



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
June 20, 2006

Honorable Mayor and  
Members of the City Council

**Subject: Sewer Credits**

**Location/Council District:** Citywide

**Recommendation:**

Adopt a Resolution approving:

1. Amended Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and
2. Guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, as described in Exhibit A.

**Contact:** Micah Runner, Senior Project Manager: 808-5448  
Jim Rinehart, Citywide Division Manager, 808-5054

**Presenters:** Micah Runner

**Department:** Economic Development

**Division:** Citywide

**Organization No:** 4453

**Summary:**

The City of Sacramento's Economic Development Department recommends approval of the attached resolutions. The first resolution approves the MOU amendment with SRCSD and will expand the additional 15 percent annual allocation to also include infill and transit-oriented housing. This allows each local jurisdiction to have more flexibility in using the Credits for housing developments. The second resolution amends the guidelines and criteria for awarding Credits. The Economic Development Department will take over the Treatment Capacity Bank Credits program in its entirety to have a better accounting of current and future Credit allocations in collaboration with the input and recommendations from other City departments. In addition, future Credits will be



divided for allocation into five categories: Economic Development/Commercial (2000 Credits), Low-Income Housing (1000 Credits), Downtown (1300 Credits), TOD / Infill (1200 Credits), and Contingency Usage (588 Credits).

**Committee/Commission Action:** None

**Background Information:**

The SRCSD established an Economic Development Treatment Capacity Bank (Bank) in June 2000. The creation of the Bank was made possible from the purchase by SRCSD of permitted, unused sewer capacity from industrial users that no longer required previously needed levels of sewer treatment (i.e., closed canneries). The credits were placed in the Bank to be sold at the original purchase price, which is lower than the cost of impact fees. These credits were allocated among the various SRCSD member jurisdictions to allocate to new development projects based on guidelines adopted by the SRCSD Board and local guidelines adopted by each member agency.

The City of Sacramento received the June 2000 initial allocation of 7,971 Equivalent Single Family Dwellings (ESDs) credits from the Bank. At the time, SRCSD limited any local jurisdiction to using a maximum of 15 percent of its total allocation for residential purposes. The City of Sacramento requested greater latitude to use the credits to assist housing. Since residential uses make up the majority of the SRCSD's sewer usage, the District had concerns related to cash flow if high levels of residential uses were allocated at the lower rate, and therefore kept the original restriction of 15 percent.

Subsequently, based on requests from several member agencies, in July 2003 the SRCSD Board adopted a resolution approving an amendment to the MOU that allowed for an additional annual percentage of each jurisdiction's allocation to be used for low- and very-low-income housing, up to 15 percent annually for large jurisdictions (over 150,000 population) and 30 percent annually for smaller jurisdictions. At the time of ratifying the MOU amendment, the City of Sacramento requested that additional flexibility be given to permit jurisdictions to use the additional annual 15 percent residential allocation for infill and transit-oriented housing as well as low-income housing. The Board directed staff to reconvene the Stakeholders Working Group, an advisory group made up of staff from each member jurisdiction, and return with a recommendation.

The City of Sacramento received another allocation of 756 ESDs in March 2005, bringing the total ESDs to 8,727.

**MOU Amendment**

In response to the City's request, SRCSD reconvened the Stakeholders' Working Group to discuss the proposed additional flexibility for residential purposes, to recommend a methodology for allocation of additional excess capacity that the District has purchased, to recommend disbursement guidelines for the District's own allocation from the Bank,

and to address other administrative actions. All these items were approved by the Regional Sanitation Board at its March 23, 2005 Board meeting in the amended MOU as seen in Attachment 1.

The MOU's current guidelines permit the City of Sacramento to use a maximum of 15 percent of its total allocation for residential projects with no restriction. In addition, the City can allocate an additional 15 percent annually for lower-income housing projects. The proposed amendment will expand the additional 15 percent annual allocation to also include infill and transit-oriented housing. This permits each local jurisdiction to have more flexibility in using the Bank.

For the City of Sacramento, out of the total allocation of 8,727 ESDs, with the amendment the City can issue a maximum of 1,200 to 1,300 ESDs annually for low-income housing, infill housing, and transit-oriented housing, which is equivalent to 1,600 to 1,750 housing units (apartments require 0.75 ESDs per unit). Without this amendment, the City's ability to provide sewer credits for infill and transit-oriented housing will be very limited in the future. The City has averaged residential sewer credit issuance to 200 to 400 units per year, and non-residential issuance of 150 ESDs annually.

**Treatment Bank Status**

As of June 2006, the City of Sacramento has issued a total of approximately 2639 ESDs in sewer credits since the program's inception: 1331 ESDs for non-residential and 1308 ESDs for residential projects. Attachments 2 and 3 list all nonresidential and residential projects that have received sewer credits. The following table summarizes the sewer credits issued as of June 2006 and the remaining credits in the City's allocation of the treatment bank.

<b><u>Treatment Capacity Bank Credits</u></b>	
<b><u>Awarded</u></b>	
<b>Total Original Amount</b>	<b>8,727</b>
<b>Housing</b>	
Low-Income	299
TOD	322
Infill	687
<b>Housing Total</b>	<b>1,308</b>
<b>ED/Commercial Total</b>	<b>1,331</b>
<b>Total Credits Awarded</b>	<b>2,639</b>
<b>Remaining Balance</b>	<b>6,088</b>

**New and Additional Guidelines:**

Treatment Capacity Bank Credits will fall into five categories for allocation: Economic Development/Commercial (2000 Credits), Low-Income Housing (1000 Credits), Downtown (1300 Credits), Transit-Oriented Development (TOD) / Infill (1200 Credits), and Contingency allocations (588 Credits).

<b>Estimated Future Allocations Categories</b>	
<b>Total Amount Remaining</b>	<b>6,088</b>
<u>Five Categories:</u>	
<b>ED / Commercial</b>	2,000
<b>Downtown</b>	1,300
<b>Housing</b>	
Low-Income	1,000
TOD / Infill	1,200
<b>Housing Total</b>	<b>2,200</b>
<b>Contingency</b>	<b>588</b>

### *Economic Development / Commercial Guidelines*

There are no changes proposed for the awarding of ED / commercial Credits per the amended guidelines established in March 2005.

### *Downtown Category Guidelines*

The City shall use the following guidelines to award credits from the Economic Development Treatment Capacity Bank to promote business and housing in Downtown:

- A. The project must be located within the Merged Downtown Redevelopment Project Area.
- B. The prospective project will be considered if it meets at least one of the following three conditions:
  1. It is a high job creation project. The project must create a minimum of 35 new full-time jobs.
  2. It is a locally owned and operated business and creates a minimum of 3 new full-time jobs.
  3. It is a "catalyst project" (City Council finds that proposed project furthers economic development and/or significant residential activity consistent with the Merged Downtown Redevelopment Plan and Implementation Strategy.
- C. Projects falling under any of the following criteria may be disqualified from receiving credits from the Economic Development Treatment Capacity Bank:
  1. Projects where the applicant is changing locations within the City of Sacramento without creating any new job opportunities.
  2. Projects that will be owned and/or operated by a jurisdiction that is a member of the Economic Development Treatment Capacity Bank.
  3. Projects that are relocating from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity Bank

4. Projects that add more undesirable uses to an already saturated area (Undesirable uses defined in an existing urban design master plan, streetscape plan or special planning district).

Any project that falls into the above criteria and uses less than 15 credits can be approved at staff level. All projects regardless of category (ED or housing) using more than 15 credits will be approved by the City Council.

The City shall award credits from the Economic Development Treatment Capacity Bank to promote housing that forwards the City's affordable housing, redevelopment, infill, and transit-oriented development goals. The following guidelines shall govern issuance of credits for housing:

#### *Low-Income Housing*

- Low- and very-low-income housing as defined in California Health and Safety Code Sections 50079.5 and 50105. The City shall also encourage very-low-income housing units to apply for the countywide fee waiver program to provide a greater benefit.

