

RESOLUTION NO. 14-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE IMPLEMENTATION OF THE BETTER BUILT HOME PROGRAM FOR NEW HOME CONSTRUCTION

WHEREAS, the City of Lancaster ("City") has established various impact fees applicable to development of real property, in order to mitigate the impact of increased demand for public services, facilities and utilities resulting from the development; and

WHEREAS, the City of Lancaster ("City") has been a leader in sustainable development, enacting the first solar mandate on new housing in the State, becoming the first Community Choice Aggregator in Southern California, and working towards becoming the first Net Zero City in the Country; and

WHEREAS, a number of features and systems can be incorporated into the design and construction that will improve a home's energy efficiency, reduce water consumption, reduce the environmental impact of the home and otherwise increase a home's sustainability throughout its usable life; and

WHEREAS, an incentive program would encourage developers and builders of new home construction to incorporate these features and systems and encourage the development of marketplace infrastructure to support the demand for these efficiencies; and

WHEREAS, the City has developed the Better Built Home Program in consultation with builders and developers, to ensure that the program will be beneficial to and supported by the building industry; and

WHEREAS, this incentive program will demonstrate the City's commitment to achieving its sustainability goals and its continuing support of the building industry; and

WHEREAS, it is in the public interest to encourage environmental efficiencies and sustainability.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City of Lancaster Better Built Home Program is hereby established, and the incentives offered through the program shall be available for all new home construction for which a building permit application has been submitted to the City between January 1, 2015, and December 31, 2016. The Program does not apply to homes constructed under the current Building Stimulus Incentive Program.

Section 3. Under the voluntary Better Built Home Program, qualifying developers and builders will receive a 25% discount on City-imposed impact fees that are associated with issuance of a building permit. The discount does not apply to fees collected by the City on behalf of other agencies.

Section 4. The Better Built Home Program utilizes a point system, assigning points for each eligible efficiency or sustainability feature in three categories: water, energy and environmental. In order to qualify for the program, a developer must incorporate features from at least two categories totaling a minimum of ten points, as shown in the attached exhibit, titled "City of Lancaster Better Built Home".

Section 5. When the developer installs a 100% drought tolerant or xeriscape plant palette in the front yard, rear and side yard landscaping requirements shall be waived. This does not apply to slopes exceeding three feet in height or side yards on corner lots.

Section 6. Should the developer desire recycled water for the purposes of dust control during construction, the developer shall be allowed access to recycled water from existing recycled water hydrants, at no charge to the developer. Developer shall comply with all rules and regulations regarding the use and transport of recycled water.

Section 7. Participants in the Better Built Home Program are encouraged to purchase construction and landscaping materials, equipment and other required goods from local businesses whenever possible.

Section 8. All City fees, including but not limited to any professional fees, must be paid in full before the City issues a Certificate of Occupancy for a home built under the Better Built Home Program.

Section 9. Each section and part hereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

Section 10. This Resolution shall be in full force and effect immediately upon its passage and approval and publication as provided by law. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, to the extent of such conflict, repealed for the time period that the Resolution is in full force and effect, which is up through and including December 31, 2016.

Section 11. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Britt Avrit, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____
City of Lancaster, CA do hereby certify that this is a true and correct copy of the original
Resolution No. 14-76, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, 2014.

(seal)



November 2014

BUILDING A HEALTHY, SUSTAINABLE COMMUNITY

Better Built Home Program - A Voluntary Incentive Program to Build Sustainable Housing

The Better Built Home Program

The purpose of this booklet is to provide home builders the information needed to obtain incentives available to builders incorporating environmentally smart features into their new home construction. The program is entirely voluntary.

Doing Our Part

There is a need to change the way we go about our business. We need to continue building a healthy and sustainable City. The U.S. Environmental Protection Agency defines sustainability as:

Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations. Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment.

The City of Lancaster is offering an incentivized way for the building industry to learn about and incorporate environmentally smart features into their construction. We want Lancaster businesses to be successful and prepared for the future.

Getting Started

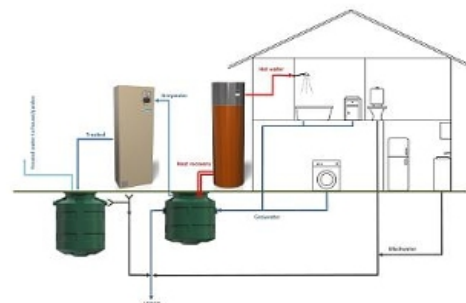
We want to make this as easy as possible. To claim the City-provided incentives, all a builder needs to do is complete the attached Better Built Home Program application sheet and submit it with the permit application. Make sure to follow the instructions on the sheet and indicate which environmental smart features your new home will incorporate. Select from at least two categories. The program points must tally to ten or higher.



The City has encouraged other agencies to incentivize environmentally smart building as well. You will need to work directly with these agencies to determine what is incentivized.

