

Libretto Senior Apartments Phase II Fee Discussion

City Council Study Session - December 11, 2018

City Staff Representative: Mike Tylka, AICP, Senior Planner

Strategic Plan

- Recognizable and Well-Planned Community
- Strong Regional Relationships and Partnerships





2018-2019 Business Plan

- Recognizable and Well-Planned Community
 - 3.) Promote, support, and advocate for redevelopment projects in the core city including areas north of Strong Street and south of Egbert Street.



Purpose / Background

- An application was received on November 8, 2018 for Affordable Housing Assistance from HC Brighton Libretto 2011 LP and Hendricks Communities LLC.
- The Project is planned to consist of 42 units that will be deed restricted to residents aged 62 and over.
- The Site Plan has received administrative approval from the Development Review Committee.
- The Developer plans on submitting plans to the Building Division by the end of the year.

Criteria to Consider

- *Municipal Code Article 3-5, 'Development Impact Fees'*, outlines the fees that are eligible for reduction or subsidy by City Council.

Summary of Findings / Staff Analysis

- The application submitted by the Developer outlines all the necessary items as required by Section 3-5-50.
- Developer will pay proportionately reduced fees for water, sewer, and drainage as adjusted to the AMI percentage of the unit mix.
- Developer will pay full fees for building permits and plan check fees.
- Fees that meet the criteria for a full waiver include the use tax on construction materials, park impact fees, crossing fee, and traffic impact fee.

Project Fee Summary Table

Project	Year	Units	AMI by Unit	Standard Fees	Amount of Fee Reductions / Waivers	Remaining Fee Amount Due From Developer
Libretto II	2019	42 (100% subject)	5 at 30%, 12 at 40%, 17 at 50%, & 8 at 60%	\$856,997.62	\$565,106.20	\$291,891.62
Brighton Housing Duplex Redevelopment	2017	32 (100% subject)	32 at 30%	\$358,432.00	\$215,986.00	\$142,446.00
Windmill Ranch	2017	96 (100% subject)	15 at 30%, 12 at 40%, 32 at 50%, & 37 at 60%	\$2,560,838.00	\$1,467,136.00	\$1,093,701.00
Brighton Village Senior Housing Phase II	2016	63 (100% subject)	20 at 30%, 27 at 40%, 11 at 50%, & 5 at 60%	\$1,174,889.66	\$787,352.19	\$387,537.47
Hughes Station	2013	120 (100% subject)	18 at 30%, 18 at 40%, 51 at 50%, & 33 at 60%	\$989,148.00	\$514,226.00	\$474,922.00
Libretto Phase I	2012	28 (100% subject)	6 at 30%, 9 at 40%, 6 at 50%, & 7 at 60%	\$485,801.92	\$324,975.51	\$160,826.41
Brighton Village Senior Housing Phase I	2010	63 (100% subject)	12 at 30%, 25 at 40%, 20 at 50%, & 6 at 60%	\$1,116,862.00	\$681,256.00	\$435,606.00

AMI Housing Matrix Fee Reduction Sheet

Description	Standard Fees	Developer Cost	Amount of Fee Reductions / Waivers	Remaining Fee Amount Due From Developer	Section Sub-totals	Total units - 42
<i>Figures based on total project valuation of \$4,750,000 (includes new construction of 42-unit apartment complex and on-site utility and fat work)</i>						
Permit Fees						
Permit Fee	\$23,721.20	\$23,721.20	\$0.00	\$23,721.20		Units
Plan Review Fee	\$15,418.81	\$15,418.81	\$0.00	\$15,418.81		
Use Tax	\$126,562.50	\$0.00	\$126,562.50	\$0.00	\$39,140.06	
30% AMI - 5 units						
Water Plant Investment Fee*	\$37,440.00	\$11,232.00	\$26,208.00	\$11,232.00		5
Sewer Plant Investment Fee (City)*	\$8,095.00	\$2,428.50	\$5,666.50	\$2,428.50		
Drainage Impact Fee	\$11,550.00	\$3,465.00	\$8,085.00	\$3,465.00	\$17,125.50	
40% AMI - 12 units						
Water Plant Investment Fee*	\$79,284.00	\$31,713.60	\$47,570.40	\$31,713.60		12
Sewer Plant Investment Fee (City)*	\$17,632.00	\$7,012.80	\$10,619.20	\$7,012.80		
Drainage Impact Fee	\$27,720.00	\$11,088.00	\$16,632.00	\$11,088.00	\$49,814.40	
50% AMI - 17 units						
Water Plant Investment Fee*	\$112,319.00	\$56,159.50	\$56,159.50	\$56,159.50		17
Sewer Plant Investment Fee (City)*	\$24,837.00	\$12,418.50	\$12,418.50	\$12,418.50		
Drainage Impact Fee	\$39,270.00	\$19,635.00	\$19,635.00	\$19,635.00	\$88,213.00	
60% AMI - 8 units						
Water Plant Investment Fee*	\$52,856.00	\$31,713.60	\$21,142.40	\$31,713.60		8
Sewer Plant Investment Fee (City)*	\$11,088.00	\$7,012.80	\$4,075.20	\$7,012.80		
Drainage Impact Fee	\$18,480.00	\$11,088.00	\$7,392.00	\$11,088.00	\$49,814.40	
District Sewer Plant Investment Fees						
Metrol Waste Water Reclamation District PIF*	\$46,970.00	\$46,970.00	\$0.00	\$46,970.00	\$46,970.00	42 units total
Utility Investment Fee - