



**AGENDA
STAFF REPORT**

MEETING DATE: 2/5/2019

AGENDA SECTION: E

SUBJECT:

Community Development: City Council acceptance of four parcels from Rhetorical Flourish, LLC to fulfill their inclusionary housing requirements in accordance with the Live Oak Master Plan and condition of approval for Map 876 and authorization for the City Manager to sign the acceptance form. (APN 011-490-001, 011-490-002, 011-490-003, 011-490-004).

RECOMMENDATION:

That the City Council to approve acceptance of four parcels from Rhetorical Flourish, LLC to fulfill their inclusionary housing requirements in accordance with the Live Oak Master Plan and condition of approval for Map 876 authorize the City Manager to sign the acceptance form. (APN 011-490-001, 011-490-002, 011-490-003, 011-490-004).

BACKGROUND:

In 2009, the City of Hanford approved the Live Oak Master Plan and several tentative tract maps for the area included in the master plan. This map, Final Map 876 contains 98 lots in the development. A condition of the master plan and the tentative map is that 10% of the lots in the development be made affordable, with the developer responsible for 5% and the City 5%. The developer is dedicating 5% of the lots to the City for future affordable housing development. The City will release a request for proposals to affordable housing providers to build and sell the homes to qualified families or individuals. The City may also contribute additional funds in the form of first time homebuyer loans.

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Inclusionary Deed and Cert