



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Adam Rush, Community Development Director

MEETING DATE: February 27, 2024

SUBJECT: Consideration of Resolution 2024-32, Authorizing a Waiver of Fees in an Amount Not to Exceed \$20,000 for Habitat-for-Humanity of the San Gorgonio Pass, Associated with the Processing of a Tentative Parcel Map (TPM) on Three Parcels Located at the Southwest Corner of W. Wilson Street and N. 8th Street in the City of Banning (APNs: 540-033-045, -046, and -047)

RECOMMENDATION:

Adopt Resolution 2024-32.

BACKGROUND:

Habitat-for-Humanity ("Habitat") is a global 501(c)(3) nonprofit housing organization working in local communities across all 50 states in the U.S. and in approximately 70 countries. Habitat's vision is of a world where everyone has a decent place to live. Habitat specializes in refurbishing and constructing new homes for low income residents in the community. Habitat has been providing housing opportunities, in the San Gorgonio Pass Area, for the past nineteen years.

In January of 2020, the City Council previously approved a fee waiver of \$20,000 for another Habitat property located on Wilson Street, which was constructed, is occupied, and was recently dedicated to the new residents.

Habitat has completed several homes within the City of Banning and recently purchased three (3) additional properties (APNs: 540-033-045; -046; and -047), which are referenced herein. The requested fee waiver would incorporate the City's application fees for Development Review by Community Development, Public Works, Engineering, and Banning Electric. In addition, these fees also include the City providing customer service associated with the required planning entitlements, public hearings, environmental documentation and clearance, and plan check by the Engineering Division. The City's fee estimate for provision of these services is no less than \$23,370, a breakdown of which provided below:

PLANNING FEES	
Final Parcel Map	\$992.00
Tentative Parcel Map	\$8,550.00
Environmental Assessment	\$8,505.00
Sub-Total:	\$18,047.00
ENGINEERING FEES	

Tentative Parcel Map - Preliminary	\$2,238.00
Final Parcel Map (Plan Check - 1st Sheet)	\$2,275.00
Final Parcel Map (Plan Check - Each Additional Sheet)	\$810.00
Sub-Total:	\$5,323.00
TOTAL FEES:	\$23,370.00

Furthermore, the requested fee waiver would cover costs incurred by the City's contracted Licensed Surveyor. However, the request does not cover any Building or Public Works Permit Fees or Inspections, Development Impact Fees (DIF), or other ancillary costs (e.g., miscellaneous permit fees, utility account connections, landscape inspections, etc.). Plan Check and Permit Fees associated with future housing units are also not included in this fee waiver estimate.

If granted by the City Council, any fees that exceed the waiver of **\$20,000.00** would be the responsibility of the applicant, Habitat-for-Humanity.

JUSTIFICATION:

According to the Public Policy Institute of California,

The share of Californians saying, 'housing or homelessness is the top issue facing the state', has increased sharply and residents in all major regions express concern about housing affordability and homelessness. Californians spend disproportionate shares of their income on housing and about half say housing costs are a financial strain, which is a much higher share than 15 years ago. Affordability is a greater challenge in coastal areas, where two-thirds of Californians reside and a majority of Los Angeles residents, young adults, and African Americans have considered moving further Inland, due to the rise in housing costs. (Sources: Longitudinal data from PPIC Statewide Surveys, 2001–19).

This "Inland Migration" has been experienced by the City of Banning as seen through development of the Atwell project, which has sold over one-thousand homes since initial construction in March of 2020.

FISCAL IMPACT:

The fee waiver will have an impact (and reduction) to the City's General Fund in the amount of at least \$20,000.00, with the total amount realized within Fiscal Year 2023/2024 (by June 30, 2023).

Reduction of revenues included in mid-year budget item.

ALTERNATIVES:

1. Adopt Resolution 2024-32.
2. Adopt Resolution 2024-32, with a modified fee waiver amount.
3. Do not approve the fee waiver request and provide alternative direction to Habitat for Humanity.
4. Continue the item and request that staff to provide additional research or information.

ATTACHMENTS:

1. [Resolution 2024-32, Habitat for Humanity.docx](#)
2. [LAND USE EXHIBITS.pdf](#)
3. [January 14, 2020 - CC Agenda Packet & Minutes.pdf](#)