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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

January 29, 1991

Transportation and Community Development Committee  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNUAL REPORT ON THE HOUSING TRUST FUND  
ORDINANCE (M90-040)**

**LOCATION: CITYWIDE**

### Summary

The attached 1989/90 report documents the activities and financial status of the Housing Trust Fund (HTF) Ordinance during the initial 15 months of implementation, through June 30, 1990.

### Background

The Ordinance, adopted by the Council on March 7, 1989, has several objectives including providing local financing for affordable housing and improving the jobs-to-housing balance by providing for housing linkage fees from new commercial development. This report was reviewed by the Planning Commission on November 15, 1990 for information only and was also distributed to the Housing and Redevelopment Commission for review. No action was required by either commission.

### Financial Data

\$1.8 million in HTF fees were assessed on citywide commercial development from April 6, 1989, the effective date of the ordinance, to June 30, 1990. The City had collected \$832,619 of those assessed fees by the end of the reporting period. The remainder of the fees will be collected prior to issuance of City building permits for the nonresidential development projects.

Expenditure of HTF funds on development of affordable housing has been delayed pending the outcome of the ongoing legal action brought against the City of Sacramento by the Commercial Builders Council of Northern California. The plaintiff's appeal of the federal

district court's summary judgement in favor of the City is expected to be decided in early 1991.

Policy Considerations

The City is currently preparing to amend the HTF Ordinance, based on the completion of a supplemental economic nexus analysis, to include more specific fees for certain nonresidential uses, clarify administrative procedures and exemptions, and adjust the HTF fee schedule in accordance with the Ordinance. Those amendments are expected to be scheduled for public hearing and Committee review in the spring of 1991.

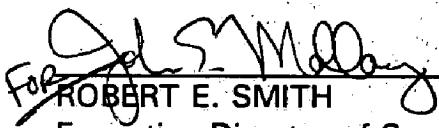
MBE/WBE Impacts

There are no MBE/WBE impacts associated with this item.

Recommendation

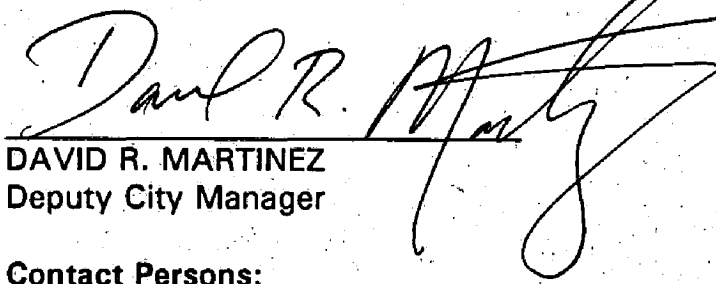
Staff recommends that the Transportation and Community Development Committee forward the attached report on the Housing Trust Fund Ordinance to the City Council for information only.

Respectfully Submitted,

  
ROBERT E. SMITH  
Executive Director of Sacramento  
Housing and Redevelopment Agency

  
MICHAEL M. DAVIS  
Director of Planning and Development

APPROVED FOR COMMITTEE INFORMATION:

  
DAVID R. MARTINEZ  
Deputy City Manager

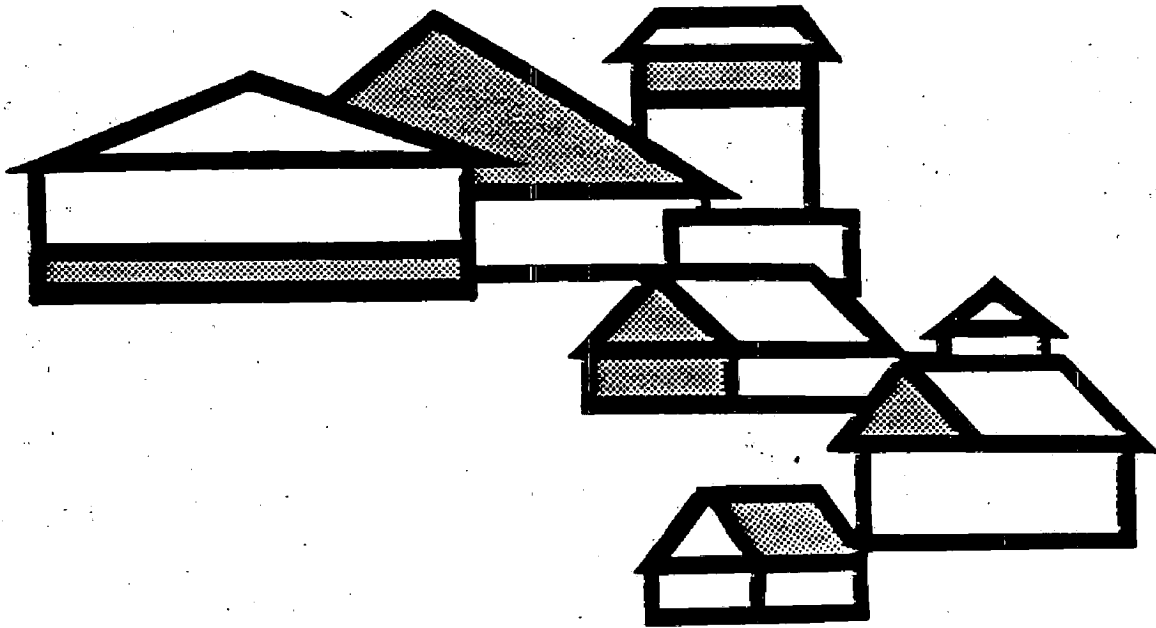
January 29, 1991  
All Council Districts

**Contact Persons:**

Steve Peterson, Senior Planner  
(916) 449-5381  
Patricia Mendoza, Associate Planner  
(916) 449-538

**CITY OF SACRAMENTO**

# **HOUSING TRUST FUND ORDINANCE**



**ANNUAL REPORT • APRIL 1989 - JUNE 1990**



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 18, 1990

City Council  
Housing and Redevelopment Commission  
City Planning Commission  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

SUBJECT: 1989/90 Report on the Housing Trust Fund Ordinance

Honorable Members in Session:

Attached for your information is the first annual report of the City of Sacramento's Housing Trust Fund (HTF) Ordinance. The report contains information on income, expenditures and status of activities undertaken with the HTF through June 30, 1990.

During the first 15 months, the City of Sacramento has successfully administered the HTF Ordinance and assessed \$1.8 million in fees that can be utilized for the development of affordable housing projects. In addition, in June the City's HTF Ordinance received an award from the American Planning Association for excellence in advocacy planning. Also, in June of this year, the County of Sacramento adopted their own Housing Trust Fund Ordinance to ensure the uniform application of fees for this program within the City and County of Sacramento.

On the legal front, the City was successful in winning a summary judgement in the federal district court in the lawsuit brought by the Commercial Builders of Northern California. This decision has been appealed, and the expenditure of HTF funds for housing projects has been deferred until a final Court decision is made.

We look forward in the coming year to the resolution of these legal issues so that the City and County can effectively implement this model program to serve Sacramento's growing need for affordable housing.

