



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
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CONSENT  
 October 18, 2005

Honorable Mayor and  
 Members of the City Council

**Subject:** Sewer Credits for Wolf Ranch Condominium Affordable Housing Units

**Location/Council District:** Southwest corner of Bruceville Road and Jacinto Road.  
 Council District 8

**Recommendation:**

Staff recommends that the City Council approve the Resolution assigning regional sewer connection fee credits to the 24 low-income housing units in the 160-unit Wolf Ranch condominium project.

**Contacts:** Lucinda Willcox, Infill Coordinator, 808-5052; Art Gee, Process Management Manager, 808-5945

**Presenters:** Lucinda Willcox, Infill Coordinator

**Department:** Development Services Department

**Division:** Process Management

**Organization No:** 4814

**Summary:**

Consistent with the City's adopted guidelines, staff recommends assignment of sewer connection fee credits for the affordable units within the Wolf Ranch Condominium project. The project consists of 160 condominium units, 24 of which will be restricted to low-income households.

**Committee/Commission Action:**

None.

**Background Information:**

The City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District (SRCSD) Economic Development Treatment Capacity Bank on March 20, 2001. Of the total 7,971 Equivalent Single Family Dwelling (ESDs) in fee credits made



available to the City of Sacramento, 15 percent of the total are allocated for unrestricted housing projects and another 15 percent annually may be allocated for low- and very-low income housing. Adopted City guidelines call for the housing portion of the credits to be used to support infill and lower income housing. The credits reduce the fees from \$2500 per ESD in SRCSD-defined infill areas or \$6500 per ESD in SRCSD-defined new growth areas to \$923 per ESD in any location.

The Wolf Ranch Condominium project includes a total of 160 units of for-sale condominiums, of which 24 units will be restricted to low-income households. The request is for 18 ESDs in sewer fee connection credits to reduce the fees for the 24 low-income housing units. Each condominium unit is equivalent to .75 ESDs.

**Financial Considerations:**

Total SRCSD impact fees for the project equals \$300,000. Assignment of 18 ESD credits to the project reduces that portion of the fees attributable to the low-income units from \$45,000 to \$16,614, for a savings of \$28,386. There are no additional costs to the City other than minimal administrative expenses.

**Environmental Considerations:**

The proposed fee reduction is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061 (b)(3)].

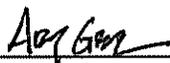
**Policy Considerations:**

This action is consistent with SRCSD and City guidelines for use of the Economic Development Treatment Capacity Bank and is consistent with the City's Strategic Plan for promoting affordable housing.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:

  
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Art Gee  
Manager, Process Management Division

Recommendation Approved:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

October 18, 2005

**REQUESTING ASSIGNMENT OF ECONOMIC  
DEVELOPMENT TREATMENT CAPACITY BANK CREDITS  
BY SACRAMENTO COUNTY REGIONAL SANITATION  
DISTRICT FOR THE LOW-INCOME HOUSING UNITS IN  
THE WOLF RANCH CONDOMINIUM PROJECT**

**BACKGROUND**

- A. The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to participate in the Sacramento County Regional Sanitation District (SRCSD) Economic Development Treatment Capacity Bank (Bank);
- B. Based on the MOU, 15% of the City's total allocation from the Bank may be allocated for housing projects, and an additional 15% of the total allocation may be used for low- and very-low-income housing;
- C. The Wolf Ranch Condominium Project, located at the southwest corner of Bruceville Road and Jacinto Road (APN 117-0140-030) is approved for 160 condominium units, 24 of which will be restricted for low-income families.
- D. The 24 low-income housing units require 18 Equivalent Single Family Dwelling (ESDs) in SRCSD sewer connection fees.

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

- Section 1. The City Council requests assignment of 18 ESD credits from the SRCSD Economic Development Treatment Capacity Bank to the Wolf Ranch Condominium project located at the southwest corner of Bruceville Road and Jacinto Road.
- Section 2. Any and all credits assigned herein shall expire if recipient has not paid requisite sewer impact fees to SRCSD within one year from the date of approval of this resolution.

Adopted by the City of Sacramento City Council on October 18, 2005, by the following vote: