



SUBJECT: A Resolution approving and authorizing the City Manager to sign an Affordable Housing Agreement between the City of Brentwood and Trumark Homes for the Trailside Project (Subdivision 9610)

DEPARTMENT: Community Development Department

STAFF: Alexis Morris, Community Development Director
Sylvia Elias, Senior Housing Analyst

TITLE/RECOMMENDATION

Approve a resolution authorizing the City Manager to sign an Affordable Housing agreement between the City of Brentwood and Trumark Homes for the Trailside Project (Subdivision 9610) and such other documents as may be needed to complete the transaction.

FISCAL IMPACT

As the developer plans to build the required affordable housing units onsite, no in-lieu fees will be collected as a result of this agreement. The Trailside project is subject to the previous version of the affordable housing ordinance (Ordinance 1014), which allowed for the collection of in-lieu fees and/or the building of affordable residential units.

BACKGROUND

The Trailside (Subdivision 9610) project will be developed by Trumark Homes. The Trailside project includes a total of sixty-three (63) units; fifty-seven (57) market rate units and six (6) affordable duet units. The residential subdivision is subject to Ordinance 1014, which required a total affordable housing obligation of ten percent (10%): three percent (3%) for Moderate-Income households, four percent (4%) for Low-Income households, and three percent (3%) for Very-Low Income households.

On August 8, 2023, the Brentwood City Council approved the developer's application for a vesting tentative subdivision map pursuant to Resolution No. 2023-99. To implement the relevant condition of approval and satisfy their affordable housing obligation, Trumark Homes must enter into an Affordable Housing Agreement ([Municipal Code Chapter 17.725 Affordable Housing](#)) with the City.



CITY COUNCIL AGENDA ITEM NO. G.10
09/24/2024

At its August 19, 2024, meeting, the Land Use and Development Committee (LUD) reviewed the proposed affordable housing obligation and affordable housing agreement for the Trailside project.

The developer requested a modification to the affordable housing agreement as follows (please see attached redlined version of the agreement):

City shall have ninety (90) days following the date that an occupancy permit is issued for a Restricted Unit to find a qualified buyer to purchase such unit. In the event City fails to find a qualified buyer within such ninety (90) day period, Developer shall have the right, but not the obligation, to sell the applicable Restricted Unit at market price and pay the in-lieu fee pertaining to the unit without any further action by City or Developer or the obligation to obtain further approval from City Council.

After review of the developer's requested modification to the affordable housing agreement, the Committee recommended not to include the modification. The Committee directed staff to forward the affordable housing agreement without any modification to the City Council for approval.

Staff has forwarded the affordable housing agreement to the City Council for review, and is recommending that the City Council adopt the attached resolution and approve the standard affordable housing agreement with no modifications for the Trailside project.

CITY COUNCIL STRATEGIC INITIATIVE

Focus Area 4: Community Development, Goal 1: Provide a diversity of housing opportunities, including equitable distribution of affordable housing for all socio-economic segments of the Brentwood community.

PREVIOUS ACTION

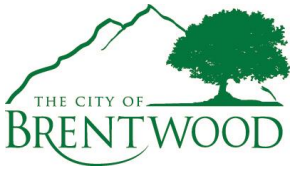
Please see Attachment 1.

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.



ALTERNATIVE OPTION(S)

The following are alternative options that the City Council may consider:

1. Do not approve staff's and the Land Use and Development Committee's recommendation, and instead include the developer's request for a modification to the affordable housing agreement.
2. Continue item with direction for staff to return with additional information.

ATTACHMENT(S)

1. Previous Actions
2. Resolution
3. Affordable Housing Agreement
4. Redlined/Draft Affordable Housing Agreement