Respectfully submitted,

Michael M. Davis, Director  
Planning & Development Department

Robert E. Smith, Executive Director  
Sacramento Housing & Redevelopment Agency

## **ACKNOWLEDGEMENTS**

### **City Council**

Anne Rudin, Mayor

|               |                |
|---------------|----------------|
| Heather Fargo | Joe Serna, Jr. |
| Lyla Ferris   | Kim Mueller    |
| Josh Pane     | Terry Kastanis |
| Tom Chinn     | Lynn Robie     |

### **City Planning Commission**

Pete Hollick, Chairperson

|                   |              |
|-------------------|--------------|
| Gloria Becerra    | Kristan Otto |
| Darryl Chinn      | Andrea Rosen |
| Brian Holloway    | Jimmie Yee   |
| Michael Notestine |              |

### **Housing and Redevelopment Commission**

Sandra Simpson-Fontaine, Chairperson

|                     |                |
|---------------------|----------------|
| Carl Amundson       | Bill Strong    |
| Michael Diepenbrock | Bill Wiggins   |
| Virginia Moose      | Tom Williams   |
| Robert Pernel       | Frances Wooley |
| Carolyn Simon       | Joseph Yew     |

### **Planning & Development Staff**

Michael Davis, Director  
Marty Van Duyn, Planning Director  
Steve Peterson, Senior Planner  
Patricia Mendoza, Associate Planner  
Jim McDonald, Assistant Planner  
(Technical Analysis)

### **Sacramento Housing & Redevelopment Staff**

Robert E. Smith, Executive Director  
Thomas Lee, Director  
Bina Lefkovitz, Assistant Director  
Jim Carney, Program Manager  
Susan Bloch, Associate Planner

**CITY OF SACRAMENTO  
HOUSING TRUST FUND ORDINANCE  
APRIL 6, 1989 - JUNE 30, 1990  
ANNUAL REPORT**

**Summary**

This report is an evaluation of the program's first fifteen months of activities undertaken, including income, expenditures and other uses of the Fund, as required in Subsection B.6 of the Housing Trust Fund Ordinance (Section 33 of the City of Sacramento Zoning Ordinance). During the period, 147 commercial development projects have been assessed \$1,811,045.65 in trust fund fees (includes fees paid and fees due based on all building permit applications submitted during this period). Of this total, the City has collected \$832,619.25 on building permits issued during the program's first fifteen months of operation, April 6, 1989 to June 30, 1990. No funds, however, have been expended pending the outcome of the legal challenge of the Housing Trust Fund Ordinance brought by the Commercial Builders of Northern California, against the City of Sacramento.

**Current Status of Linkage Programs**

On March 7, 1989, the City Council adopted the Housing Trust Fund Ordinance with the objective of increasing and improving the citywide supply of housing affordable to lower income households. The Ordinance, which became effective on April 6, 1989, levies a housing linkage fee per square foot on all nonresidential construction, additions and interior remodels in order to address the City's low income housing needs associated with employment growth. Exhibit F provides a two-page summary of the program.

In adopting the Ordinance, the City made specific findings that the relationship between increased commercial development and the need for low income housing is regional in scope. To further this goal, the City Council requested that the County Board of Supervisors adopt a similar development fee ordinance within one year of the effective date of the City Ordinance to assure a broad revenue base for program funding. On June 19, 1990, the County established linkage fees on commercial development equivalent to those in the City. The effective date for the County ordinance is August 19, 1990. Unlike the City Ordinance, however, the County does not offer a build option to developers in lieu of the full housing fee. Instead of offering a build option, the County's proposed ordinance includes an option for nonresidential developers to donate an equivalent value of land or air rights in lieu of the fee for development of affordable housing.

Since the adoption of the Housing Trust Fund Ordinance by the City of Sacramento, other California jurisdictions, such as Los Angeles and San Diego, have followed suit and adopted similar ordinances in efforts to address housing, air quality, and jobs-to-housing balance needs. As the first California city to adopt a housing linkage fee for commercial development since the U.S. Supreme Court ruling in the Nollan case, Sacramento has set a precedent for other cities concerned with providing affordable housing and faced with a lack of available federal and state assistance. Exhibit F describes the precedent-setting aspects of the City of Sacramento's ordinance. City staff has received numerous inquiries regarding the Ordinance from jurisdictions throughout the United States interested in creating similar housing linkage fee programs.

### **Housing Trust Fund Fees: Citywide Fund**

As shown in Exhibit A, the Citywide Fund had an adjusted balance of \$625,988.10 as of June 30, 1990. This balance was adjusted to reflect the payment of various administrative expenditures, and reimbursements due to infill projects. The anticipated fund balance is \$1,604,414.50 with the inclusion of uncollected assessed Housing Trust Fund fees to be paid by nonresidential developers before the issuance of building permits.

The 1987 nexus analysis estimated that a City/County program could generate an average \$3.6 million in fee revenue per year. This amount represented approximately 9% of the \$42 million financing consisting of public and private funds proposed to construct 1000 units per year. The total amount of assessed Housing Trust Fund fees (both paid and due) during the first twelve months after enactment of the Ordinance was \$1,344,550.95 or approximately 36% of the nexus analysis' revenue projection. This revenue includes the 388,410 square foot Wells Fargo Center project in the City's Central Business District which is the first major commercial high rise project subject to the new fee. This building alone will generate \$361,197 in Housing Trust Fund fees.

During the Ordinance's first 15 months of implementation, non-residential developers paid \$832,619.25 in assessed housing linkage fees to the Citywide Fund from new construction, tenant improvement and interior remodeling of commercial space.

Exhibit B indicates the amount and percentage of total Housing Trust Fund fees assessed and amount of fees collected by Community Plan area. Nonresidential development projects in the Central City and South Sacramento represent the largest percentage of fees assessed. Airport-Meadowview, the Pocket and Land Park experienced the lowest percentage of assessed Housing Trust Fund fees. The City's Community Plan areas are shown on Exhibit C.

As shown in Exhibit D, 60.6% of the total Housing Trust Fund assessed fees through June 30, 1990, involved office uses or approximately 1,186,564 square feet of proposed office space. Warehouse uses comprised approximately 26.1% of fee revenue.

Because collected funds were not expended during the first implementation year of the Ordinance due to the pending legal action, no housing units were assisted. The funds which are currently in escrow will not be expended for project financing prior to determination of the lawsuit. SHRA staff will prepare guidelines for housing unit project financing under the Ordinance subsequent to resolution of the lawsuit brought against the City by the Pacific Legal Foundation on behalf of the Commercial Builders of Northern California.

### **Housing Trust Fund Fees: North Natomas Fund**

Nonresidential development projects located in the North Natomas Community Plan area are subject to separate North Natomas requirements. During this first year, the City did not assess any funds under the North Natomas provisions of the Ordinance. Staff anticipates that in 1990 several commercial developers will submit applications which will trigger either North Natomas Housing Trust Fund contributions or commitments to construct housing projects in North Sacramento.

### **Administrative Expenses**

Administrative expenses consisted of City staff time administering the Ordinance, and contract work with legal and economic consultants on Ordinance amendments and determination of fee amounts for other commercial use categories. The contracts included \$100,000 to Shute, Mihaly and Weinberger, for the preparation of the Ordinance Amendments and legal defense of the Ordinance, and \$21,578 to Keyser-Marston Economic Consultants for additional housing nexus analysis and research to support the Ordinance amendments. By the end of the June 30, 1990 reporting period, \$80,000 of the total consultant fees had been paid from the Housing Trust Fund account balance. The remainder of the consultants' charges will be paid during the 1990-1991 fiscal year.

Approximately \$5,470.00 in processing fees (at \$50.00 per application) were collected during the 15-month reporting period to recover City administrative costs. Planning Division costs averaged approximately \$157.35 per Housing Trust Fund application during the 1989-1990 fiscal year. In addition to Planning Division staff time expended on implementation and administration of the Ordinance, Building Division staff reviewed commercial plans for applicability to the Ordinance and SHRA staff had various administrative responsibilities. The total administrative costs to the City for implementation of the Housing Trust Fund Ordinance clearly surpasses the \$50.00 fee currently being charged for processing each application.

### **Build Option**

In response to the North Natomas Settlement Agreement and in order to promote infill housing development, the Ordinance provides the nonresidential developer the option to



the full fee, upon approval by the Planning Director of an acceptable housing development proposal. During this first year, staff has received numerous inquiries about the build option. One commercial developer, Buzz Oates Enterprises, entered into two housing construction agreements with the City to construct a total of 18 dwelling units on designated infill property. The developer has recently submitted a proposal to develop a 42-unit multi-family housing project on an infill site. The proposal would create a credit of 24 additional housing units beyond the number of units required in the existing agreements.

Several policy issues have arisen involving the possibility of a developer constructing more than the required number of housing units and bankrolling or selling those units as credits to other commercial developers to fulfill subsequent Housing Trust Fund obligations. Staff believes it is appropriate to limit the size of infill projects that may receive credit under the Ordinance's build option to assure adequate fee revenue for low income housing and encourage true infill housing projects. As currently written, the Ordinance does not specify affordability for units constructed under the build option.

