

Resolution No. 2018-02-06-0504

STOCKTON CITY COUNCIL

RESOLUTION APPROVING THE INCLUSION OF AFFORDABLE HOUSING DEVELOPMENT CITYWIDE INTO THE EXISTING GREATER DOWNTOWN STOCKTON RESIDENTIAL PUBLIC FACILITIES FEE EXEMPTION PROGRAM

In 1988 the City Council adopted Stockton Municipal Code section 16.72.260, which established the authority for imposing and charging public facilities fees for new development; and

On November 17, 2015, the City Council adopted Resolution No. 2015-11-17-1602 adopting the Stockton Economic Stimulus Plan (SESP) which reduces Public Facilities Fees (PFF) for new single family and multi-family development. Council also extended PFF reductions for new commercial and industrial projects at the same time; and

On January 12, 2016, the City Council approved PFF exemptions for residential projects within the "Greater Downtown Area" of Stockton, which will sunset on December 31, 2018, unless extended by the Council; and

In order to offer a greater competitive advantage to developers over surrounding communities and to stimulate new affordable housing development, provide greater opportunities for disadvantaged communities within Stockton and support the development of new affordable housing units locally, the City Council of the City of Stockton desires to include residential projects that are considered Affordable Housing development in the existing Greater Downtown Stockton PFF Exemption Program; now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. For new "Affordable Housing" residential development within the Stockton city limits, the following Public Facilities Fees shall be exempt:

- a. City Office Space
- b. Community Recreation Centers
- c. Libraries
- d. Police Stations
- e. Street Improvements
- f. Fire Stations
- g. Parkland

This program will automatically sunset on December 31, 2018, unless extended by the City Council.

2. An "Affordable Housing" development is defined as any residential project with a regulatory agreement recorded against the subject property which requires units be rented or sold to low-income persons. This definition also includes residential projects undertaken by the San Joaquin Housing Authority that create housing for low-income persons. Low-income households are defined as those with incomes at or below 80% of area median income for the Stockton area. "Area median income" means median income as periodically established by the Department of Housing and Community Development pursuant to section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for a minimum of 20 years.

3. All other provisions of the Public Facilities Fee Program shall remain in full force and effect.

4. These fee reductions shall take effect immediately upon adoption and apply to applicable building permits issued after the effective date and before the sunset date.

5. The Public Facilities Fee Administrative Fee shall go into effect sixty (60) days after the date of adoption and apply to all building permits issued after the effective date and before the sunset date.

6. The City Manager is hereby authorized to take whatever actions are appropriate and necessary to carry out the purpose and intent of this Resolution.

PASSED, APPROVED AND ADOPTED: February 6, 2018.


MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:


BRET HUNTER, OMC
City Clerk of the City of Stockton