#### *TOD / Infill Guidelines*

- Infill housing as defined in the City of Sacramento General Plan, as located within a designated infill areas or site. Priority shall be given to catalyst projects, innovative housing products, septic tank conversions, areas defined as target infill areas in the General Plan but located in the SRCSD new growth fee area, and housing in redevelopment and Community Development Block Grant eligible areas.
- Transit-oriented housing as defined in the City of Sacramento General Plan. This shall be a minimum of 18 units per net acre and located within one-quarter mile of a light rail transit station or within an adopted transit village area.

#### *Contingency Guidelines*

The Contingency allocations shall be reserved for changing trends in development between the various allocation categories. The contingency credits shall also be used to replenish certain categories in the event their credit amounts diminish to a point where they are no longer able to keep up with the existing demand in that field.

#### **FINANCIAL CONSIDERATIONS:**

There are no funding requirements related to this program.

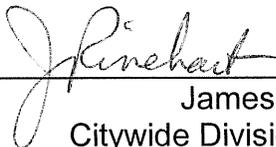
#### **ENVIRONMENTAL CONSIDERATIONS:**

All applicants for credits are subject to the environmental review process as part of the approval of their development application.

**POLICY CONSIDERATIONS:**

The City of Sacramento supports the development and success of new and existing businesses of all sizes within the City of Sacramento. The Economic Development Treatment Capacity Bank Program assists in providing an additional incentive for investing in targeted Neighborhood Commercial Corridors, Redevelopment Areas and locally owned and operated businesses. This program fits in with the City's strategic plan of promoting and supporting economic vitality.

**ESBD CONSIDERATIONS:** None.

Approved By:   
James R. Rinehart  
Citywide Division Manager

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**AGREEMENT REGARDING ALLOCATION OF  
EXCESS WASTEWATER TREATMENT CAPACITY**

This Agreement is entered into between Sacramento Regional County Sanitation District (hereinafter "SRCSD" or "District") and the City of Sacramento (hereinafter referred to as "Agency") and is made and agreed to pursuant to the following recitals. The term "Agencies" hereinafter refers to those jurisdictions that are members of the SRCSD.

**RECITALS**

**Whereas**, on June 30, 1999, the governing board of SRCSD enacted a District Treatment Capacity Buyback Ordinance whereby the District did purchase unused industrial treatment capacity; and

**Whereas**, pursuant to the provisions of that Ordinance, the District did purchase \$12.3 million dollars worth of excess wastewater treatment capacity from four industries within the jurisdictional limits of the District; and,

**Whereas**, the excess treatment capacity initially purchased converts to 16,606 ESDs (Equivalent single-family dwelling units); and,

**Whereas**, the District found that it was in the best interests of the District and its ratepayers to place the 16,606 ESDs in a Economic Development Treatment Capacity Bank; and,

**Whereas**, the purpose of the Bank is to encourage economic development within the District's jurisdictional limits in that the purchased ESDs could be sold at a discounted rate to reduce the sewer impact fees; and,

**Whereas**, Agencies have acknowledged that their ability to offer ESDs at a reduced amount will assist them in encouraging economic development; and,

**Whereas**, the District has determined that it is in the best interests of the District and its ratepayers to distribute the ESDs within the Bank to the member Agencies of the District; and,

**Whereas**, in distributing the initial ESDs to the various Agencies who are a party to this Agreement, the District recognized historical industry closures within the City of Sacramento; and

**Whereas**, the Agencies to this Agreement recognize and acknowledge that it is in the best interests of each jurisdiction to participate in this Bank distribution; and

**Whereas**, the governing board of SRCSD amended the Agreement on July 23, 2003 to provide flexibility to allow Agencies to utilize their bank credits to promote the construction of affordable housing; and

**Whereas**, the Agencies and SRCSD desire to formally amend said Agreement to provide flexibility to allow newly incorporated cities or annexed territories that are within the SRCSD service area to participate in the bank and to allow Agencies the flexibility to utilize credits to promote infill and transit-oriented housing.

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Excess Wastewater Treatment Capacity  
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**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

**1. Prior Agreements.**

This agreement is intended to amend, replace and supercede all prior agreements between the parties hereto, related to the operation, allocation and use of ESD credits associated with the Economic Development Treatment Capacity Bank.

**2. Economic Development Bank.**

SRCSO established an Economic Development Bank ("Bank") and transferred to the bank on February 28, 2001 16,606 ESDs that were allocated for use as follows:

<b>Jurisdiction</b>	<b>Allocation of ESDs</b>
SRCSO	1,661
City of Sacramento	7,971
County of Sacramento	4,368
City of Citrus Heights	1,046
City of Folsom	597
City of Elk Grove	963
<b>Totals</b>	<b>16,606</b>

As new member Agencies join the District, they may participate in the Bank by signing onto this Agreement Future ESD Allocations will be determined by the Board of Directors, as specified in Item 3.

**3. Additional Transfers.**

SRCSO may transfer additional capacity into the Bank. All additional ESDs transferred into the Bank shall be subject to allocation to be determined by the Board of Directors of SRCSO.

**4. Ownership of ESDs.**

Each Agency hereto acknowledges that the ESDs allocated are not and shall not become the property of the Agency. An ESD is a right to discharge into the SRCSO sewerage system. Each ESD is site specific to the assigned parcel of real property specified when assignment of the ESD is made to a specific parcel of real property. The ESDs assigned may not be transferred to other real property except as set forth in the SRCSO Ordinances.

**5. Use of ESDs.**

Each Agency hereto acknowledges that the ESDs allocated by SRCSO to each Agency are intended to promote the goal of economic development within the region by attracting new industrial and commercial businesses to the region. The ESDs may be transferred to industrial, commercial, governmental, non-profit or residential parcels in support of this goal. Each Agency shall define its own guidelines for entitlement to the ESDs allocated to it.

Further, each Agency agrees that the ESDs allocated by this agreement shall not be used as an incentive to lure established industrial or commercial businesses between Agency

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jurisdictions. The Bank is established to promote new growth and development from outside the region.

However, all Agencies hereto agree that the use of the ESD's for un-restricted residential purposes shall be limited to 15% of the total ESD's allocated to each Agency. Also, all Agencies agree that for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing, the following allocations will be allowed in addition to the 15% overall unrestricted residential cap:

- For those jurisdictions with a population less than 150,000, each Agency may use up to 100% of the total ESD's allocated to them, with an annual cap of 33%, for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing
- For those jurisdictions with a population greater than 150,000, each Agency may use up to 100% of the ESD's allocated to them, with an annual cap of 15%, for purposes of promoting the construction of affordable housing, infill housing and transit-oriented housing.

For purposes of this Section, the following definitions apply:

- Affordable housing as defined in the California Health & Safety Code Sections 50079.5 and 50105 for low-income and very low-income households and as certified by the local jurisdiction.
- Infill housing as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15332 and as certified by the local jurisdiction;
- Transit Oriented Housing as defined in the California Government Code Sections 65460 – 65460.10 and as certified by the local jurisdiction.
- Population demographics will be based on the most recent U.S. Census Data or the State of California, Department of Finance's Report of City/County Population Estimates.

**6. Payment for ESDs.**

Agencies shall pay to SRCSD the sum of \$923.00 per ESD allocated to it. Payment shall be due within ninety (90) days of the date when ESDs are assigned to a specific parcel by SRCSD. SRCSD shall provide written notice to a selling Agency upon assignment of ESDs.