### **Variance Requests**

Since the effective date of the Ordinance, one commercial developer applied for a variance from the provisions of the Housing Trust Fund citing hardship circumstances. On July 27, 1989, the City Planning Commission voted to deny the variance application (M89-047) based on findings of fact that the developer/applicant failed to prove that special circumstances existed that were unique to the subject commercial development project, that the project would not be objectively feasible without the variance modification, that financial hardship would occur without approval of the variance, and that no alternative means of compliance were available to effectively attain the objective of the Ordinance.

### **Status of Legal Challenges**

The U.S. District Court for the Eastern District of California recently upheld the Housing Trust Fund Ordinance in a lawsuit brought against the City by the Commercial Builders of Northern California. On November 15, 1989, the federal court granted a summary judgement in the City's favor on all seven causes of action brought by the Commercial Builders. Both the legal brief and the favorable court ruling cited the detailed factual study and background nexus analysis on which the Ordinance is based. The Pacific Legal Foundation (PLF), representing the Commercial Builders, have appealed the District Court's decision to the Ninth Circuit Court of Appeals. In reaction to this appeal, sixty-four cities and the State Attorney General's Office have joined the City of San Francisco's amicus brief in support of the Housing Trust Fund Ordinance. The appeal is tentatively scheduled to be heard this fall. On the advice of legal counsel, funds deposited in the

Citywide and North Natomas Housing Trust Fund accounts will remain in escrow, with the exception of payment for related administrative expenses (i.e. consultant contracts), pending a final legal determination on the appeal.

A second lawsuit filed by the PLF on behalf of Solomon Equities, was withdrawn on April 30, 1990 due to the plaintiff's relocation to West Sacramento. The plaintiff's relocation was coincidental and cannot be attributed to assessment of Housing Trust Fund fees in the City of Sacramento. Furthermore, the dismissal of the lawsuit was a joint stipulation between the adversarial parties.

### **Recommendations**

Several amendments to the Ordinance would simplify the administrative requirements and make it more effective in mitigating the City's shortage of low income housing available to employees of nonresidential projects. Those amendments include an annual fee adjustment to more accurately reflect increases in housing costs, special fee amounts for certain nonresidential uses (such as contracting and wrecking yards) that vary from the previously analyzed six commercial types based on further nexus study, exemption of certain non-residential uses that serve a specific public purpose (such as food service for the homeless), and clarification of the build option method of compliance to assure consistency with the City of Sacramento's infill program. In addition, an increase in the processing fee may be justified given administrative costs and staff time.

## EXHIBIT A

### Housing Trust Fund Payment Report Summary

April 6, 1989 to June 30, 1990

|  |                |
|--|----------------|
| Fees Collected                               | \$832,619.25   |
| Administrative Expenses <sup>1</sup>         | \$80,000.00    |
| Infill Project Reimbursement <sup>2</sup>    | \$126,631.15   |
| Adjusted Fund Balance                        | \$625,988.10   |
| Actual Fund Balance <sup>3</sup>             | \$722,866.70   |
| Fees Due (Includes Pending Building Permits) | \$978,426.40   |
| Total Estimated Fund Balance <sup>4</sup>    | \$1,604,414.50 |

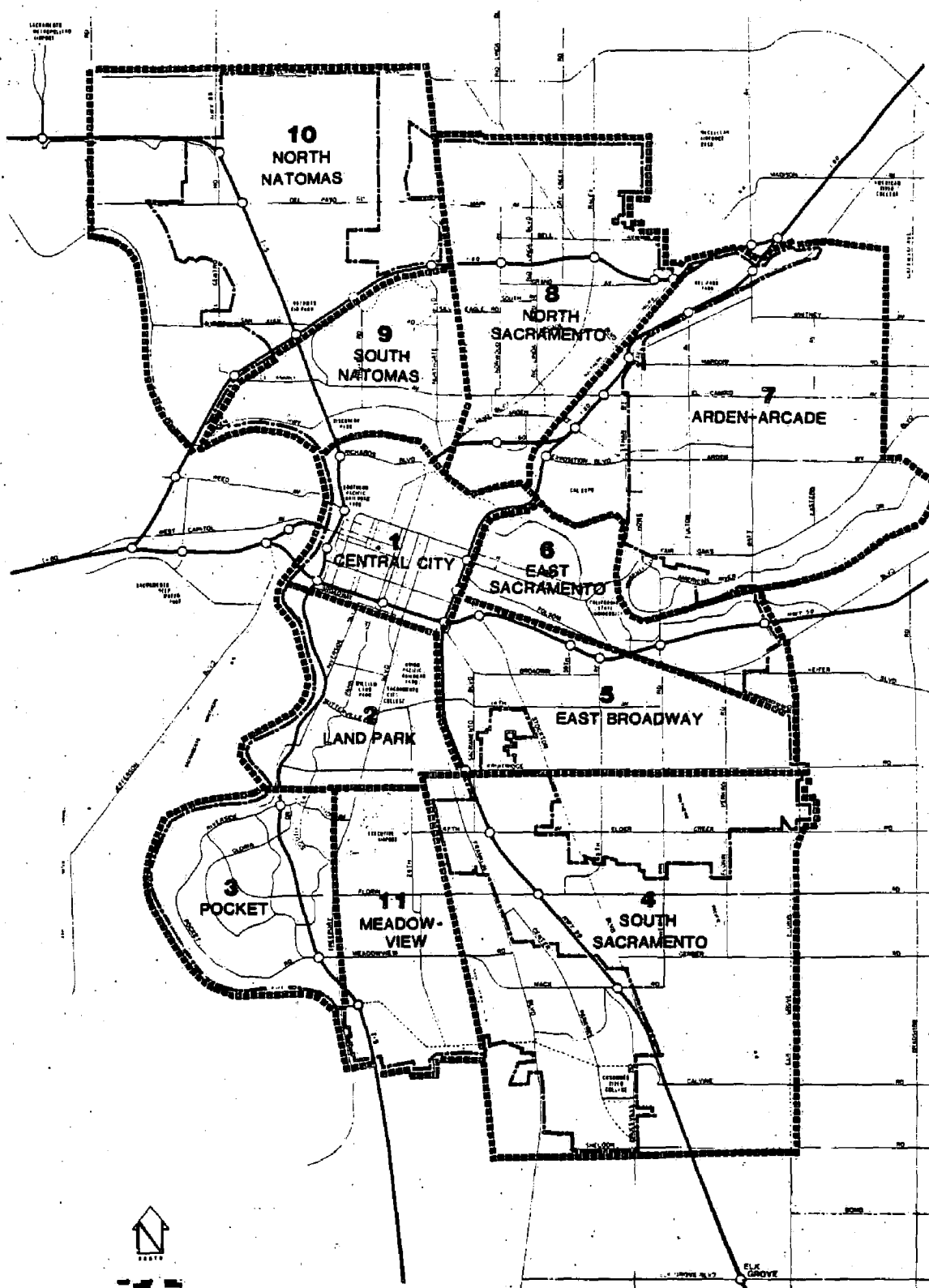
- NOTES:
- 1 - Consultants' fees.
  - 2 - 80% HTF fee reimbursement for construction of housing units under build option.
  - 3 - Fund balance as reported on cash register audit receipts. Includes administrative expenditures for consultants' fees, but does not include funds reserved for infill project reimbursement. \$29,752.55 in HTF fees which were erroneously credited to another building fee account at time of payment, will be adjusted and credited to HTF account in the 1990-1991 fiscal year.
  - 4 - Adjusted fund balance plus outstanding HTF fees.