City Incentives

Participants of the program will receive a 25% discount on City-imposed impact fees. In addition, rear yard landscaping is not required, and recycled water is made available to the builder for dust control purposes without



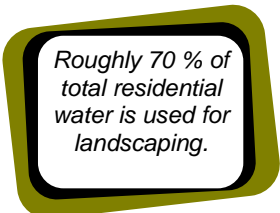
charge. Fees will be adjusted at the time of permit issuance. It must be indicated on the plans that the home is being built under the City's Better Built Home Program to receive the rear yard landscaping waiver. Let the permit technician know of your interest in using recycled water for dust. The City's Utilities Section will provide a temporary recycled water meter and accept connection points.

Eligible Environmental Features

Described below are eligible environmental features listed on the application sheet. To be eligible for City incentives, a builder must incorporate environmentally smart features that total ten or more points. The City is open to considering other environmental features and their relative point value. Let the permit technician know that you would like the City to consider alternative environmental features, and a meeting will be arranged to discuss the merit and relative importance of the alternative environmental feature. As new ideas are suggested, the application sheet will be expanded.

Category 1 – Water

A builder will receive one point for not installing sod or any high water use plants in the landscaping of a new home. If a builder proposes to install water sense fixtures throughout a home, it is considered as one point. As a precursor to grey water installations, if a builder separates grey water from black water drainage so as to allow for a future grey water system, two points will be allowed. If the builder takes the next step and installs an operating grey water system, an additional three points will be awarded for a total of five points for an operating grey water system installation. Where a subsurface irrigation system is used, a point shall be given.



Roughly 70 % of total residential water is used for landscaping.

Category 2 – Energy

Energy systems that exceed the City's mandatory 1 kW per home are eligible for program points. Solar/wind systems that are 3 kilowatts and larger will receive the maximum number of points, which is three. Systems that are between 2 and 3 kilowatts will receive two points, and systems that are between 1.4 and 2 kilowatts will receive one point.

Homes that are prewired for future vehicle charging stations in the garage are eligible for one point. Where vehicle charging stations are installed as part of the home construction, a total of two points will be given (not a cumulative of three).

When home energy storage systems are included, five points will be given for systems that provide 4 kW-h or larger, and ten points will be given when the system exceeds 8 kW-h. Although ten points can be given, to be program eligible, points must be obtained from a second category.

Homes that incorporate Energy Star appliances shall be given two points. Where a home receives a rating as an Energy Star Home, six points will be given.

LED lighting fixtures, when used throughout the inside of a new home, qualify for two points. When LED lighting fixtures are used on the exterior, they qualify for one point. When LED fixtures are used throughout, a total of three points may be obtained.



Category 3 – Environmental

Environmental is a catch-all category. Builders that install smog eating roof tile receive one point. When 85% of construction waste is recycled, it qualifies for one point.

Thank You

By participating in the Better Built Home Program, you are building a better home for people in which to live, using our natural resources more wisely, and making this a better world for all of us. The City of Lancaster wants you to be successful in building your new home. If you are willing, please share with us what works and what makes sense. Our contact information is below. With your help we will build a healthy, sustainable community. Thank you for taking part in this world improving program.

Contact:

City of Lancaster
Development Services Department
Better Built Home Program Manager: Craig Earl
44933 Fern Avenue
Lancaster, CA 93534

Phone: (661) 723-5892
Email: cearl@cityoflancasterca.org



BETTER BUILT HOME PROGRAM*

Application Sheet

To be eligible for incentives offered under the Better Built Home Program, a builder must demonstrate that the proposed residence meets the minimum points required in applicable categories.

Categories: Water, Energy, Environmental (Builder must have points *in at least two categories.*)

Required Point Total: The sum of all categories must equal or exceed ten (10) points to be eligible for Better Built Home Program Incentives.

Better Built Home Program Incentives:

City Provided Incentives:

25% discount on City Imposed Impact Fees, Elimination of rear yard landscape requirement, Free recycled water from designated recycled water hydrant for dust control.

Other Agency Incentives:

Waterworks 40 - Grey Water System Discount, Sanitation District 14 - Grey Water System Discount, AVEK - Grey Water System Discount

Category 1 - Water

Description	Program Points	Selection	Your Points
No Sod Features	1		
Installing Water Sense Fixtures	1		
Grey Water System			
Pre-plumb	2		
Operating Grey Water System	3		
Subsurface Irrigation	1		

Cat. 1 - Subtotal

Category 2 - Energy

Description	Program Points	Selection	Your Points
Solar/Wind System			
1.4 kW	1		
2.0 kW	2		
3.0 kW or larger	3		
Vehicle Charging Prewire	1		
Vehicle Charging Station Install	2		
Home Energy Storage System			
4 kW-h System or larger	5		
8 kW-h System or larger	10		
Energy Star Home	6		
Energy Star Appliances	2		
LED Lighting on Exterior	1		
LED Lighting on Interior	2		

Cat. 2 - Subtotal

Continued on next sheet.



Category 3 - Environmental

Description	Program Points	Selection	Your Points
Smog Eating Roof Tile	1		
85% Recycling of Construction Waste	1		

Cat. 3 - Subtotal

Total of Categories 1, 2, & 3

(must equal or exceed 10 to be eligible for incentives)

* Program to run through the end of 2016.

Applicant Name: _____

Project Name: _____

Tract/Permit Number: _____

Application Date: _____

Contact Information: _____

Project Approval: _____

Date: _____

Project Revisions: _____