Alternatively, SRCSD recognizes that as part of the permit process, individual customers pay the required permitting fees, including fees for use of Bank credits. In the event the initial customer who has been approved to receive Bank credits, does not pay the required amount to SRCSD within thirty (30) days of issuance of a building permit or certificate of occupancy, then SRCSD will look to the Agency who issued the Bank credit for payment to SRCSD within sixty (60) days of notice to the Agency of non-payment.

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It is within the sole discretion of each Agency to this agreement to determine the price of ESDs to be charged to an Agency's customer. An Agency may transfer ESDs for an amount less than the value (\$923.00) established herein. However, Agency shall be liable to SRCSD for the sum of \$923.00 per ESD, regardless of the amount charged by an Agency.

Agencies may charge an amount in excess of the amount established herein by SRCSD to make up any deficits incurred in prior sales. However, the parties hereto agree that they shall not use the ESDs allocated to them for profit purposes. Each Agency hereto agrees that the total amount of revenue received by each Agency for all the ESDs allocated to it and transferred and assigned by it shall not exceed the total amount Agency is to pay to SRCSD for the ESDs allocated to it by this agreement. In the event an Agency receives total revenues in excess of the amount due to SRCSD for all the ESDs allocated to it, the excess revenues shall be payable to the SRCSD.

**EXAMPLE 1:** The price established by SRCSD Bank per ESD is \$10.00. Agency A has 1000 ESDs allocated to it, thereby creating a total obligation to SRCSD Bank of \$10,000.00. Agency A assigns 500 ESDs to Party 1 for \$8.00 per ESD (\$4,000.00). Agency A owes \$5,000.00 to SRCSD Bank payable within ninety (90) days and must make up the difference between the amount paid by Party A and the amount due SRCSD Bank.

Agency A then assigns 500 ESDs to Party 2 at \$12.00 per ESD (\$6,000.00). Agency A owes \$5,000.00 to SRCSD Bank. The difference remains with Agency A. The total paid SRCSD Bank by Agency A is \$10,000.00.

**EXAMPLE 2:** The price established by SRCSD Bank per ESD is \$10.00. Agency A has 1000 ESDs allocated to it, thereby creating a total obligation to SRCSD Bank of \$10,000.00. Agency A assigns 500 ESDs to Party 1 for \$10.00 per ESD. Agency A assigns 500 ESDs to Party 2 for \$12.00 per ESD. Agency A must make a total payment to SRCSD Bank of \$11,000.00, representing the \$10,000.00 obligation and the \$1,000.00 profit.

#### **7. Inter-Agency Transfers.**

Any party to this Memorandum of Understanding may transfer all or any of the ESDs allocated to it to another public Agency within the jurisdiction of SRCSD. In the event of such a transfer, the transferring Agency shall provide SRCSD with written notice of the identity of the receiving Agency and the number of ESDs transferred. By execution of this Agreement, the Agency receiving such a transfer will be liable to SRCSD for the value of the ESDs received.

#### **8. Agency/Customer Relationship.**

It is left to the sole discretion of each Agency hereto to determine the price of an ESD as well as the terms and conditions of the assignment of ESDs to a customer. The ESDs assigned to a parcel shall not be used as security in any agreement between Agency and Customer. Agencies agree that once an assignment of ESDs has been made to a parcel, such assignment cannot be rescinded or revoked by that Agency.

#### **9. Procedure.**

When an Agency hereto determines to assign all or a portion of its allocated ESDs, it shall apply to the Bank for assignment of that portion of ESDs to a designated parcel. The

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application shall set forth the nature of the new business or project and parcel location. SRCSD staff shall determine the number of ESDs required to serve the parcel based upon the intended use of the parcel. Said determination of the amount of ESDs necessary shall be made pursuant to SRCSD guidelines and ordinances. SRCSD shall then assign the ESDs to the specified parcel. SRCSD shall provide the requesting Agency written notice as to the number of ESDs assigned.

**10. Accounting and Audit.**

Each party to this agreement shall prepare and file with SRCSD an accounting regarding its sale and transfer of its allocated ESDs. Said accounting must be in writing and submitted to SRCSD on or before January 31st of each calendar year.

SRCSD shall have the right to conduct periodic audits as to an Agency's sale of ESDs, upon thirty (30) days written notice to that Agency. A payment is delinquent if not made within ninety (90) days of assignment as set forth in Section 6 herein above. If it is determined from that audit that the Agency is delinquent in payment to SRCSD for the sale of ESDs allocated herein, SRCSD shall provide that Agency with a Notice of Delinquency, setting forth the amount due to SRCSD. Payment of the delinquent amount, together with interest at the rate of ten (10) percent per annum, shall be payable to SRCSD within thirty (30) days of the date of the written Notice of Delinquency. If payment is not received by SRCSD within the time specified, SRCSD may suspend Agency from participation in the economic bank until the delinquent amount has been paid.

**11. Party Contacts.**

Each Agency to this agreement shall designate a representative to act as a contact person between SRCSD and that Agency.

**12. Mediation of Disputes.**

In the event a dispute arises in the performance of this agreement, the parties to that dispute agree to seek non-binding mediation of the dispute prior to the commencement of any litigation of the dispute.

**13. Litigation.**

In the event of litigation arising from this agreement, each party shall bear its own fees and costs.

**14. Transfers and Assignments.**

Except as set forth herein, no party hereto may transfer or assign any of the ESDs allocated to it except in the manner and procedure described.

**15. Amendments.**

Any amendment to this agreement must be in writing and executed by all parties.

**16. Severability.**

If any portion of this agreement is found to be void or unenforceable, the remainder of the agreement shall remain in full force and effect.

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17. **Counterparts.**

This agreement may be signed in counterparts.

18. **Entire Agreement.**

This agreement represents the entire agreement between the parties hereto regarding the allocation, sale and transfer of ESDs.

19. **Failure to Execute.**

If any Agency named herein does not execute this agreement and agree to participate in the Economic Development Bank, that act will not nullify or render this agreement void or unenforceable. The ESDs allocated to that Agency shall be retained by SRCSD subject to allocation as determined by the Board of Directors of SRCSD.

20. **Effective Date.**

Upon execution of this agreement by its governing board, or their designee, the Agency shall be bound to the terms and conditions set forth above.

**CITY OF SACRAMENTO, a Municipal Corporation**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Signed under the authority delegated by Resolution No. \_\_\_\_\_

Agenda Date: \_\_\_\_\_

Item Number: \_\_\_\_\_

APPROVED AS TO FORM:

City Counsel: \_\_\_\_\_

Date: \_\_\_\_\_

**SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT, a sanitation district organized under the laws of the State of California**

By: \_\_\_\_\_

Robert F. Shanks, District Engineer  
Sacramento Regional County Sanitation District (SRCSD)

Date: \_\_\_\_\_

Signed by the District Engineer under the authority delegated by Resolution No. \_\_\_\_\_

Agreement approved by the Board of Directors:

Agenda Date: \_\_\_\_\_

Item Number: \_\_\_\_\_

APPROVED AS TO FORM:

County Counsel: \_\_\_\_\_

Date: \_\_\_\_\_

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
04/24/2001	2609 American Ave	Infill	2001-236	3.5			5	3.5			1	South Natomas	\$ 4,819.50
04/16/2002	Time Extension 10th & T Street Condominiums	Infill/Low Inc	2002-203	7.57									
04/24/2001	Del Paso Nuevo Subdivision Unit No. 1	Infill/Low Inc	2001-235	40	3	2.25	10	5.32			4	Central City North Sacramento	\$ 10,423.89
05/15/2001	621, 623, 625 T Street	Infill	2001-308	1.25	26	26	28	14			2	Central City North Sacramento	\$ 55,080.00
07/31/2001	6019 Lemon Hill Avenue	Infill	2001-532	1			3	1.25			4	Central City South Sacramento	\$ 1,721.25
09/25/2001	Del Paso Heights, 4 addresses	Infill	2001-644	4			1	1			6	Central City North Sacramento	\$ 1,377.00
10/02/2001	Temple Avenue, Oak Park	Infill	2001-658	2			4	4			2	Central City North Sacramento	\$ 5,508.00
10/11/2001	Expired	Infill	2001-679	-2			2	2			5	Central City East Broadway	\$ 2,754.00
10/11/2001	52nd St, Tahoe Park EXPIRED	Infill	2001-681	0			-2	-2					\$ (2,754.00)
02/20/2003	52nd St., Tahoe Park - REISSUE	Infill	N/A	1			1	1					\$ 1,377.00
04/16/2002	Terracina Gold Apartments, Village II	Low Inc.	2002-204	50	75	50					1	North Natomas North	\$ 178,850.00
05/07/2002	540 & 556 Grand Avenue	Infill	2002-254	2			2	2			2	North Natomas North	\$ 2,754.00
04/25/2002	6001 14th Ave	Infill	2002-211	3			3	3			5	East Broadway North	\$ 4,131.00
05/28/2002	Del Paso Nuevo Site B	Infill/Low Inc	2002-309	22	12	12	14	10			2	East Broadway North Sacramento	\$ 30,294.00
05/22/2002	Del Paso Heights	Infill	N/A	2			2	2			2	North Sacramento	\$ 2,754.00
05/31/2002	Youngs Heights Septic Conversion (Phase I)	Infill	N/A	12			12	12			2	North Sacramento	\$ 16,524.00
	9 SFR expired			-9			-9	-9					\$ (12,393.00)
06/03/2002	331 Bowman Ave, Gardenland	Infill	N/A	1			1	1			1	South Natomas North	\$ 1,377.00
06/11/2002	741 Hayes Ave.	Infill	N/A	1			1	1			2	North Sacramento	\$ 1,377.00

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
06/11/2002	4430 Gene Ave, Septic Conversion	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,377.00
06/12/2002	1316 Bell Ave, Septic Conversion	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,377.00
06/24/2002	2515 I Street	Infill	N/A	6		8	6				3	Central City	\$ 8,262.00
07/11/2002	800, 816, 820 Union Street	Infill	N/A	3		3	3				2	North Sacramento	\$ 4,131.00
	816 Union St EXPIRED			-1		-1	-1						\$ (1,377.00)
07/19/2002	616 Grand Ave & 3829 Fig Street	Infill	N/A	2		2	2				2	North Sacramento	\$ 2,754.00
07/23/2002	1628 Q Street	Infill	N/A	2.5		4	2.5				3	Central City	\$ 3,442.50
07/22/2002	708 Morey Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,377.00
07/22/2002	6 Bryce Court	Infill	N/A	1		1	1				6	South Sacramento	\$ 1,377.00
09/24/2002	Garden Oaks Subdivision	Infill	2002-637	94		94	94				1	South Natomas	\$ 129,438.00
	Time Extension Garden Oaks Subdivision		2003-636										
08/27/2002	Traxler House Move	Infill	N/A	0.5		2	0.5				4	Central City East	\$ 688.50
10/02/2002	4940 Mascot Ave	Infill	N/A	1		1	1				5	Broadway	\$ 1,377.00
10/21/2002	East End Lofts	Infill	N/A	12.45		12	12.45				3	Central City East	\$ 17,143.65
10/21/2002	2531 33rd Street	Infill	N/A	1		1	1				5	Broadway South	\$ 1,377.00
11/05/2002	5976 Power Inn Road	Infill	N/A	1		1	1				6	Sacramento East	\$ 1,377.00
05/27/2003	Jefferson Commons	Transit	2003-326	209.86				288	209.86		6	Broadway East	\$ 288,977.22
11/18/2002	Habitat for Humanity, 3219 2nd Av	Low Inc.	N/A	1		1	1				5	Broadway North	\$ 1,377.00
12/01/2002	3929 Belden Street	Infill	N/A	1		1	1				2	Sacramento East	\$ 1,377.00
12/17/2002	3620 34th Street	Infill	N/A	1		1	1				5	Broadway East	\$ 1,377.00

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REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
01/31/2003	3915 Cypress St.	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,377.00	
01/24/2003	1129 Bell Av., Septic Conversion	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,377.00	
02/06/2003	3801 Haywood St.	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,377.00	
02/11/2003	3937 Cypress Street	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,377.00	
02/11/2003	3335 Taylor Street	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,377.00	
02/20/2003	3615 7th Avenue, Oak Park	Infill	N/A	1		1	1			5	East Broadway	\$ 1,377.00	
02/20/2003	3781 7th Avenue, Oak Park	Infill	N/A	1		1	1			5	East Broadway	\$ 1,377.00	
02/20/2003	3132 37th Street, Oak Park	Infill	N/A	1		1	1			5	East Broadway	\$ 1,377.00	
02/18/2003	1822 11th Street	Infill	N/A	5.48	6	5.48	1			4	Central City North	\$ 7,545.96	
02/18/2003	744 Hayes Avenue	Infill	N/A	1	1	1	1			2	Sacramento Airport	\$ 1,377.00	
03/06/2003	6920 27th Street	Infill	N/A	1.5	2	1.5	1			5	Meadowview North	\$ 2,065.50	
03/21/2003	3605 Altos Avenue	Infill	N/A	1	1	1	1			1	Sacramento North	\$ 1,377.00	
03/13/2003	660, 670 Hayes Avenue	Infill	N/A	2	2	2	2			2	Sacramento North	\$ 2,754.00	
03/13/2003	3149 Palmer Street	Infill	N/A	1	1	1	1			2	Sacramento North	\$ 1,377.00	
03/19/2003	4309 Marysville Blvd, Robla	Infill	N/A	1	1	1	1			2	Sacramento North	\$ 3,577.00	
03/19/2003	2450 51st Ave	Infill	N/A	1.75	2	1.75	1			5	Airport Meadowview	\$ 2,409.75	
03/19/2003	Rockwell Apartments, Northview Dr.	Infill	N/A	10	22	10	10			1	South Natomas	\$ 13,770.00	
	Rockwell Apts EXPIRED			-10	-22	-10	-10					\$ (13,770.00)	
03/21/2003	2020 Rene Avenue	Infill	N/A	1	1	1	1			2	North Sacramento	\$ 1,377.00	
04/10/2003	3417, 3425 43rd Street	Infill	N/A	2	2	2	2			5	East Broadway	\$ 2,782.00	

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
04/10/2003	640, 644 Kesner	Infill	N/A	2		2	2				2	North Sacramento	\$ 2,782.00
04/16/2003	602 Exchange Street, Robla	Infill	N/A	1		1	1				2	North Sacramento	\$ 4,332.00
04/22/2003	3220 40th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
04/22/2003	3423 40th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
04/22/2003	2301 Erikson St., Lot 11	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
04/22/2003	2301 Erikson St., Lot 12	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
04/18/2003	4656 12th Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
	4656 12th Ave, . EXPIRED		N/A	-1		-1	-1						\$ (1,391.00)

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
04/18/2003	7288 29th Street	Infill	N/A	1		1	1				8	Airport Meadowview	\$ 1,391.00
	7288 29th St. EXPIRED			-1		-1	-1						\$ (1,391.00)
05/20/2003	1801 L Street ("18th & L Project")	Infill/Low Inc	2003-301	132	36	27	140	105			3	Central City	\$ 183,612.00
05/29/2003	3909 39th Street	Infill	N/A	1		1	1				5	East Broadway North	\$ 1,391.00
04/30/2003	4310 Marysville Blvd.	Infill	N/A	1		1	1				2	Sacramento	\$ 4,332.00
	4310 Marysville Blvd. EXPIRED			-1		-1	-1						\$ (4,332.00)
05/05/2003	1119 Glenrose Ave.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
	11119 Glenrose Ave. EXPIRED			-1		-1	-1						\$ (1,391.00)
05/05/2003	7286 29th Street	Infill	N/A	1		1	1				8	Airport Meadowview	\$ 1,391.00
	7286 29th St. EXPIRED			-1		-1	-1						\$ (1,391.00)
05/05/2003	3905, 3909, 3913, 3917, 3921 Altos Ave	Infill	N/A	5		5	5				2	North Sacramento	\$ 6,955.00
05/05/2003	208 South Ave.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
	208 South Ave. EXPIRED			-1		-1	-1						\$ (1,391.00)
05/14/2003	2401, 2411 18th Avenue	Infill	N/A	2		2	2				5	Land Park North	\$ 2,782.00
05/15/2003	3536 Branch Street	Infill	N/A	1		1	1				2	Sacramento	\$ 1,391.00
	3536 Branch St. EXPIRED			-1		-1	-1						\$ (1,391.00)
05/15/2003	1709 Kenwood Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/15/2003	1112 Congress Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/15/2003	3239 Kinnaird Way	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/19/2003	337 Tenaya Ave.	Infill	N/A	1		1	1				1	South Natomas	\$ 1,391.00

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
05/19/2003	5040 34th Street	Infill	N/A	1		1	1				5	Land Park	\$ 1,391.00
05/29/2003	Slocum Duplex, 1417 S Street	Infill	N/A	1.5		2	1.5				4	Central City	\$ 2,086.50
07/29/2003	Lemon Hill Townhome Apts.	Low Inc.	2003-526	56.96	74	56.96					6	South Sacramento	\$ 79,231.36
06/09/2003	708 Morrison Ave.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
06/17/2003	912 E Street	Infill	N/A	0.75		1	0.75				1	Central City	\$ 1,043.25
06/17/2003	1105 Pinedale Ave., Robla	Infill	N/A	1		1	1				2	North Sacramento	\$ 4,332.00
06/24/2003	301 27th Street Septic Conv.	Infill	N/A	1		1	1				3	Central City	\$ 1,391.00
	301 27th St. EXPIRED			-1		-1	-1						\$ (1,391.00)
06/24/2003	7721 34th Avenue	Infill	N/A	1		1	1				6	South Sacramento	\$ 1,391.00
06/27/2003	5860 Wilkinson St	Infill	N/A	1		1	1				6	South Sacramento	\$ 1,391.00
	5860 Wilkinson St. EXPIRED			-1		-1	-1						\$ (1,391.00)
07/07/2003	735 Santiago Ave.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
	735 Santiago Ave. EXPIRED			-1		-1	-1						\$ (1,391.00)

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
07/07/2003	305 Peralta Ave.	Infill	N/A	0.75		1	0.75				1	\$ 1,043.25	
	305 Peralta Ave.. EXPIRED			-0.75		-1	-0.75					\$ (1,043.25)	
07/22/2003	508 V Street	Infill	N/A	0.75		1	0.75					\$ 1,043.25	
07/22/2003	3737 Belden Street	Infill	N/A	1		1	1					\$ 1,391.00	
07/22/2003	310 29th Street	Infill	N/A	3.5		4.5	3.5					\$ 4,868.50	
	310 29th St.. EXPIRED			-3.5		-4.5	-3.5					\$ (4,868.50)	
08/04/2003	1662 Arcade Blvd	Infill	N/A	1		1	1					\$ 1,391.00	
08/11/2003	685 Main Avenue	Infill	N/A	1		1	1					\$ 1,391.00	
08/13/2003	6129 24th Street	Infill	N/A	1		1	1					\$ 1,391.00	
08/13/2003	2257 Grove Avenue	Infill	N/A	1		1	1					\$ 1,391.00	
08/11/2003	7438 Elder Creek	Infill	N/A	1		1	1					\$ 1,391.00	
08/26/2003	2401 50th Street	Infill	N/A	1		1	1					\$ 1,391.00	
08/26/2003	3228 22nd Avenue	Infill	N/A	1		1	1					\$ 1,391.00	
08/16/2003	1736 Eldridge Avenue	Infill	N/A	1		1	1					\$ 1,391.00	
08/11/2003	1724 Eldridge Avenue	Infill	N/A	1		1	1					\$ 1,391.00	
08/16/2003	3609 Cypress Street	Infill	N/A	1		1	1					\$ 1,391.00	
09/03/2003	820 Union Street	Infill	N/A	1		1	1					\$ 1,391.00	

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
09/22/2003	2510 Lock Avenue	Infill	N/A	1		1	1				5	Airport Meadowview	\$ 1,391.00
09/22/2003	2511 Lock Avenue	Infill	N/A	1		1	1				5	Airport Meadowview	\$ 1,391.00
09/23/2003	2930 Silk Court	Infill	N/A	1		1	1				8	Airport Meadowview	\$ 1,391.00
10/16/2003	3609 3rd Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
	3609 3rd Ave. EXPIRED			-1		-1	-1						\$ (1,391.00)
10/03/2003	3101 32nd Avenue	Infill	N/A	1		1	1				5	South Sacramento	\$ 1,391.00
10/20/2003	3840 9th Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
10/13/2003	951 Roanoke Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
10/07/2003	441 Lindsay Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
10/06/2003	2901 Plover Street	Infill	N/A	1		1	1				3	Arden-Arcade	\$ 1,391.00
	2901 Plover. EXPIRED			-1		-1	-1						\$ (1,391.00)
10/27/2003	1425 North Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
10/28/2003	3535 35th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
10/29/2003	507 Exchange Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
11/25/2003	1128 Rivera Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
12/30/2003	53rd Avenue	Infill	N/A	1		1	1				5	Airport Meadowview	\$ 1,391.00

**REGIONAL SANITATION HOUSING FEE CREDIT LOG**

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
12/30/2003	53rd Avenue	Infill	N/A	1		1	1				5	Airport Meadowview	\$ 1,391.00
11/14/2003	2818 42nd Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
11/17/2003	3867 7th Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
11/24/2003	1317 Los Robles Bl.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
11/24/2003	5780 Bellevue Avenue	Infill	N/A	1		1	1				6	South Sacramento	\$ 1,391.00
01/08/2004	Plaza Lofts	Infill/Low Inc	2004-008	134.35	45	33.75	180	100.6			1	Central City	\$ 186,880.85
04/15/2004	3918 Haywood Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
01/14/2004	1434 Bell Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
01/30/2004	1515 19th Street	Infill	N/A	5.5			7	5.5			1	Central City	\$ 7,650.50
01/15/2004	118 Tinker Way	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
01/30/2004	3436 Marysville Blvd	Infill	N/A	1		1	1				3	North Sacramento	\$ 1,391.00
03/01/2004	4127 38th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
03/01/2004	5016 Rose Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
03/01/2004	3593 Altos Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
03/01/2004	3589 Altos Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
04/13/2004	Fremont Mews	Infill/Low Inc	2004-264	89.25	49	36.75	70	52.5			2	Central City	\$ 124,146.75

REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
04/07/2004	3263 Bozeman Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/11/2004	Westerner Mobile Home Park	Infill	2004-347	26		47	26				8	South Sacramento	\$ 112,632.00
04/14/2004	505 Bowman Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
04/15/2004	804, 808 Union Street	Infill	N/A	2		2	2				2	North Sacramento	\$ 2,782.00
04/27/2004	1112 Claire Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/24/2004	1444 Bell Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/24/2004	1018, 1024 & 1028 Nogales St	Infill	N/A	3		3	3				2	North Sacramento	\$ 4,173.00
06/18/2004	1123 Bell Avenue	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
06/11/2004	3560 6th Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
06/24/2004	3345 1st Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
06/24/2004	6450 Folsom Boulevard	Transit	N/A	6				8	6		3	East Sacramento	\$ 8,346.00
07/07/2004	3801 47th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
07/07/2004	7518 Fruitridge Road	Infill	N/A	1.5		2	1.5				5	East Broadway	\$ 2,086.50
07/12/2004	3423 40th Street	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00
07/22/2004	1500 Rosalind Street	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
08/06/2004	3316 45th Avenue	Infill	N/A	1		1	1				5	East Broadway	\$ 1,391.00

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REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type					Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units			
08/09/2004	1434 Bell Avenue	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,391.00
08/03/2004	511 Bowman Avenue	Infill	N/A	1		1	1			1	South Natomas	\$ 1,391.00
08/03/2004	7521 Handy Way	Infill	N/A	1		1	1			8	Airport Meadowview	\$ 1,391.00
08/06/2004	3604 34th Street	Infill	N/A	1		1	1			5	East Broadway	\$ 1,391.00
08/03/2004	3916 Palmetto Street	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,391.00
08/05/2004	1424 Katherine Ave	Infill	N/A	2		2	2			2	North Sacramento	\$ 2,782.00
08/03/2004	1020 16th Street	Infill	N/A	15		1	15			1	Central City	\$ 20,865.00
08/23/2004	3044 San Jose Way	Infill	N/A	1		1	1			5	East Broadway	\$ 1,391.00
08/23/2004	3401 27th Avenue	Infill	N/A	1		1	1			5	East Broadway	\$ 1,391.00
11/02/2004	6310 Hermosa Street	Infill	N/A	1		1	1			5	Airport Meadowview	\$ 1,391.00
12/01/2004	502 Cleveland Street	Infill	N/A	1		1	1			1	South Natomas	\$ 1,391.00
12/17/2004	3328 Rio Linda Boulevard	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,391.00
12/17/2004	1021 North Avenue	Infill	N/A	1		1	1			2	North Sacramento	\$ 1,391.00
02/09/2005	1301 64th Steet	Infill	N/A	1		1	1			3	East Sacramento	\$ 1,391.00
02/15/2005	360 Cleveland Avenue	Infill	N/A	1		1	1			1	South Natomas	\$ 1,391.00
02/15/2005	1217 and 1221 64th Street	Infill	N/A	1.5		1	1.5			3	East Sacramento	\$ 2,086.50

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REGIONAL SANITATION HOUSING FEE CREDIT LOG

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
03/03/2005	1101 Rivera Drive	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/25/2005	564 Grand Ave.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
05/27/2005	645 Ford Rd.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
06/14/2005	6316 Logan St.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,391.00
07/29/2005	2244 Downar Way Septic Conv.	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,577.00
08/03/2005	3851 8th Ave	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00
08/03/2005	4336 8th Ave.	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00
09/07/2005	3126 W Street	Infill	N/A	3		4	3				5	East Broadway	\$ 4,731.00
09/07/2005	1110 O'Donnell Ave	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,577.00
09/13/2005	8115 Jacinto Rd. Septic Conv.	Infill	N/A	1		1	1				8	South Sacramento	\$ 1,577.00
10/18/2005	8570 Bruceville Rd.	Low Inc.	2005-752	18	24	18					8	South Sacramento	\$ 28,386.00
10/13/2005	2917 35th St.	Infill	N/A	10		10	10				5	East Broadway	\$ 15,770.00
10/13/2005	1131 K St.	Infill	N/A	14.32		23	14.32				1	Central City	\$ 22,582.64
10/28/2005	2105 Yreka Ave	Infill	N/A	2		2	2				5	East Broadway	\$ 3,154.00
11/07/2005	2031 S St.	Infill	N/A	3		4	3				4	Central City	\$ 4,731.00
12/06/2005	Glen Elder 9 and 10	Low Inc.	2005-877	35	35						6	South Sacramento	\$ 55,195.00
12/09/2005	3882 3rd Ave.	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00

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**REGIONAL SANITATION HOUSING FEE CREDIT LOG**

Date Issued	Project Name/Address	Project Category	Reso No.	Total ESD Credits Issued	Breakdown by housing type						Council District	Planning Area	Cost Reduction
					Low Inc Units	Low Inc ESDs	Infill Units	Infill ESDs	Transit Units	Transit ESDs			
12/09/2005	3151 36th Av.	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00
01/03/2006	6450 Lemon Hill Rd.	Infill	N/A	1		1	1				6	South Sacramento	\$ 1,577.00
02/22/2006	7035 Woodbine Av Septic Conv	Infill	N/A	1		1	1				5	Airport-Meadowview	\$ 1,577.00
02/22/2006	5048 Sully St. Septic Conv	Infill	N/A	1		1	1				2	North Sacramento	\$ 1,577.00
05/01/2006	3505 T St.	Infill	N/A	1		1	1				6	East Broadway	\$ 1,577.00
05/01/2006	3100 San Rafael Ct.	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00
05/01/2006	935 Grand Ave	Infill	N/A	1.5		2	1.5				2	North Sacramento	\$ 2,365.50
05/01/2006	4016 8th Ave	Infill	N/A	1		1	1				5	East Broadway	\$ 1,577.00
PENDING	Globe Mills 1131 C St.	Infill/Low Inc		108.84	86.25	31	22.59				1	Central City	\$ 171,640.68
Pending	Sutter Place			26									\$ 41,002.00
<b>TOTAL</b>				<b>1,308.08</b>	<b>380</b>	<b>298.71</b>	<b>869</b>	<b>658.67</b>	<b>296</b>	<b>215.86</b>			<b>\$2,050,659.00</b>

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**CITY OF SACRAMENTO  
ECONOMIC DEVELOPMENT DEPARTMENT**

**REGIONAL SANITATION DISTRICT SEWER FEE CREDIT LOG**

Updated: 06/07/2006

<b>Business Name</b>	<b>Business Address</b>	<b>Council Date</b>	<b>Council District</b>	<b>Status</b>	<b>No. of Emp.</b>	<b>Credits Awarded</b>	<b>Credits Balance</b>
							<b>6775</b>
Selland's Market Café	5340 H Street	05/01/2001	3	Approved Res. #2001-257	20	6.87	6768.130
Embassy Suites Hotel	100 Capitol Mall	05/15/2001	1	Approved Res. #2001-294	150	11.60	6756.53
Landry's Restaurant	Waterfont Site A	05/15/2001	1	Approved Res. #2001-295	60	55.83	6700.7
Carneceria 2000 Restaurant	5637 Mack Road	07/31/2001	8	Approved Res. #2001-530	7	4.04	6696.66
Jag's India Restaurant	2416 18th Street	07/03/2001	4	Approved Res. #2001-486	5	5.25	6691.41
Lee's Legacy Café	1910 Frutiridge Rd	08/14/2001	4	Approved Res. #2001-562	5	5.70	6685.71
Nishiki Sushi	1501 16th Street #111	08/21/2001	3	Approved Res. #2001-574	30	13.64	6672.07
Zen Toro Sushi Expansion	900 15th Street	09/04/2001	1	Approved Res. #2001-603	5	5.48	6666.59
Candy Express @ Macy's	414 K Street	10/16/2001	1	Approved Res. #2001-682	12	8.79	6657.8
The Naked Lounge Coffee Shop	1500 Q Street	10/23/2001	4	Approved Res. #2001-709	7	5.06	6652.74
Deboo's Indian Cuisine	1518 West El Camino Ave.	11/27/2001	1	Approved Res. #2001-799	4	4.39	6648.35
Woodruff Hotel/Guild Theatre	3456/3428/3418 3rd Avenue	01/22/2002	5	Approved Res. #2002-028	67	14.00	6634.35
Gim Lea Sang Restaurant	918 S Street	02/05/2002	4	Approved Res. #2002-061	3	5.72	6628.63
Milgard Window	6050 88th Street	02/05/2002	6	Approved Res. #2002-060	100	68.26	6560.37
Lucca Restaurant	1615 J Street	06/11/2002	3	Approved Res. #2002-358	85	9.00	6551.37
Hot Rods Burgers	2007 K Street	04/25/2002	3	Approved Res. #2002-213	15	1.65	6549.72
Frank's Quality Meats	6580 Belleau Wood Lane	04/25/2002	4	Approved Res. #2002-212	8	2.40	6547.32