**EXHIBIT B****Housing Trust Fund Fees Assessed and Paid by Community Plan Area  
April 6, 1989 to June 30, 1990**

| <b>COMMUNITY PLAN AREA</b> | <b>ASSESSED<br/>(CHARGED)<br/>HTF FEES</b> | <b>COLLECTED<br/>(PAID)<br/>HTF FEES</b> | <b>% OF<br/>TOTAL<br/>ASSESSED<br/>FEES</b> |
|----------------------------|--|--|---|
| Airport Meadowview         | \$8,839.50                                 | \$2,808.00                               | 0.5%  |
| Arden Arcade               | \$233,275.50                               | \$80,999.90                              | 12.9%                                       |
| Central City               | \$455,882.00                               | \$65,164.05                              | 25.2%                                       |
| East Broadway              | \$109,312.35                               | \$104,860.35                             | 6.0%  |
| East Sacramento            | \$191,809.55                               | \$95,541.30                              | 10.6%                                       |
| Land Park                  | \$57,637.75                                | \$9,290.25                               | 3.2%  |
| North Natomas              | \$0  | \$0                                      | 0.0%  |
| North Sacramento           | \$137,384.55                               | \$52,266.55                              | 7.6%  |
| Pocket                     | \$14,049.75                                | \$6,614.50                               | 0.7%  |
| South Natomas              | \$220,770.20                               | \$122,222.85                             | 12.2%                                       |
| South Sacramento           | \$382,084.50                               | \$292,851.50                             | 21.1%                                       |
| <b>TOTAL</b>               | <b>\$1,811,045.65<sup>1</sup></b>          | <b>\$832,619.25</b>                      | <b>100.0%</b>                               |

<sup>1</sup> This total is the amount of assessed fees prior to administrative expenditures and reimbursement to commercial developers for construction of housing units under the build option.

# CITY OF SACRAMENTO COMMUNITY PLAN AREAS



**EXHIBIT D****Housing Trust Fund Fees Assessed by Building Type**

| <b>BUILDING<br/>TYPE</b>  | <b>NUMBER OF<br/>APPLICATIONS</b> | <b>SQUARE<br/>FOOTAGE</b> | <b>HTF FEE<br/>AMOUNT</b> | <b>%<br/>TOTAL<br/>FEES</b> |
|---------------------------|-----------------------------------|---------------------------|---------------------------|-----------------------------|
| Office                    | 38                                | 1,186,564                 | \$1,098,356.10            | 60.6%                       |
| Hotel                     | 4                                 | 83,863                    | \$75,476.70               | 4.2%                        |
| Research &<br>Development | 0                                 | 0                         | \$0                       | 0.0%                        |
| Commercial                | 39                                | 181,083                   | \$137,439.00              | 7.6%                        |
| Manufacturing             | 3                                 | 49,906                    | \$26,461.10               | 1.5%                        |
| Warehouse                 | 50                                | 1,596,841                 | \$473,312.75              | 26.1%                       |
| Exempt/Other              | 13                                | 114,645                   | \$0                       | 0.0%                        |
| <b>TOTAL</b>              | <b>147</b>                        | <b>3,212,902</b>          | <b>\$1,811,045.65</b>     | <b>100.0%</b>               |

## KEY TO EXHIBIT E: HOUSING TRUST FUND PAYMENT REPORT

PC# = Four-digit Plan Check number

DATE APPLIED = Date the HTF application is completed by the Building Division

SQ FT = Total number of square feet

USE 1 = Primary use from the following use codes:

- C - Commercial
- Ot - Other (includes exempted uses)
- RD - Research and development
- W - Warehouse
- H - Hotels
- O - Office
- M - Manufacturing

USE 2 = Secondary use

USE 2% = Secondary use square footage as a percentage of the primary use square footage

TYPE = Type of building permit from the following abbreviations:

- |                         |                       |
|-------------------------|-----------------------|
| NC - New Construction   | IR - Interior Remodel |
| TI - Tenant Improvement | E - Exempt            |

BUILD #DUs = Number of infill units to be constructed under the build option

HSG FEE = Assessed (charged) HTF fee amount

PROC FEE = Processing fee amount

DATE PAID = Date the HTF fee was paid

COMMENTS = Special circumstances related to the HTF application, including the following codes:

- P = Protest Letter
- V = Variance
- SP = Special Permit approval requirement
- RE = Refund amount

# HOUSING TRUST FUND PAYMENT REPORT

| PC# | DATE<br>APPLIED | SITE ADDRESS | APPLICANT             | SQFT              | USE1  | USE2 | USE2<br>% | TYPE  | BUILD<br>#DUs | HSGFEE   | PROC<br>FEE | DATE<br>PAID | COMMENTS              |
|-----|-----------------|--------------|-----------------------|-------------------|-------|------|-----------|-------|---------------|----------|-------------|--------------|-----------------------|
| 1   | 5043            | 04/06/89     | 5391 RALEY BL         | JOHNSON (SOLOMON) | 7280  | W    |           | 0 NC  | 0             | 1820.00  | 50          | 11/17/89     | P(6/30/89)L(11/21/89) |
| 2   | 5044            | 04/06/89     | 5381 RALEY BL         | JOHNSON (SOLOMON) | 8925  | W    |           | 0 NC  | 0             | 2231.30  | 50          | 11/17/89     | V(7/27/89)L(11/21/89) |
| 3   | 5046            | 04/10/89     | 5240 STOCKTON BL      | JACK-IN-BOX       | 2356  | C    |           | 0 NC  | 0             | 1767.00  | 50          | 06/23/89     |                       |
| 4   | 5052            | 04/12/89     | 3026 FLORIN RD        | UHAUL             | 32410 | C    |           | 0 E   | 0             | 0.00     | 0           | / /          | STORAGE               |
| 5   | 5053            | 04/12/89     | 1932 AUBURN BL        | MCCARLEY          | 3450  | W    | 0         | 10 NC | 0             | 1422.50  | 50          | / /          |                       |
| 6   | 5056            | 04/10/89     | 1717 STOCKTON BL      | BERTOLUCCI'S SHOP | 2840  | OT   |           | 0 E   | 0             | 0.00     | 0           | / /          | GARAGE                |
| 7   | 5055            | 04/13/89     | 6600 STOCKTON BL      | FLANNERY          | 6610  | O    |           | 0 NC  | 0             | 6279.50  | 50          | 10/26/89     | V(M89-047)DENIED      |
| 8   | 5085            | 04/27/89     | 2720 LAND AV          | BELCHER           | 20625 | W    |           | 0 NC  | 0             | 5156.25  | 50          | 11/15/89     |                       |
| 9   | 5093            | 05/04/89     | 8401 JACKSON RD       | PANATTONI         | 1460  | O    |           | 0 NC  | 0             | 1387.00  | 50          | / /          |                       |
| 10  | 5102            | 05/10/89     | 598 DISPLAY WY        | MASSIE            | 8525  | W    | 0         | 0 NC  | 0             | 2131.25  | 50          | 12/19/89     |                       |
| 11  | 5103            | 05/12/89     | 1450 SPROULE AV       | RODRIGUEZ BROS.   | 1280  | O    |           | 0 NC  | 0             | 1216.00  | 50          | / /          | SP REQUIRED           |
| 12  | 5125            | 05/24/89     | 2451 26TH AV          | KARACOFF          | 5440  | W    |           | 0 NC  | 0             | 1360.00  | 50          | / /          |                       |
| 13  | 5134            | 05/29/89     | 4216 FRANKLIN BL      | EL NOVILLERO      | 5562  | C    |           | 0 NC  | 0             | 4171.50  | 50          | 05/18/90     |                       |
| 14  | 5122            | 06/01/89     | 8280 14TH AV          | REED & GRAHAM     | 2800  | W    |           | 0 NC  | 0             | 700.00   | 50          | 09/13/89     |                       |
| 15  | 5143            | 05/30/89     | 5000 WAREHOUSE WY     | LIQUI BOX         | 1620  | M    |           | 0 NC  | 0             | 972.00   | 50          | / /          |                       |
| 16  | 5152            | 06/20/89     | 8520 YOUNGER CREEK DR | ERICKSON          | 24000 | W    |           | 0 NC  | 0             | 6000.00  | 50          | 11/14/89     |                       |
| 17  | 5135            | 06/20/89     | 0 BLUE SKY CT         | ERICKSON          | 15063 | W    |           | 0 NC  | 0             | 3765.75  | 50          | 08/11/89     | LOT 18                |
| 18  | 5157            | 06/27/89     | 8364 ROVANA CR        | MASSIE            | 20000 | W    |           | 0 NC  | 0             | 5000.00  | 50          | 10/04/89     |                       |
| 19  | 5157            | 06/27/89     | 8362 ROVANA CR        | MASSIE            | 72000 | W    |           | 0 NC  | 0             | 18000.00 | 50          | 10/04/89     |                       |
| 20  | 5157            | 06/28/89     | 8362 ROVANA CR        | MASSIE            | 20000 | W    |           | 0 NC  | 0             | 5000.00  | 50          | 10/04/89     |                       |
| 21  | 5180            | 06/22/89     | 4333 WINTERS ST       | PECK & RICHARDS   | 8112  | W    |           | 0 NC  | 0             | 2028.00  | 50          | 12/06/89     |                       |
| 22  | 5167            | 06/21/89     | 6925 HAVENHURST DR    | LDS CHURCH        | 15887 | OT   |           | 0 E   | 0             | 0.00     | 0           | / /          | CHURCH                |
| 23  | 5179            | 06/21/89     | 8144 POCKET RD        |                   | 15647 | W    |           | 0 NC  | 0             | 3911.75  | 50          | / /          |                       |
| 24  | 5183            | 06/23/89     | 1099 VINE ST          | SEQUOIA           | 69800 | W    | 0         | 10 NC | 0             | 22344.00 | 50          | 09/20/89     |                       |
| 25  | 5185            | 06/23/89     | 1059 VINE ST          | SEQUOIA           | 50400 | W    | 0         | 10 NC | 0             | 16120.00 | 0           | 09/20/89     |                       |

