Title: Allocation of Sewer Credits to D and S Development, Inc. for the 1430 Q Project

Location: District 4

Recommendation: Pass a Resolution allocating 75.813 Economic Development Treatment Capacity Bank Credits to D and S Development, Inc. for the 1430 Q project located at 1430 Q Street.

Contact: Tim Padden, Project Manager, (916) 808-8506, Economic Development Department

Presenter: None

Attachments:
1-Description/Analysis
2-Resolution
Description/Analysis

Issue Detail: The City of Sacramento’s Economic Development Department recommends approval of the attached resolution allocating 75.813 Economic Development Treatment Capacity Bank Credits (“Credits”) to D and S Development, Inc. for the completion of the mixed-use residential and retail project known as 1430 Q located at 1430 Q Street. If the City Council allocates the requested 75.813 Credits, the City will have 1,477.729 Credits remaining as of June 6, 2017.

Policy Considerations: The City’s Economic Development Strategy goals include supporting physical development and investment in the city with efforts to create jobs, improve quality of life, and provide the necessary infrastructure to attract development and businesses. Encouraging projects that promote job creation and growth is an important cornerstone of the City’s economic-development goals. Within the 2035 General Plan as part of the economic development goals, one of our commitments is to promote and support such projects to make Sacramento the most livable city in America as well as to support and encourage efforts to implement key development projects that meet the City’s revitalization and redevelopment goals.

Economic Impacts: The new residential construction project is expected to create approximately 125 total jobs and result in approximately $39.5 million in total economic output ($24.2 million direct output and another $15.2 million of output through indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical $1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations: The project has been deemed exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332 (infill development). The allocation of sewer credits implements the project, and no CEQA review is required.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.
Rationale for Recommendation: The Sacramento Regional County Sanitation District ("SRCSD") established an Economic Development Treatment Capacity Bank (the "Bank") in June 2000. Creation of the Bank was made possible by SRCSD’s purchase of unused sewer capacity from industrial users (e.g., closed canneries). The Bank allocated the Credits to SRCSD’s member agencies, which in turn allocate the Credits to new development projects in accordance with SRCSD’s guidelines and their own guidelines. The City received a total of 8,993.10 credits.

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 SRCSD. As required by these agreements, the City Council approved guidelines for allocating Credits by the adoption of Resolution No. 2006-457. This application for 75.813 Credits meets the Council-approved guidelines for allocating Credits, because the 1430 Q project qualifies as “infill” and “residential” development under the City’s 2035 General Plan. The 8.5 story building will add 75 apartments to the Central City and will include 8,600 square feet of retail and 97 parking spaces. The 1430 Q project is estimated to be completed in late 2019 and will serve as a connection between the R Street Corridor and Fremont Park in Midtown Sacramento. 1430 Q has already received City of Sacramento Planning Commission and Design Review approval.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): None.
RESOLUTION NO.
Adopted by the Sacramento City Council
June 6, 2017

ALLOCATING 75.813 ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CREDITS TO THE 1430 Q STREET MIXED USE PROJECT LOCATED AT 1430 Q 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 (“SRCSD”). 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 June 6, 2017, the City had allocated 7,439.558 Credits to eligible projects.

E. D and S Development, Inc. (the “Recipient”) is the developer of 1430 Q, a project located at 1430 Q Street in Sacramento (006-0287-005 and 006-0287-018) (the “Project”). The Project falls within the guidelines for granting Credits because it qualifies as “infill” development under the City’s General Plan.

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 75.813 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.