

Meeting Date: 9/2/2014

Report Type: Consent

Report ID: 2014-00629

Title: Allocation of Sewer Credits to the Warren Apartments Project

Location: District 4

Recommendation: Pass a Resolution allocating 78.592 Economic Development Treatment Capacity Bank Credits to Warren LLC for the Warren Apartments Project located at 1531 N Street.

Contact: Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department

Presenter: None

Department: Economic Development Dept

Division: Citywide Development

Dept ID:

Attachments:

1-Description/Analysis

2-Resolution

City Attorney Review

Approved as to Form

Joseph Cerullo

8/27/2014 4:50:58 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Rinehart - 8/19/2014 9:34:55 AM

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution allocating 78.592 Economic Development Treatment Capacity Bank Credits ("**Credits**") to The Warren, LLC for the project known as Warren Apartments located at 1531 N Street in Sacramento (APN 006-0172-020). If the City Council allocates the requested 78.592 Credits, the City will have 3203.447 Credits remaining.

Policy Considerations: The City views projects that promote job growth and creation as an important cornerstone of the City's economic development goals. The City also supports such projects to make Sacramento the most Livable City in America. Approval of the attached resolution serves to promote this City policy objective by creating new jobs and encouraging business expansion.

Economic Impacts: None.

Environmental Considerations: This project was subject to environmental review as part of its development-application approval.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: The Sacramento Regional County Sanitation District ("**SRCS**D") established an Economic Development Treatment Capacity Bank (the "**Bank**") in June 2000. Creation of the Bank was made possible by SRCS D's purchase of unused sewer capacity from industrial users (e.g., closed canneries). The Bank allocated the Credits to SRCS D's member agencies, which in turn allocate the Credits to new development projects in accordance with SRCS D's guidelines and their own guidelines.

Since 2001, the City has participated in the Bank under a series of agreements, the first of which was City Agreement No. 2001-054, a memorandum of understanding with SRCS D. As required by these agreements, the City Council has approved guidelines for allocating Credits, most recently by the adoption of Resolution 2006-457 in 2006. This application for 78.592 Credits meets the Council-approved guidelines for allocating Credits, because the Warren Apartments project is a development project that qualifies as "infill" and "residential" under the City's General Plan. The project will facilitate construction of 118 units of apartments and approximately 5,921 square feet of ground floor commercial retail, creating a sustainable and livable community.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION NO.

Adopted by the Sacramento City Council

ALLOCATING 78.592 ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CREDITS TO THE WARREN APARTMENTS PROJECT LOCATED AT 1531 N STREET (DISTRICT 4)

BACKGROUND

- A. On March 20, 2001, the City Council approved City Agreement No. 2001-054, thereby initiating the City's participation in the Economic Development Treatment Capacity Bank (the "**Bank**") established by the Sacramento Regional County Sanitation District ("**SRCS**D"). The City Council subsequently approved amendments to City Agreement No. 2001-054 on June 20, 2006, and October 8, 2013.
- B. Under City Agreement No. 2001-054 as amended, SRCSD transferred Economic Development Treatment Capacity Bank Credits ("**Credits**") to the Bank and then allocated the Credits to the jurisdictions that were participating in the Bank, including the City.
- C. Resolution No. 2006-457 approved guidelines for the City Council's awarding of Credits for commercial development, Downtown, low-income, and infill / transit-oriented development projects, as well as a contingency usage.
- D. The Bank has awarded the City a total of 8,993.1 Credits. As of August 7, 2014, the City had allocated 5,711.061 Credits to eligible projects.
- E. The Warren, LLC (the "**Recipient**") is the developer of the Warren Apartments project at 1531 N Street in Sacramento (006-0172-020) (the "**Project**"). The Project falls within the guidelines for granting Credits because it is an infill development that qualifies as "infill," and "residential" under the City's General Plan.

F.

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

- Section 1. The City Council finds that the Project meets the approved guidelines for allocation of Credits. Accordingly, the City Council hereby allocates a maximum of 78.592 Credits to the Recipient for use on the Project.

Section 2. Credits allocated under this resolution will expire automatically and without notice if either of the following occurs:

- (a) the Recipient has not paid its requisite sewer-impact fee to SRCSD within one year after the date of this resolution; or
- (b) the Recipient has not been issued a building permit for the Project within one year after the date of this resolution.