HOUSING TRUST FUND PAYMENT REPORT

EXHIBIT E



| PC# | DATE<br>APPLIED | SITE ADDRESS | APPLICANT                  | SQFT              | USE1  | USE2 | USE2<br>% | TYPE | BUILD<br>#DUs | HSGFEE   | PROC<br>FEE | DATE<br>PAID | COMMENTS   |
|-----|-----------------|--------------|----------------------------|-------------------|-------|------|-----------|------|---------------|----------|-------------|--------------|------------|
| 26  | 5194            | 07/05/89     | 3928 FRANKLIN BL           | BOBS GERMAN AUTO  | 4340  | C    |           | O NC | 0             | 3255.00  | 50          | 05/15/90     |            |
| 27  | 5130            | 08/15/89     | 2829 FLORIN RD             | JERICO VILLAGE    | 3744  | C    |           | O NC | 0             | 2808.00  | 50          | 08/17/89     |            |
| 28  | 5097            | 07/21/89     | 2620 CAPITOL AV            | TRINITY CATHEDRAL | 7024  | OT   |           | O E  | 0             | 0.00     | 0           | / /          | CHURCH     |
| 29  | 5163            | 08/02/89     | 2751 ACADEMY WY            | OATES             | 25600 | W    | 0         | O NC | 0             | 7863.00  | 50          | 08/02/89     | P(8/2/89)  |
| 30  | 5255            | 07/24/89     | 3150 WISSEMAN DR           | HASSE             | 1814  | OT   |           | O E  | 0             | 0.00     | 0           | / /          | CHURCH     |
| 31  | 5231            | 08/08/89     | 3901 STOCKTON BL           | WILTON & LEE      | 3500  | C    |           | O NC | 0             | 2625.00  | 50          | 11/01/89     |            |
| 32  | 5232            | 07/13/89     | 3554 NORTHGATE BL          | KH MOSS           | 32940 | C    |           | O NC | 0             | 24705.00 | 50          | 01/11/90     |            |
| 33  | 5234            | 07/14/89     | 8201 FRUITRIDGE RD         | PROCTOR & GAMBLE  | 1476  | M    |           | O NC | 0             | 885.60   | 50          | 08/02/89     |            |
| 34  | 5212            | 07/06/89     | 7050 FRUITRIDGE RD         | ELLERING          | 456   | C    |           | O E  | 0             | 0.00     | 0           | / /          | DRIVE-THRU |
| 35  | 5264            | 07/25/89     | 5625 FREEPORT BL           |                   | 12650 | C    |           | O NC | 0             | 9487.50  | 50          | / /          |            |
| 36  | 5173            | 06/28/89     | 5201 FLORIN PERKINS RD     | CASTLE METALS     | 1200  | O    |           | O NC | 0             | 1140.00  | 50          | 10/04/89     |            |
| 37  | 5279            | 08/01/89     | 8510 MORRISON CREEK DR     | OATES             | 14000 | W    |           | O NC | 0             | 3500.00  | 50          | 01/25/90     |            |
| 38  | 5280            | 08/01/89     | 8520 MORRISON CREEK DR     | OATES             | 14000 | W    |           | O NC | 0             | 3500.00  | 50          | 01/25/90     |            |
| 39  | 5281            | 08/01/89     | 8530 MORRISON CREEK DR     | OATES             | 14000 | W    |           | O NC | 0             | 3500.00  | 50          | 01/25/90     |            |
| 40  | 5282            | 08/01/89     | 8540 MORRISON CREEK DR     | OATES             | 14000 | W    |           | O NC | 0             | 3500.00  | 50          | 01/25/90     |            |
| 41  | 5293            | 08/15/89     | 1740 CREEKSIDE OAKS DR     | BANNON            | 57457 | O    |           | O NC | 0             | 54584.15 | 50          | / /          |            |
| 42  | 5294            | 08/15/89     | 1750 CREEKSIDE OAKS DR     | BANNON            | 62145 | O    |           | O NC | 0             | 59037.75 | 50          | 02/15/90     |            |
| 43  | 5295            | 08/07/89     | 4450 FOLSOM BL             | EAST LAWN CEM     | 11268 | OT   |           | O E  | 0             | 0.00     | 0           | / /          | MAUSOLEUM  |
| 44  | 5300            | 08/07/89     | 2150 BELL AV               | BELL AVE LAND     | 42000 | W    |           | O NC | 0             | 10500.00 | 50          | / /          |            |
| 45  | 5305            | 08/10/89     | 3000 STOCKTON BL           |                   | 1250  | C    |           | O NC | 0             | 937.50   | 50          | 10/10/89     |            |
| 46  | 3303            | 08/10/89     | 3640 NORTHGATE BL          | STEELE & NELSON   | 53703 | O    |           | O TI | 0             | 37592.10 | 0           | 08/10/89     | P(8/10/89) |
| 47  | 5074            | 08/13/89     | 1735 ARDEN WY              | F & M             | 6228  | C    |           | O NC | 0             | 4721.00  | 50          | 08/14/89     |            |
| 48  | 5310            | 10/20/89     | 4800 MARTIN LUTHER KING BL | BROWN             | 2732  | OT   |           | O E  | 0             | 0.00     | 0           | / /          | REC HALL   |
| 49  | 5306            | 10/24/89     | 216 BANNON ST              | PATEL             | 22725 | H    |           | O NC | 0             | 20452.50 | 50          | 12/04/89     |            |
| 50  | 5172            | 08/18/89     | 6600 BRUCEVILLE RD         | KAISER HOSP       | 15363 | O    |           | O NC | 0             | 14595.00 | 50          | 09/13/89     |            |

