

RESOLUTION NO. 2011-035

Adopted by the Sacramento City Council

January 25, 2011

**AWARDING 30 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCS D)
SEWER CONNECTION FEE CREDITS TO DEL PASO NUEVO, LLC. FOR
THE DEL PASO NUEVO UNIT 4 HOUSING PROJECT LOCATED AT 500- 572 SOUTH
AVENUE, 500-656 WILLIE HAUSEY WAY, 3500- 3580 MAMIE JENNINGS WAY, 503-575
HAYES AVENUE: ENTIRE SUBDIVISION LOTS 1-81, DISTRICT 2 (APN: 250-0140-005,
006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 040, 041, 042).**

BACKGROUND

- A. On March 20, 2001, City Council approved a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (Agreement No. 2001-177).
- B. On June 20, 2006, City Council approved Resolution 2006-457, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and approved amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCS D) and the City to increase the amount of credits that may be awarded to housing projects.
- C. The City of Sacramento has been awarded a total of 8,727 Credits. As of December 2010, the City of Sacramento has a remaining 3,478.72 Credits available for eligible projects.
- D. In 2007, City Council approved 72 sewer credits for the Del Paso Nuevo Unit 4 housing project. Through 2008 and 2009 the project built on and sold 14 of the 81 lots, leaving 67 sewer credits to expire. The Economic Development Treatment Capacity Bank Sewer Credit Program qualifications requires any and all credits awarded to expire if applicant has not paid its requisite sewer impact fee to SRCS D within one year from the date of approval. Del Paso Nuevo, LLC proposes to build out the project in phases of 10 units at a time with a new phase estimated to start every six months. As a result, Del Paso Nuevo Unit 4 is reapplying for only 30 sewer credits at this time and will return to Council with other sewer credit applications as the project develops.

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

- Section 1. The City Council finds that award of Credits for the Del Paso Nuevo Unit 4 housing project meets the approved criteria for granting of Credits pursuant to Resolution 2006-457, and hereby awards a maximum of 30 SRCS D Credits to Del Paso Nuevo, LLC. ("Recipient") for this 81-unit affordable housing project located at 500- 572 South Avenue, 500-656 Willie Hausey Way, 3500- 3580

Mamie Jennings Way, 503-575 Hayes Avenue: Entire subdivision Lots 1-81, in Sacramento (APN: 250-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 040, 041, 042).

Section 2. Any and all Credits awarded herein shall expire if said Recipient has not paid its requisite sewer impact fee to SRCSD within one year from the date of approval of this Resolution.

Section 3. Any and all Credits awarded herein to said Recipient will expire if all building permits for the 30 housing units at the Del Paso Nuevo Unit 4 housing project are not issued within one year from the date of approval of this Resolution.

Adopted by the City of Sacramento City Council on January 25, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.

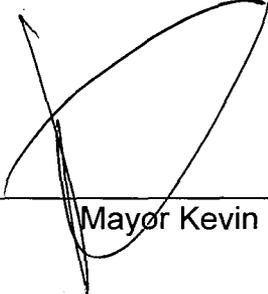
Noes: None.

Abstain: None.

Absent: None.

Attest:


Shirley Concolino, City Clerk



Mayor Kevin Johnson