

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-13

Urgent

Routine

AGENDA DATE August 26, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of Exemption of Public Facility Fees for the Completed Construction of a Low Income Multi-Family Residential Housing Project sponsored by the Housing Authority of Stanislaus County

STAFF RECOMMENDATIONS:

1. Approval of Exemption of Public Facility Fees for the Completed Construction of a Low Income Multi-Family Residential Housing Project referred to as the Village One Town Center Housing Project located in the City of Modesto, sponsored by the Housing Authority of Stanislaus County.
2. Authorize the Chief Executive Officer to negotiate and sign an agreement with the Housing Authority to implement the fee exemption.

FISCAL IMPACT:

Currently the Board authorizes the appropriate use of facility fee deferral for low-income housing projects that meet the Stanislaus County Housing Authority eligibility criteria. Providing an exemption of facility fees for this project will not adversely affect the public facility fee program.

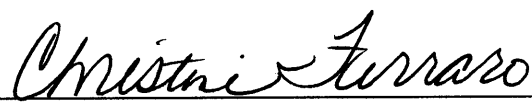
BOARD ACTION AS FOLLOWS:

No. 2008-619

On motion of Supervisor Monteith, Seconded by Supervisor O'Brien
 and approved by the following vote,
 Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield
 Noes: Supervisors: None
 Excused or Absent: Supervisors: None
 Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. M-64-H-10

DISCUSSION:

The Housing Authority of Stanislaus County has requested an exemption of public facility fees for a 20-unit low-income housing apartment complex located in Village One in the City of Modesto referred to as the Village One Town Center Housing Project. The County PFF program currently has a deferral process that relieves development from paying PFF fees as long as the property remains available in a low-income housing capacity. In this case however, the Housing Authority requires an exemption to meet requirements set forth by its construction lender.

This matter was referred to the Stanislaus County Public Facility Fee Committee on July 30, 2008 and the committee recommends that the Board approve this one time fee exemption. The committee concluded that the exemption of PFF revenue in the amount of \$98,812, instead of deferral of PFF revenue (for a 50 year period), would have little or no effect on the overall County PFF program.

Staff recommends that the Board authorize the Chief Executive Officer or his designee to complete negotiations of the exemption agreement and to execute the agreement with assistance from County Counsel.

POLICY ISSUE:

The Board should consider whether a one-time exemption of facility fees for the development of a multi-family low-income housing project supports the Board priority of a strong local economy by cooperating in the development of low income housing in Stanislaus County.

STAFFING IMPACT:

There are no staffing issues related to this item.