| PC# | DATE<br>APPLIED | SITE ADDRESS             | APPLICANT          | SQFT   | USE1 | USE2 | USE2 TYPE<br>% | BUILD<br>#DUs | HSGFEE    | PROC DATE<br>FEE PAID | COMMENTS             |
|-----|-----------------|--------------------------|--------------------|--------|------|------|----------------|---------------|-----------|-----------------------|----------------------|
| 51  | 5326 08/23/89   | 325 NORTH 5TH ST         | APLEGATE           | 1896   | C    |      | 0 NC           | 0             | 474.00    | 50 10/06/89           |                      |
| 52  | 5337 09/08/89   | 1340 DEL PASO BL         | DJANFESHIAN        | 364    | C    |      | 0 NC           | 0             | 273.00    | 50 10/06/89           |                      |
| 53  | 5364 09/07/89   | 2741 RIVERSIDE BL        | POWELL             | 1485   | C    |      | 0 NC           | 0             | 1113.75   | 40 11/09/89           | #ERR PROC FEE(-\$10) |
| 54  | 5358 09/14/89   | 3773 NORTHGATE BL        | MCDONALDS          | 1184   | C    |      | 0 NC           | 0             | 888.00    | 50 12/07/89           |                      |
| 55  | 5381 09/14/89   | 6105 27TH ST             | MJP                | 11966  | W    |      | 0 NC           | 0             | 2991.50   | 50 / /                |                      |
| 56  | 5382 09/14/89   | 6109 27TH ST             | MJP                | 12160  | W    |      | 0 NC           | 0             | 3040.00   | 0 / /                 |                      |
| 57  | 5219 09/16/89   | 250 HARRIS AV            | HOFFMAN            | 17208  | W    |      | 0 NC           | 0             | 4302.00   | 50 09/19/89           | P(8/31/89)           |
| 58  | 5220 09/16/89   | 230 HARRIS AV            | HOFFMAN            | 30800  | W    |      | 0 NC           | 0             | 7700.00   | 50 09/19/89           | P(8/31/89)           |
| 59  | 5221 09/06/89   | 210 HARRIS AV            | HOFFMAN            | 22800  | W    |      | 0 NC           | 0             | 5700.00   | 50 09/19/89           | P(8/31/89)           |
| 60  | 2043 09/15/89   | 8341 FOLSOM BL           | COLLEGE GREEN SHOP | 3000   | C    |      | 0 NC           | 0             | 2250.00   | 50 04/17/90           |                      |
| 61  | 5202 08/29/89   | 8120 TIMBERLAKE WY       | WIESE              | 54663  | O    |      | 0 NC           | 0             | 51929.85  | 50 05/01/90           |                      |
| 62  | 5395 12/04/89   | 8500 YOUNGER CREEK DR    | OATES              | 14000  | W    | O    | 25 NC          | 2             | 5950.00   | 420 12/18/89          | RE \$4,760.00        |
| 63  | 5403 09/22/89   | 1117 2ND ST              | NATIONAL GUARD     | 13194  | OT   |      | 0 E            | 0             | 0.00      | 0 / /                 | SHRA DPT AGRMNT      |
| 64  | 5289 12/15/89   | 8583 ELDER CREEK RD      | OATES              | 60000  | W    | O    | 0 NC           | 1             | 25500.00  | 420 12/18/89          | RE \$20,400.00       |
| 65  | 5407 09/25/89   | 1239 GRAND AV            | DIXON              | 5202   | OT   |      | 0 NC           | 0             | 0.00      | 0 / /                 | CHURCH               |
| 66  | 5434 10/12/89   | 6000 ELK GROVE FLORIN RD | MASSIE             | 49600  | W    | O    | 25 NC          | 0             | 21080.00  | 50 05/18/90           |                      |
| 67  | 5435 10/12/89   | 3201 FLORIN PERKINS RD   |                    | 39880  | O    |      | 0 NC           | 5             | 37886.00  | 420 03/01/90          | RE \$29,919.85       |
| 68  | 5002 10/05/89   | 400 CAPITOL MALL         | WELCOR BUILD       | 388410 | O    | C    | 10 NC          | 0             | 361197.70 | 50 / /                | WELLS FARGO CTR      |
| 69  | 5444 11/16/89   | 1200 ARDEN WY            | FELTON             | 7398   | W    |      | 0 NC           | 0             | 1849.50   | 50 12/12/89           | BOTTLING USE         |
| 70  | 2022 10/24/89   | 3108 X ST                |                    | 19680  | O    |      | 0 NC           | 0             | 18696.00  | 50 01/08/90           |                      |
| 71  | 2005 10/25/89   | 8430 ROVANA CR           | MASSIE             | 108000 | W    |      | 0 NC           | 0             | 27000.00  | 50 / /                |                      |
| 72  | 2014 10/27/89   | 5501 POWER INN RD        | JACKSON            | 12330  | W    |      | 0 NC           | 0             | 3132.00   | 50 03/09/90           |                      |
| 73  | 2021 11/17/89   | 21 BLUE SKY CT           | ERICKSON           | 6492   | O    |      | 0 NC           | 0             | 4544.00   | 50 11/20/89           | TI (.70/SQFT)        |
| 74  | 2025 11/02/89   | 4800 FLORIN PERKINS RD   |                    | 320    | O    |      | 0 NC           | 0             | 304.00    | 0 01/31/90            |                      |
| 75  | 2028 11/03/89   | 2701 5TH ST              | JB                 | 150000 | W    |      | 0 NC           | 0             | 37500.00  | 50 / /                |                      |

| PC# | DATE<br>APPLIED | SITE ADDRESS             | APPLICANT           | SQFT   | USE1 | USE2 | USE2 TYPE<br>% | BUILD<br>#DUs | HSGFEE   | PROC DATE<br>FEE PAID | COMMENTS       |
|-----|-----------------|--------------------------|---------------------|--------|------|------|----------------|---------------|----------|-----------------------|----------------|
| 76  | 2015 11/06/89   | 6500 HACK RD             | LEE                 | 2782   | C    |      | 0 NC           | 0             | 2086.50  | 50 05/01/90           |                |
| 77  | 2032 11/18/89   | 324 CAPITOL MALL         | HORTMAN             | 1289   | O    |      | 0 NC           | 0             | 1224.55  | 50 01/10/90           | MEZZ ADD       |
| 78  | 2039 11/14/89   | 701 UNIVERSITY AV        | SPIEKER             | 48000  | O    |      | 0 NC           | 0             | 45600.00 | 50 05/04/90           |                |
| 79  | 5416 09/28/89   | 2900 29TH AV             | JAPANESE BAPTIST    | 1440   | OT   |      | 0 E            | 0             | 0.00     | 0 / /                 | CHURCH         |
| 80  | 5164 11/14/89   | 6300 ELK GROVE FLORIN RD | OATES               | 217600 | W    | O    | 25 NC          | 10            | 92480.00 | 420 03/01/90          | RE \$71,551.30 |
| 81  | 2045 10/13/89   | 8605 FOLSOM BL           | BERGQUAM            | 8000   | O    |      | 0 NC           | 0             | 7600.00  | 50 / /                |                |
| 82  | 2044 11/22/89   | 8101 FRUITRIDGE RD       | EURO ASIAN FOODS    | 12069  | C    | O    | 65 NC          | 0             | 10725.50 | 50 03/13/90           | P(11/16/89)    |
| 83  | 2066 11/28/89   | 8464 SPECIALTY CR        |                     | 55752  | W    |      | 0 NC           | 0             | 13938.00 | 0 / /                 |                |
| 84  | 2091 12/11/89   | 6610 STOCKTON BL         | PATEL               | 3440   | H    |      | 0 NC           | 0             | 3096.00  | 0 / /                 |                |
| 85  | 2092 12/11/89   | 6610 STOCKTON BL         | PATEL               | 8850   | H    |      | 0 NC           | 0             | 7965.00  | 0 / /                 |                |
| 86  | 2048 11/03/89   | 5151 F ST                | SUTTER HOSP         | 2184   | O    |      | 0 NC           | 0             | 2124.80  | 50 03/08/90           |                |
| 87  | 2113 12/18/89   | 1701 BELL AV             | JI CASE             | 17215  | C    | O    | 0 E            | 0             | 0.00     | 0 / /                 | 1-80 IP        |
| 88  | 2109 12/15/89   | 2720 LAND AV             | BELCHER & JEFFREY   | 9475   | W    |      | 0 NC           | 0             | 2368.75  | 50 01/17/90           |                |
| 89  | 2126 12/27/89   | 3244 MARYSVILLE BL       | JACKSON             | 3600   | W    |      | 0 NC           | 0             | 900.00   | 50 02/27/90           |                |
| 90  | 2128 12/27/89   | 3801 X ST                | JACKSON             | 1535   | O    |      | 0 NC           | 0             | 1458.25  | 50 01/28/90           | P(1/9/90)      |
| 91  | 2127 12/27/89   | 1788 TRIBUTE RD          | PANATTONI           | 28572  | O    |      | 0 NC           | 0             | 27143.40 | 50 04/20/90           | P(12/28/89)    |
| 92  | 5437 11/14/89   | 501 12TH ST              | GFS                 | 5360   | C    |      | 0 NC           | 0             | 4020.00  | 50 01/10/90           |                |
| 93  | 2145 01/04/90   | 4195 NORWOOD AV          |                     | 2527   | C    |      | 0 NC           | 0             | 1895.25  | 50 / /                |                |
| 94  | 2152 01/11/90   | 2551 ALBATROSS WY        | ROTO ROOTER         | 2810   | O    | W    | 50 NC          | 0             | 1686.00  | 50 05/04/90           |                |
| 95  | 2184 01/18/90   | 6300 POWER INN RD        | AMSTED CORP.        | 3000   | C    |      | 0 NC           | 0             | 2250.00  | 50 01/05/90           |                |
| 96  | 2193 01/24/90   | 250 HARRIS AV            | HOFFMAN CO.         | 6726   | O    |      | 0 TI           | 0             | 4708.20  | 50 01/05/90           | PC5219         |
| 97  | 2204 01/31/90   | 2720 LAND AV             | BELCHER&JEFFERY INC | 5152   | W    | O    | 45 NC          | 0             | 2321.20  | 50 04/19/90           | PC5085         |
| 98  | 2191 01/26/90   | 1013 D ST                | CRYSTAL CREAM       | 1204   | W    |      | 0 NC           | 0             | 301.00   | 50 03/12/90           |                |
| 99  | 2106 02/06/90   | 7465 RUSH RIVER DR       | PROMENADE VENTURE   | 3940   | C    |      | 0 NC           | 0             | 2995.00  | 50 02/15/90           |                |
| 100 | 2195 02/09/90   | 598 DISPLAY WY           | BUNTAIN CONST       | 1976   | O    |      | 0 TI           | 0             | 1383.20  | 50 03/30/90           | PC5102         |

