



## **ECONOMIC STIMULUS PACKAGE FOR RESIDENTIAL DEVELOPMENT**

*Adopted by the Anaheim City Council  
April 22, 2008*

Goal: Provide incentives through June 30, 2010 to promote the development, sale and rental of new homes in Anaheim.

### Saving Money

- City will allow the following development impact fees to be paid at final inspection/issuance of temporary or final Certificate of Occupancy instead of permit issuance:
  - Electrical Service Connection Fees
  - Library Fees
  - Park Fees
  - Platinum Triangle Supplemental Traffic Impact Fees
  - Platinum Triangle Supplemental Storm Drain Impact Fees
  - Platinum Triangle Supplemental Sewer Impact Fees
  - Platinum Triangle Supplemental Arterial Highway Beautification Fees
  - Platinum Triangle General Plan and Environmental Processing Fee
  - Sewer Connection Fees
  - Sewer Impact Fees
  - Storm Drain Impact Fees
  - Sewer Assessment Area Fees
  - Storm Drain Assessment Area Fees
  - Traffic Impact and Improvement Fees
  - Water Service Connection Fees
  - Water System Upgrade Fees
    - *The one exception is the East Santa Ana Canyon Area fee. The Utility is obligated to pay back previous developers through reimbursement agreements.*

Collection of Fees for Other Agencies: The City has no authority to defer collection of fees imposed by agencies, such as school districts and the Transportation Corridor Agencies.

- If plans for models were approved by the City prior to December 31, 2007, the City will issue permits for production units based on those plans until June 30, 2008. Production units will not need to comply with recent amendments to the Building Code if permits are obtained by this date.
- City will approve requests to use PEX in lieu of copper piping subject to compliance with specified procedures.
  - *We will post the criteria under which we have approved PEX in the past on our website to make it simple for such requests to be submitted and approved.*

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- City will allow developers to use provisions of the recently adopted Building Code even if their permits are being issued under the former Code, provided the plans reflect the proposed construction.

### Saving Time

- Process for discretionary entitlements is being streamlined; time required will be reduced from 98 to 86 days.
- Consultants are available to process applications for discretionary entitlements and building permits in order to ensure services can be provided within designated timeframes.

### Providing Certainty

- City will extend the expiration date of residential plan check and building permit cases for one year. Additional extensions will be granted if there are no significant changes to the building and zoning codes anticipated.
- City will extend the expiration date of discretionary applications for residential development such as conditional use permits for up to two additional years and will allow approvals granted during this timeframe to be effective for three years. City will also extend the expiration dates of tentative maps for up to five years, as allowed by State law.

### Promoting Green Development

- City offers an expedited plan review process.
- City waives plan check fees (up to \$50,000 per project)
- City offers Energy Star® appliance incentives (up to \$100,000 per project).
- City offers design review assistance (up to \$10,000).
- City offers solar energy installation incentives.
- City partially offsets costs of LEED certification (up to \$30,000).
- City provides green building rater incentives (up to \$6,000).
- City staff offers technical assistance and support throughout the application process.

### Supporting Affordable Housing

- City has adopted a Density Bonus Ordinance.
- City offers expedited processing.
- City has increased down payment assistance for Low/Moderate income buyers from \$75,000 to \$125,000 and eliminated some of the resale controls.
- The Redevelopment Agency has renegotiated land values to improve feasibility of residential developments and offers staged takedown of land.
- The Redevelopment Agency will fund infrastructure improvements such as sewer, streets, sidewalks, parkways and landscaping.
- The Council is expected to consider creating an Affordable Housing Overlay Zone this summer.

### Getting the Word Out

- The City will revise its Sign Ordinance to allow directional signs to guide potential residents to sites where homes are available for initial sale, lease or rent.