

CITY OF HEALDSBURG

RESOLUTION NO. 81-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG RESCINDING RESOLUTION NO. 116-2005 AND ESTABLISHING IN-LIEU INCLUSIONARY HOUSING FEES AS PROVIDED FOR IN SUBSECTION 20.20.030 (J) OF THE CITY OF HEALDSBURG LAND USE CODE

WHEREAS, the City Council has adopted Chapter 20 of the Municipal Code establishing a Land Use Code; and

WHEREAS, Subsection 20.20.030 (J) provides for the establishment, update and use of in-lieu inclusionary housing fees, by Council resolution, the proceeds of which are to be deposited into an Inclusionary Housing Deposit account for the purpose of providing affordable housing programs and services in the community, including acquisition of property, planning and design, construction costs and program administration; and

WHEREAS, Subsection 20.20.030 (J) allows for an update to the fee amount to reflect changing housing conditions within the community, including the actual costs of providing affordable housing; and

WHEREAS, Subsection 20.20.030 (J) provides for annual updates to the in-lieu inclusionary housing fees based upon the annual changes in an identified, generally recognized construction cost index; and

WHEREAS, the need for affordable housing continues to be a pressing need in the City of Healdsburg; and

WHEREAS, funding for affordable housing, including from an inclusionary housing fee, will help support the development of affordable housing in the City of Healdsburg; and

WHEREAS, based upon the percentage of inclusionary units required and the level of affordability targeted by the City's Inclusionary Housing Ordinance as outlined in Subsection 20.20.30 (C), along with the identified gap between the cost to construct an affordable unit and the value of that unit at targeted income levels, updated in-lieu inclusionary housing fees have been developed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does hereby rescind in its entirety Resolution No. 116-2005, a resolution establishing in-lieu inclusionary housing fees; and

BE IT FURTHER RESOLVED that the City Council does hereby establish, adopt and impose the in-lieu inclusionary housing fees for new residential developments in the amounts as set forth in Exhibit A, which is made a part of this Resolution, and in accordance with Subsection 20.20.030 (J) of the Healdsburg Municipal Code; and

BE IT FURTHER RESOLVED that the City Council does hereby direct that any in-lieu fees collected under authorization of this resolution shall be placed in the Inclusionary Housing Deposit account; and

BE IT FURTHER RESOLVED that the City Council does hereby provide that the in-lieu inclusionary housing fees shall be automatically adjusted annually each year on July 1 in accordance with the most recent annual change in the Engineering News record 20-Cities Construction Cost Index (20-cities CCI); and

BE IT FURTHER RESOLVED that the in-lieu inclusionary housing fees will be in effect 60 days from the date of adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 3<sup>rd</sup> day of June 2019, by the following vote:

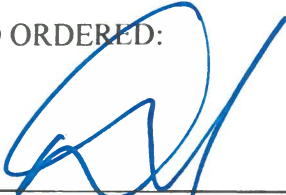
AYES: Councilmembers: (5) Gold, McCaffery, Mitchell, Naujokas and Mayor Hagele

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:



David L. Hagele, Mayor

ATTEST:



Raina Allan, Deputy City Clerk

I, RAINA ALLAN, Deputy City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 81-2019 adopted by the City Council of the City of Healdsburg on the 3rd day of June, 2019.



Raina Allan, Deputy City Clerk

### Exhibit A -- Inclusionary Housing In-Lieu Fee Schedule

For-Sale Housing			Rental Housing		
Unit Size Range (square foot)		Fee per Unit (\$16.70/sf)*	Unit Size Range (square foot)		Fee per Unit (\$6.15/sf)*
Low	High	Based on top of range	Low	High	Based on top of range
0	850	Exempt	0	850	Exempt
851	900	\$7,515	851	900	\$2,769
901	950	\$7,933	901	950	\$2,923
951	1000	\$8,350	951	1000	\$3,077
1001	1050	\$8,768	1001	1050	\$3,231
1051	1100	\$9,185	1051	1100	\$3,384
1101	1150	\$9,603	1101	1150	\$3,538
1151	1200	\$10,020	1151	1200	\$3,692
1201	1250	\$20,875	Above 1200		\$3,692
1251	1300	\$21,710			
1301	1350	\$22,545			
1351	1400	\$23,380			
1401	1450	\$24,215			
1451	1500	\$25,050			
1501	1550	\$25,885			
1551	1600	\$26,720			
1601	1650	\$27,555			
1651	1700	\$28,390			
1701	1750	\$29,225			
1751	1800	\$30,060			
1801	1850	\$30,895			
1851	1900	\$31,730			
1901	1950	\$32,565			
1951	2000	\$33,400			
2001	2050	\$34,235			
2051	2100	\$35,070			
2101	2150	\$35,905			
2151	2200	\$36,740			
2201	2250	\$37,575			
2251	2300	\$38,410			
2301	2350	\$39,245			
2351	2400	\$40,080			
2401	2450	\$40,915			
2451	2500	\$41,750			
Above 2,500		\$41,750			

\*Fees for units of 851 to 1200 square feet are calculated at 50% of full fee.  
 Fee is calculated based on high square footage in range.