| PC# | DATE<br>APPLIED | SITE ADDRESS           | APPLICANT         | SQFT   | USE1 | USE2 | USE2 TYPE<br>% | BUILD<br>#DUs | HSGFEE    | PROC DATE<br>FEE PAID | COMMENTS    |
|-----|-----------------|------------------------|-------------------|--------|------|------|----------------|---------------|-----------|-----------------------|-------------|
| 101 | 2077 02/14/90   | 8594 FRUITRIDGE RD     | MCDONALD SUPPLY   | 3237   | O    |      | 0 IR           | 0             | 3075.15   | 50 02/16/90           |             |
| 102 | 2255 02/26/90   | 426 NORTH 7TH ST       | SIERRA FRUIT CO   | 240    | O    |      | 0 NC           | 0             | 228.00    | 50 03/28/90           | PC2255      |
| 103 | 2263 02/26/90   | 7810 STOCKTON BL       | JACKSON PROP      | 10421  | C    |      | 0 NC           | 0             | 7815.75   | 50 06/04/90           |             |
| 104 | 2290 03/06/90   | 7467 RUSH RIVER DR     | BANK OF AMERICA   | 3810   | C    |      | 0 NC           | 0             | 3619.50   | 50 06/11/90           |             |
| 105 | 2346 03/20/90   | 3710 FRANKLIN BL       | COMM DYNAMICS     | 1000   | C    |      | 0 NC           | 0             | 750.00    | 50 05/15/90           |             |
| 106 | 2357 03/22/90   | 8745 FOLSOM BL         | WATSON JUDY       | 80350  | O    |      | 0 NC           | 0             | 76332.50  | 50 / /                |             |
| 107 | 2362 03/26/90   | 8349 FOLSOM BL         | ARBYS REST        | 3309   | C    |      | 0 NC           | 0             | 2481.75   | 50 / /                |             |
| 108 | 2391 04/05/90   | 2527 J ST              | LEE SOOKY         | 1750   | C    |      | 0 NC           | 0             | 1312.50   | 50 / /                |             |
| 109 | 2389 04/05/90   | 1896 ARDEN WY          | HATFIELD GREG     | 5564   | W    |      | 0 NC           | 0             | 1391.00   | 50 / /                |             |
| 110 | 2400 04/09/90   | 1550 VINCI ST          | JOHNSON JAMES     | 21100  | W    |      | 0 NC           | 0             | 5275.00   | 50 / /                |             |
| 111 | 2337 04/10/90   | 301 BICENTENNIAL CR    | WATKINS CO        | 94189  | O    |      | 0 NC           | 0             | 89479.00  | 50 06/19/90           |             |
| 112 | OTC 04/11/90    | 210 HARRIS AV          | HOFMANN CO        | 519    | O    |      | 0 TI           | 0             | 363.00    | 50 04/11/90           |             |
| 113 | 2417 04/12/90   | 8608 FRUITRIDGE RD     | ELLIS LARRY       | 16865  | W    | O    | 0 NC           | 0             | 6109.00   | 50 / /                |             |
| 114 | 2428 04/18/90   | 711 9TH ST             | PURVIS JIM        | 2690   | O    |      | 0 IR           | 0             | 2555.00   | 50 / /                |             |
| 115 | 2433 04/18/90   | 6770 FOLSOM BL         | SOUTHWARD J.R.    | 2800   | W    |      | 0 NC           | 0             | 700.00    | 50 / /                |             |
| 116 | OTC 04/19/90    | 230 HARRIS AV          | HOFMANN CO        | 519    | O    |      | 0 TI           | 0             | 363.00    | 50 04/19/90           |             |
| 117 | OTC 04/25/90    | 230 HARRIS AV          | HOFMANN CO        | 293    | O    |      | 0 TI           | 0             | 205.00    | 50 04/25/90           |             |
| 118 | 2448 04/25/90   | 2180 HARVARD ST        | KRAMER DENNIS     | 155315 | O    |      | 0 NC           | 0             | 147549.00 | 50 / /                |             |
| 119 | 2278 04/26/90   | 5215 FOLSOM BL         | MONIZ ALICIA      | 2250   | C    |      | 0 NC           | 0             | 1687.50   | 50 05/02/90           |             |
| 120 | 2467 05/03/90   | 3901 ROSIN CT          | HARRIOT CORP.     | 48848  | H    |      | 0 NC           | 0             | 43963.20  | 50 / /                |             |
| 121 | 2471 05/03/90   | 200 RICHARDS BL        | MCDONLDS CORP.    | 413    | C    |      | 0 IR           | 0             | 309.25    | 50 / /                |             |
| 122 | 2489 05/09/90   | 6600 BRUCEVILLE RD     | KAISER FOUNDATION | 10500  | O    |      | 0 NC           | 0             | 9975.00   | 50 / /                |             |
| 123 | 2492 05/14/90   | 1599 WEST EL CAMINO AV | SHELL OIL CO.     | 1000   | C    |      | 0 NC           | 0             | 750.00    | 50 / /                |             |
| 124 | 2492 05/14/90   | 1599 WEST EL CAMINO AV | SHELL OIL CO.     | 936    | C    |      | 0 NC           | 0             | 702.00    | 50 / /                |             |
| 125 | 2447 05/16/90   | 8201 FRUITRIDGE RD     | PROCTOR & GAMBLE  | 46810  | M    | W    | 21 NO          | 0             | 24603.50  | 50 05/25/90           | W=9950 SQFT |

