



CITY OF KINGSBURG

SUBMITTAL FOR ALLOCATIONS

APPLICANT: _____

DATE _____

ADDRESS: _____

START DATE _____

TRACT # _____

TELEPHONE: _____

PROJECT NAME: _____

E-MAIL: _____

LOCATION OF PROJECT: _____

APN: _____

DESCRIPTION OF PROJECT: _____

TOTAL ACREAGE: _____ TOTAL UNITS: _____ MODEL HOMES: _____

SINGLE FAMILY: _____ MULTI-FAMILY: _____ SENIOR: _____ MOBILE HOME: _____

OWNER'S NAME: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

DO YOU OWN ADJACENT PARCELS: YES ☐ NO ☐

LOCATION: _____

DEVELOPER: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. ***(Documentation may include a map and verbal description of location)***

25 POINTS	Property is within City limits
20 POINTS	Infill project and is substantially surrounded by urban development
15 POINTS	Property is bordered by the City on more than one side
10 POINTS	Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth
5 POINTS	Property is adjacent to the City but outside the Urban Limit Boundary
0 POINTS	Property is outside the Sphere of Influence and annexation is required

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. ***(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any “gap” is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)***

[illegible]

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND
COMMUNITY OBJECTIVES UP TO 20 POINTS

The City’s adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. *(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)*

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

Handicapped accessible units

_____ Senior citizen housing

Large family housing

_____ Difficult property to develop

[illegible]

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. ***(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)***

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

_____ Existing infrastructure	_____ Some infrastructure needed
_____ Reimbursement agreement	_____ Resource conservation features
_____ Dedication of property for systems and services	

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. ***(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments***

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

___ Custom homes or features on tract homes that keep them from appearing repetitious

___ Landscaping of medians and parkways

___ Fostering of neighborhood character

___ Compatibility with neighboring developments

___ Utilization of alleys for rear access

___ Variable front yard setbacks

___ Greenbelts with pathways for pedestrians, skaters, and bicyclists

___ Bicycle lanes in appropriate locations

___ Preservation of existing trees

___ Open space and recreation facilities

___ Pedestrian-friendly design

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this paragraph will be enforced through conditions of approval of the site plan or Planned Unit Development and as provisions of the development agreement if one is required by the City.

PHASING REQUIRED: YES_____ NO_____

Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

TYPE OF SUBMITTAL _____ DATE _____

CONCEPTUAL _____

TENTATIVE _____

FINAL _____

COMMENTS _____

LOCATION _____

LOW-INCOME _____

SPECIAL NEEDS _____

INFRASTRUCTURE _____

ARCHITECTURE _____

TOTAL POINTS _____

ALLOCATIONS AWARDED _____

FOR OFFICE USE ONLY

Date: _____

Reviewed by: _____

Comments: _____
