

RESOLUTION NO. 2008-309

Adopted by the Sacramento City Council

May 20, 2008

ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE CHURCH STREET STATION PROJECT LOCATED AT 4111 RIO LINDA BLVD, SACRAMENTO, CA (P07-066)

BACKGROUND

- A. On April 17, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Church Street Station Project;
- B. On May 20, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code section 17.200.010(C)(2)(a), (b), and (c)(publication, posting, and mail 500'), and received and considered evidence concerning the Church Street Station Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1 Based on the verbal and documentary evidence received at the hearing on the Church Street Station Project, the City Council adopts the Inclusionary Housing Plan for the Church Street Station Project as set forth in Exhibit A.

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Exhibit A - Inclusionary Housing Plan

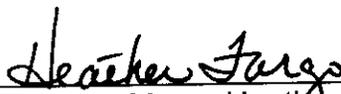
Adopted by the City of Sacramento City Council on May 20, 2008 by the following vote:

Ayes: Councilmembers Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmembers Cohn & Fong.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

INCLUSIONARY HOUSING PLAN
Church Street Station

Accepted:

Introduction

Church Street Station, LLC is the owner and developer ("Developer") of the proposed Church Street Station subdivision located at 4111 Rio Linda Boulevard in the City of Sacramento. The owner proposes to build on a 4.4 acre parcel a 47-unit single family development ("Project").

Pursuant to the City Code section 17.190.100(B), an Inclusionary Housing Plan ("Plan") setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary units in the Project must be approved prior to or concurrent with the approval of legislative entitlements for the Project. This document constitutes that Plan, and as supplemented and amended from time to time, is intended to begin implementation of the inclusionary housing requirement. All future approvals for the Project, including tentative maps, subsequent tentative maps, planned development permits, special permits, site development plans, and plan review shall be consistent with this Plan.

The requirements under the Ordinance for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the owner/developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against the Project site. The Inclusionary Housing Agreement will describe with particularity the site, building schematics and size of the Inclusionary Units, pursuant to Section 17.190.110(C). The Inclusionary Housing Agreement shall be consistent with this plan.

Number of Inclusionary Housing Units

The Project proposed by the Developer includes 47 units. As the Project is less than five (5) gross acres section 17.190.030 (B)(2) of the Ordinance, which allows 15 percent of the project's inclusionary units be marketed at prices affordable to families at below 80 percent Area Median Income. (i.e. "low income" units) The developer's obligation per the Ordinance is to provide seven (7) "low income" units.

If the project approvals are amended to increase or decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to 15% of Low Income Units of the revised total of 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 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.

Location, Size and Bedroom Count of Inclusionary Housing Units

The inclusionary units will be three-bedroom units between the sizes of 1000 square feet and 1347 square feet. The final design and square footage of the plan has not been determined yet. The units will be comparable to the market rate units and dispersed throughout the final last 35% of the project. The actual lot numbers will be determined once the tentative map is approved.

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. Low Income Households shall have gross incomes, at the time of initial occupancy, that do not exceed 80percent 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 homebuyers for the inclusionary units will be selected. 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 and Inclusionary Housing Linkages

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

The Inclusionary Housing Plan shall be approved concurrently with the approval of the Project's tentative map.

The Inclusionary Housing Agreement shall be executed prior to the approval of the Project's final map for the Project.

The Inclusionary Housing Agreement shall be recorded concurrently with the Project's final map.

Up to 65 percent of the building permits for market rate units may be pulled prior to the issuance of building permits for all inclusionary housing units in the Project. The final 35 percent of the building permits for market rate units may be pulled after the issuance of building permits for all inclusionary housing units in the Project.

Marketing of the inclusionary housing units within the Project shall occur concurrently with the marketing of the market rate units.

Administration of Plan

The 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 for in Sacramento City Code section 17.190.030.

Church Street Station LLC

By: Randel N. Evans Date: 3-18-08
Randel N. Evans, Managing Member