| PC# | DATE<br>APPLIED | SITE ADDRESS          | APPLICANT          | SQFT   | USE1 | USE2 | USE2 TYPE<br>% | BUILD<br>#DUs | HSGFEE   | PROC DATE<br>FEE PAID | COMMENTS        |
|-----|-----------------|-----------------------|--------------------|--------|------|------|----------------|---------------|----------|-----------------------|-----------------|
| 126 | 2510 05/16/90   | 1320 VINCI AV         | DUKES DAN          | 12750  | C    |      | 0 NC           | 0             | 9562.50  | 50 / /                | TRUCK REPAIR    |
| 127 | 2513 05/17/90   | 8395 FOLSOM BL        | CARL'S JR.         | 3516   | C    |      | 0 NC           | 0             | 2637.00  | 50 / /                |                 |
| 128 | 2515 05/18/90   | 8353 FOLSOM BL        | ALLIED DEVELOPMENT | 6840   | C    |      | 0 NC           | 0             | 5130.00  | 50 / /                |                 |
| 129 | OTC 05/21/90    | 230 HARRIS AV         | HOFFMAN CO         | 222    | O    |      | 0 TI           | 0             | 155.40   | 50 05/21/90           |                 |
| 130 | 2523 05/22/90   | 7375 GREENHAVEN DR    | WILLIAM & PADDON   | 4698   | C    |      | 0 NC           | 0             | 3523.50  | 50 / /                |                 |
| 131 | 2525 05/23/90   | 8520 YOUNGER CREEK DR | DUFFIN GREGG       | 5000   | O    |      | 0 TI           | 0             | 3500.00  | 50 06/19/90           |                 |
| 132 | 2498 05/23/90   | 3555 3RD AV           | HARRIS VINCENT     | 3163   | OT   |      | 0 E            | 0             | 0.00     | 0 / /                 | SP(P87-318)     |
| 133 | 2529 05/23/90   | 1901 30TH ST          | REINKE RICHARD     | 20582  | O    | C    | 12 NC          | 0             | 19051.50 | 50 / /                | C=2502 SQFT     |
| 134 | 2527 05/23/90   | 2421 DEL PASO BL      | HUSSAIN TAJ        | 5200   | C    |      | 0 NC           | 0             | 3900.00  | 50 / /                |                 |
| 135 | 2549 06/05/90   | 20 BLUE SKY CT        | ERICKSON ENT.      | 24500  | W    |      | 0 NC           | 0             | 6125.00  | 50 / /                |                 |
| 136 | 2549 06/05/90   | 22 BLUE SKY CT        | ERICKSON ENT.      | 36000  | W    |      | 0 NC           | 0             | 9000.00  | 50 / /                |                 |
| 137 | 2549 06/05/90   | 24 BLUE SKY CT        | ERICKSON ENT.      | 16000  | W    |      | 0 NC           | 0             | 4000.00  | 50 / /                |                 |
| 138 | 2561 06/08/90   | 8570 23RD AV          | ENT CONSTRUCTION   | 10000  | W    | O    | 14 NC          | 0             | 3480.00  | 50 / /                | O=1400 SQFT     |
| 139 | 2578 05/21/90   | 1730 L ST             | STUMBOS & BRAND    | 3640   | C    |      | 0 NC           | 0             | 2730.00  | 50 / /                |                 |
| 140 | 2566 06/11/90   | 701 MOREY AV          | FAULKNER RICHARD   | 3611   | C    |      | 0 NC           | 0             | 2708.25  | 50 / /                |                 |
| 141 | 2584 06/15/90   | 8900 FRUITRIDGE RD    | BARGHAUSEN         | 2700   | C    |      | 0 NC           | 0             | 2025.00  | 50 / /                |                 |
| 142 | 2596 06/15/90   | 725 14TH ST           | MIDTOWN CLUB       | 1482   | C    |      | 0 NC           | 0             | 1161.00  | 50 / /                |                 |
| 143 | 2598 06/13/90   | 2620 J ST             | RHONE RUSSELL      | 1580   | C    |      | 0 NC           | 0             | 1185.00  | 50 / /                |                 |
| 144 | 2606 06/20/90   | 1627 MAIN AV          | PANATTONI DEV.     | 71788  | W    |      | 0 NC           | 0             | 17947.00 | 50 / /                | 2BLDGS, SAME PC |
| 145 | 2606 06/20/90   | 1635 MAIN AV          | PANATTONI DEV.     | 127512 | W    |      | 0 NC           | 0             | 31878.00 | 50 / /                |                 |
| 146 | 2456 06/20/90   | 1200 ARDEN WY         | CULLIGAN WATER     | 2733   | O    |      | 0 TI           | 0             | 1913.10  | 50 / /                |                 |
| 147 | OTC 06/26/90    | 230 HARRIS AV         | HOFMANN CO         | 420    | O    |      | 0 TI           | 0             | 294.00   | 50 06/26/90           |                 |

\*\*\* Total \*\*\*

3212902

18 1811045.65 7820

## **EXHIBIT F**

### **INFORMATION HANDOUT**

#### **HOUSING TRUST FUND (HTF) ORDINANCE**

##### **PURPOSE**

The HTF Ordinance (Section 33 of the Zoning Ordinance) was enacted by the City Council on March 7, 1989 and became effective on April 6, 1989. The HTF Ordinance has three purposes:

- A. To assure that non-residential development assists in addressing the low income housing needs associated with job growth.
- B. To stimulate housing development within designated infill areas and thereby reduce commute distances and improve air quality.
- C. To assure that North Natomas development promotes a jobs-to-housing balance and complements the housing and revitalization goals for North Sacramento.

##### **HOUSING LINKAGE FEES**

The HTF Ordinance establishes housing linkage fees for commercial development to mitigate the future housing needs of the working poor. The fees range from \$.25 per square foot for warehouse projects to \$.95 per square foot for office projects. A nexus study quantified the relationship between types of commercial development, low wage scale jobs, low income housing needs and the subsidy cost of providing new affordable housing. The adopted fees were reduced to less than half the amount justified in the study to mitigate the potential impacts on commercial lease rates. Separate fees are established for North Natomas development projects.

##### **BUILD OPTION**

As an alternative to full fee payment, a commercial developer may elect 1) to construct or cause the construction of housing within designated infill areas, and 2) pay a portion of the full fee amount. The build option provides incentives for development on remnant parcels in declining neighborhoods. The housing must be constructed within two years of issuance of the commercial project building permit. Separate construction requirements are established for North Natomas.

##### **PROGRAM OBJECTIVES**

Based upon a 1990 analysis of development and land costs, the estimated per-unit subsidy required to make housing affordable to very low-income households is approximately \$27,000 for a two-bedroom unit. A substantial number of units could be assisted if HTF fees are combined with additional financial subsidies such as state and federal tax credits, state deferred loans, land write-downs, or federal rent subsidies. The funds will provide gap financing to developers of housing for very low income households. The housing will be located within a reasonable commute distance of job centers. The program will benefit the working poor and help prevent homelessness caused by the shortage of affordable housing. Housing trust funds are administered by the Sacramento Housing and Redevelopment Agency to achieve maximum integration of all funding programs.

The number of infill housing units constructed under the housing construction alternative will depend on the level of developer interest.

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## **CITY OF SACRAMENTO HOUSING TRUST FUND (HTF) ORDINANCE**

### **ORIGINALITY**

The City of Sacramento is the first city in California to adopt a housing linkage fee for commercial development since the recent U.S. Supreme Court ruling in the Nollan case (i.e. nexus). The Sacramento HTF ordinance is unique because it applies to all commercial development activity, provides the developer with choices (build option) to achieve multiple planning objectives (jobs-housing balance, infill development in older declining neighborhoods). The County of Sacramento adopted a similar fee in 1990 to implement the program on a countywide basis.

### **TRANSFERABILITY**

Housing linkage fees are most appropriate in communities where sustained heavy demand for commercial development exists. Similar fees should be established in jurisdictions within the same market areas to effectively address regional housing needs and mitigate potential "leakage" of commercial development to adjacent areas. Since establishment of the Sacramento HTF Ordinance, linkage fees have been established in the cities of San Diego, Los Angeles and Irvine. Dozens of other communities throughout the country are considering similar programs due to the loss of federal and state financial assistance. Linkage fee revenue provides maximum local flexibility in designing local housing programs. Given existing legal and financial constraints, housing linkage fees are one of the few revenue sources available to finance local housing programs in California.

### **QUALITY**

The HTF Ordinance was recently upheld by the U.S. District Court for the Eastern District of California (#CW No 5-89-638-EJG). The City won a summary judgment on November 15, 1989 on all seven causes of action brought by the Commercial Builders of Northern California. The detailed factual study and background analysis were cited in the legal brief and court ruling. Sixty-four cities and the State Attorney General's office have joined the City of San Francisco amicus brief in support of the Sacramento Ordinance. The Ninth Circuit Court of Appeals will next hear the case.

### **IMPLEMENTATION**

Of the various potential funding sources for a housing trust fund, the commercial development fee was the only source that clearly met all six local criteria proposed by the 1988 Sacramento City/County Housing Finance Task Force (i.e. local determinability, administrative feasibility, significant revenue capacity, annually renewable, new dedicated money, nexus). Within the first year, approximately \$8 million has been collected and 18 infill units are pending approval. Expenditure of HTF funds will be delayed pending the outcome of the Commercial Builders' appeal to the Ninth Circuit Court of Appeals.

### **COMPREHENSIVENESS**

The linkage fee will provide the "seed equity" for a comprehensive \$42 million annual program proposed by the City and County to finance affordable housing projects. Additional funding sources will include traditional state and federal funding programs, local tax increment funds, debt financing by lenders and equity contributions by private investors. The ordinance addresses affordable housing, air quality, and jobs-to-housing balance objectives by offering the infill option and locational criteria to assure the construction of units within a reasonable commute distance of job centers.

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