



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

September 26, 2023

SUBJECT: Consideration to Defer Developmental Impact Fees for the First Street Senior Housing Project

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council consider the Development Impact Fee (DIF) deferral request for the proposed First Street Senior Housing Project and provide staff direction.

Background

The First Street Senior Apartments project site is located southwest of the intersection of First Street and E Street (see Attachment 1). The 2.4-acre project site is currently undeveloped vacant land and is surrounded by existing residential development. The First Street Senior Apartments project includes the construction of a 32-unit affordable age-restricted apartment complex with site amenities (proposed project). The City of Wheatland General Plan designates the site as High Density Residential (HDR) and the site is zoned Multi-Family Residential (R-3).

Discussion

On July 25, 2023, the City of Wheatland received a letter from AMG & Associates, LLC (project applicant) requesting the deferral of DIFs for the proposed project, to be paid in full upon the issuance of certificates of occupancies rather than building permit review (see Attachment 2).

Fiscal Impact

If this deferral request is granted, the City of Wheatland will collect the full amount of DIFs required for a 32-unit age-restricted apartment project; however, the DIFs will be collected at time of occupancy rather than building permit.

Conclusion

Staff recommends that the Wheatland City Council consider the attached request and provide City staff with direction.

Attachment

1. Project Location Map
2. Fee Deferral Request Letter from AMG & Associates, LLC

**First Street Senior Apartments Project
Project Location Map**



**Project site boundaries are approximate.*



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Request for Deferral of Developmental Impact Fees

Kevin Valente
Senior Planner
City of Wheatland
111 C Street
Wheatland, CA 95962

Re: Developmental Impact Fee Deferral Request for the 1st Street Senior Apartment Project

Mr. Valente,

As the applicant for the development of the 1st Street Senior Apartments (the "Project"), pursuant to California Government Code subsection 66007(a), I would like to formally request the deferral of developmental impact fees for each building included in the Project's development, to be paid in full upon their respective issuances of certificates of occupancies. Our funding sources for this development consist heavily of governmental subsidies; correspondingly, our access to capital is both periodic and variable as it follows a draw structuring. For this reason, our financing arrangement and timeline would be most compatible with deferred impact fees.

The Project provides a combination of 26 one-bedroom and 6 two-bedroom units, distributed throughout 1 residential building. The Project also furnishes a 2,213 square foot community building as well as various on-site amenities.

Thank you for your consideration in this matter. We look forward to working with the City of Wheatland to bring this Project to fruition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexis Gevorgian'.

Alexis Gevorgian
Managing Member, AMG & Associates, LLC