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
New Blends, Inc.	1031 Arden Way	06/11/2002	2	Approved Res. #2002-357	50	21.19	6526.13
Togo's/Baskin & Robbins	1441 Meadowview Rd. #114	05/14/2002	8	Approved Res. #2002-269	20	3.58	6522.55
Inderkum's	Arena Blvd & Truxel Rd., NW	06/25/2002	1	Approved Res. #2002-418	15	4.50	6518.05
Superior Auto	E. Stockton Blvd	08/13/2002	8	Approved Res. #2002-549	11	1.00	6517.05
Baja Fresh Mexican Grill	2600 Gateway Oaks Drive, Suite 100	09/03/2002	1	Approved Res. #2002-586	24	5.40	6511.65
Starbucks	2620 Gateway Oaks Drive, Suite 200	09/03/2002	1	Approved Res. #2002-585	10	2.79	6508.86
Togo's Baskin Robbins	2620 Gateway Oaks Drive	09/03/2002	1	Approved Res. #2002-584	25	3.87	6504.99
Del Paso Pipe & Steel, Inc.	5519 Raley Blvd.	09/24/2002	2	Approved Res. #2002-638	10	14.85	6490.14
The Arnold Brothers Building	1801 Capitol Avenue	12/03/2002	3	Approved Res. #2002-789	100	19.02	6471.12
Embassy Suites Hotel	100 Capitol Mall	01/15/2002	1	Approved Res. #2002-016	0	15.60	6455.52
Venture Oaks Hotel, L.L.C.	Venture Oaks Way	02/04/2003	1	Approved Res. #2003-050	30	39.00	6416.52
KBAR	1200 K Street, #9	01/23/2003	1	Approved Res. #2003-018	15	1.50	6415.02
Maria's Tacos	6367 Power Inn Road	03/04/2003	6	Approved Res. #2003-094	15	4.68	6410.34
Natomas Surgery Center	616 Northfield Drive	03/04/2003	1	Approved Res. #2003-093	14	2.34	6408
Celestin's Restaurant	1815 K Street	05/01/2001	3	Approved Res. #2001-256	12	17.87	6390.13
Fulcrum Capital	1530 "J" Street	04/29/2003	1	Approved Res. #2003-230	0	1.05	6389.08
Mikuni's Midtown	1530 J Street, Suite 150	04/29/2003	1	Approved Res. #2003-229	75	12.96	6376.12
Jamba Juice - Gateway Oaks Dr	2600 Gateway Oaks Drive, Suite 300	06/03/2003	1	Approved Res. #2003-340	30	2.66	6373.46
Oshima Sushi	2071 Natomas Crossing Drive, #200	08/26/2003	1	Approved Res. #2003-597	30	7.74	6365.72

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
Perfection Bakery Building	1720 - 15th Street	08/26/2003	3	Approved Res. #2003-598	0	1.59	6364.13
Fresh Cleaners	4261 Truxel Blvd., #100	09/03/2003	1	Approved Res. #2003-606	10	2.56	6361.57
Brew It Up!	801 - 14th street	09/09/2003	1	Approved Res. #2003-715	50	11.00	6350.57
The Cheesecake Factory	1765 Arden Way	09/09/2003	3	Approved Res. #2003-624	200	19.00	6331.57
The Melting Pot	814 - 15th Street	09/09/2003	1	Approved Res. #2003-623	30	11.20	6320.37
Pyramid Alehouse	1029 K Street	09/23/2003	1	Approved Res. #2003-654	115	7.21	6313.16
Q-Cup	5635 Freeport Blvd, Suite 4	10/09/2003	5	Approved Res. #2003-698	15	2.16	6311
Campus Plaza Associates	3801 West Pacific Avenue	11/13/2003	5	Approved Res. #2003-785	5	1.00	6310
Sub Express	4301 Truxel Blvd	11/13/2003	1	Approved Res. #2003-784	8	1.77	6308.23
Freeport Annexation	Hwy 160 / Freeport Blvd	11/13/2003	7	Pending	0	121.90	6186.33
Cheesecake Factory	1765 Arden Way	12/09/2003	3	Approved Res. #2003-861	200	4.00	6182.33
Tony's Food Finds	800 "H" Street, Suite 10L	12/16/2003	1	Approved Res. #2003-878	6	4.59	6177.74
Marriott Residence Inn	1501 "L" Street	12/16/2003	1	Approved Res. #2003-877	45	96.24	6081.5
Subway Sandwiches	8765 Center Parkway	12/16/2003	8	Approved Res. #2003-876	9	1.98	6079.52
Bountiful Deli	1301 "I" Street, Suite 100	01/13/2004	1	Approved Res. #2004-017	6	2.06	6077.462
Long Sandwich Deli & Bakery	6434 Stockton Blvd.	01/27/2004	6	Approved	12	4.09	6073.372
Studio Café	6730 Folsom Boulevard	03/16/2004	3	Approved	3	2.61	6070.762
Wok in the Park	1427 L Street	05/04/2004	1	Approved	80	17.31	6053.452
F-65 Shopping Center	6450 Folsom Blvd.; 1420 65th St.			Pending	0	8.75	6044.702
La Pizza Cocina	2600 Gateway Oaks	10/12/2004	1	Approved	20	2.54	

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
La Pizza Cocina	2600 Gateway Oaks Dr.	08/26/2004		Approved	0	2.54	6042.162
Northgate Retail/Office Bldg.	2300 Northgate Blvd.			Pending	0	10.04	6032.122
Trinity Cyber Café	1030 Florin Road	10/12/2004	7	Approved	20	2.88	6029.242
Tupelo Coffee House	5700 Elvas	10/12/2004	3	Approved	15	3.03	6026.212
Teriyaki Time	4730 Natomas Blvd. Suite 146	07/21/2005		Approved	0	2.68	6023.532
Daphne's Greek Café	4740 Natomas Blvd Suite 100			Pending		1.90	6021.632
Hampton Inn & Suites	3021 Advantage Way			Pending	0	55.54	5966.092
Holiday Inn Express	2981 Advantage Way			Pending	0	55.96	5910.132
Hampton Inn	3021 Advantage Way	10/26/2004	1	Pending	25	55.54	5854.592
Holiday Inn Express	2981 Advantage Way	10/26/2004	1	Approved	25	55.96	5798.632
Homewood Suites	3001 Advantage Way	02/08/2005	1	Approved	25	50.00	5748.632
Headhunters	1930 K Street	02/08/2005		Approved	0	4.78	5743.852
Spataro's	1415 L Street	04/19/2005	1	Approved	30	17.11	5726.742
Marriott Residence Inn	1501 L Street	04/19/2005	1	Pending	50	72.50	5654.242
Cool Cuts 4 Kids	4710 natomas Blvd Suite 30			Pending	0	0.77	5653.472
Jimboy's Tacos	5551 Franklin Blvd.	04/27/2005		Approved	0	5.46	5648.012
It's a Grind Coffee house	2731 Del Paso Rd, Suite 100	04/27/2005		Approved	0	3.29	5644.722
Malabar	2960 Del Paso Road		1	Approved	90	13.80	5630.922
Tequilla's Grill	4740 natomas Blvd. Suite 150	06/09/2005		Approved	0	2.28	5628.644
Sacramento kenworth	707 Display Way	07/19/2005		Approved	0	5.25	5623.394
Lollicup Restaurant	4261 Truxel Rd. #A7	06/24/2005		Approved	0	2.34	5621.054
The Depot	2001 K Street	07/06/2005		Approved	0	2.22	5618.836
Original Pete's	4571 Gateway Park Blvd.	07/27/2005		Approved		6.00	5612.836

