Approval of final map(s) for single family Residential Project.	Execution/recordation of Inclusionary Housing Agreement by Gateway South, LLC, EXCR, LLC and Beazer Homes
Issuance of building permits in excess of 65% of single family Residential Project.	Issuance of building permits for 100% of the 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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Exhibit 1 – Inclusionary Housing Plan

Inclusionary Housing Plan for the Riverview 5-6-7 Development

Model	Total Units	Number of Inclusionary Units	Lot Numbers	Type of Unit
40x 88 Alley Loaded Lots	91	9	64, 73, 356, 359, 333, 335, 306, 321,325.	Very Low Income
		5	69, 352, 353, 294, 313.	Low Income
Pull-a-Part Townhouses	175	18	363, 370, 452, 537, 447, 459, 464, 434, 471, 429, 424, 479, 417, 490, 411, 496, 406,485.	Very Low Income
		9	373, 453, 446, 465, 435, 478, 423, 491, 502.	Low Income
30x 70 Lots	205	20	7, 19, 39, 49, 82, 90, 98, 105, 142, 182, 146, 169, 200, 203, 193, 226, 238, 260, 285,277.	Very Low Income
		10	45, 24, 53, 59, 78, 131, 107, 208, 215, 282.	Low Income
40x 70 Lots	66	7	11, 80, 84, 94, 177, 223, 263.	Very Low Income
		3	28, 112, 124.	Low Income
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