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
55 Degrees	555 Capital Mall	07/13/2005		Approved	0	6.97	5605.866
Giovanni's Pizza	2701 Del Paso Blvd		1	Approved	25	7.20	5598.666
Dos Coyotes	6450 Folsom Blvd		3	Approved	20	5.31	5593.356
Strings Italian Café	1420 65th Street		3	Approved	30	6.01	5587.346
Grind on J	2728 J Street		3	Approved	20	2.09	5585.256
Pita Pit	1420 65th Street, Ste 105		3	Approved	15	2.30	5582.956
2031 S, LLC	2031 S Street		4	Approved	10	3.20	5579.756
Oto's Japan Food	4990 Freeport Blvd		4	Approved	5	3.62	5576.136
Mr. Pickles	1420 65th Street		3	Approved	11	2.27	5573.866
Avalon Auto	2216 Sutterville Rd		5	Approved	9	1.00	5572.866
DaVita Dialysis	30 Goldenland Ct		1	Approved	25	2.50	5570.366
Dream Dinners	2063 Arena Blvd, Ste 170		1	Approved	10	2.25	5568.116
Cal Expo	Exposition Way	04/18/2006	3	Approved	0	48.00	5520.116
Mr. Pickles	3230 Arena Blvd #235		1	Approved	6	2.41	5517.706
Café Xpresso	4325 Raley Blvd		2	Approved	10	0.45	5517.256
Innovative Laundry	6100 Mack Road	03/25/2006	8	Approved	0	19.00	5498.256
P L Coin Laundry	6100 Mack Rd, Ste 800		8	Pending	5	19.50	5478.756
Quizno's	6200 Mack Rd		8	Approved	15	2.85	5475.906
Envy Nail & Spa	2069 Arena Blvd #120		1	Approved	3	1.00	5474.906
L&L Hawaiian BBQ	8391 Folsom Blvd		6	Approved	15	2.34	5472.566
Mandarin Express	3230 Arena Blvd, Ste 230		1	Approved	0	2.27	5470.298
True Love Coffee House	2315 K Street		3	Approved	2	1.57	5468.728
Fat Franks	938 University Ave		3	Approved	6	1.30	5467.428
Papillon Salon	3270 Arena Blvd Ste 410		1	Approved	8	0.70	5466.728

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Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
Maestro Coffee	2069 Arena Blvd #130		1	Approved	8	1.80	5464.928
IHOP	2941 Advantage Way		1	Approved	50	8.30	5456.628
Mountain Mikes	2069 Arena Blvd #100		1	Approved	20	4.61	5452.018
Spices a Taste of Vietnam	1850 Del Paso Road, Ste B4		1	Approved	15	5.00	5447.018
					<b>2506</b>	<b>1330.52</b>	

**RESOLUTION NO.**  
Adopted by the Sacramento City Council

**AMENDMENT OF THE MEMORANDUM OF UNDERSTANDING (MOU)  
WITH SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT AND  
APPROVAL OF THE GUIDELINES FOR THE ALLCOATION AND AWARDDING  
OF TREATMENT CAPACITY BANK CREDITS**

**BACKGROUND**

- A. The Sacramento Regional County Sanitation District (SRCSD) established an Economic Development Treatment Capacity Bank (Bank) in June 2000.

The City of Sacramento received the June 2000 initial allocation of 7,971 Equivalent Single Family Dwellings (ESDs) from the Bank. At the time, SRCSD limited local jurisdictions to using a maximum of 15 percent of its total allocation for residential purposes. The City of Sacramento subsequently received another allocation of 756 ESDs in March 2005, bringing the total ESDs to 8,727.

- B. The City of Sacramento requested greater latitude to use the credits to assist in housing development.
- C. In response to the City's request, SRCSD reconvened the Stakeholders' Working Group to discuss the proposed additional flexibility for residential purposes, to recommend a methodology for allocation of additional excess capacity that the District has purchased, to recommend disbursement guidelines for the District's own allocation from the Bank, and to address other administrative actions.
- D. The proposed amendment will expand the additional 15 percent annual allocation to also include infill and transit-oriented housing. This permits each local jurisdiction to have more flexibility in using the Bank.
- E. As of June 2006, the City of Sacramento has issued a total of approximately 2659 ESDs in sewer credits since the program's inception: 1331 ESDs for non-residential and 1308 ESDs for residential projects.

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

1. Approve the amended MOU between the Sacramento County Regional Sanitation District and the City and authorizes the City Manager to execute the amended MOU.

2. Approve the Guidelines for the allocation and awarding of Treatment Capacity Bank Credits Credits for commercial development, Downtown, low-income, and infill / transit-oriented development projects, as described in Exhibit A.

Attachment: Exhibit A: Guidelines for Sewer Credit Allocation

## **GUIDELINES**

### **SEWER CREDIT ALLOCATION**

#### **Allocation and Awarding of Treatment Capacity Bank Credits For Commercial Development, Downtown, Low Income, and Infill / Transit-Oriented Development Projects**

The five categories for credit allocation are: Economic Development / Commercial (2000 Credits), Low-Income Housing (1000 Credits), Downtown (1300 Credits), Transit-Oriented Development (TOD) / Infill (1200 Credits), and Contingency allocations (588 Credits).

The guidelines for the award of sewer credits are:

#### ***Economic Development / Commercial Guidelines***

There are no changes proposed for the awarding of ED / commercial Credits per the amended guidelines established in March 2005.

#### ***Downtown Category Guidelines***

The City shall use the following guidelines to award credits from the Economic Development Treatment Capacity Bank to promote business and housing in Downtown:

A. The project must be located within the Merged Downtown Redevelopment Project Area.

B. The prospective project will be considered if it meets at least one of the following three conditions:

1. It is a high job creation project. The project must create a minimum of 35 new full-time jobs.
2. It is a locally owned and operated business and creates at minimum 3 new full-time jobs.
3. It is a "catalyst project" (City Council finds that proposed project furthers economic development and/or significant residential activity consistent with the Merged Downtown Redevelopment Plan and Implementation Strategy).

C. Projects falling under any of the following criteria may be disqualified from receiving credits from the Economic Development Treatment Capacity Bank:

1. Projects where the applicant is changing locations within the City of Sacramento without creating any new job opportunities.
2. Projects that will be owned and/or operated by a jurisdiction that is a member of the Economic Development Treatment Capacity Bank.
3. Projects that are relocating from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity Bank
4. Projects that add more undesirable uses to an already saturated area (Undesirable uses defined in an existing urban design master plan, streetscape plan or special planning district).

### ***Low-Income Housing***

Low- and very-low-income housing as defined in California Health and Safety Code Sections 50079.5 and 50105. The City shall also encourage very low income housing units to apply for the countywide fee waiver program to provide a greater benefit.

### ***TOD / Infill Guidelines***

- Infill housing as defined in the City of Sacramento General Plan, as located within a designated infill areas or site. Priority shall be given to catalyst projects, innovative housing products, septic tank conversions, areas defined as target infill areas in the General Plan but located in the SRCSD new growth fee area, and housing in redevelopment and Community Development Block Grant eligible areas.
- Transit-oriented housing as defined in the City of Sacramento General Plan. This shall be a minimum of 18 units per net acre and located within one-quarter mile of a light rail transit station or within an adopted transit village area.

### ***Contingency Guidelines***

The Contingency allocations shall be reserved for changing trends in development between the various allocation categories. The contingency credits shall also be used to replenish certain categories in the event their credit amounts diminish to a point where they are no longer able to keep up with the existing demand in that field.

Any project that falls into the above criteria and uses less than 15 credits can be approved at staff level. All projects regardless of category (ED or housing) using more than 15 credits will be approved by the City Council.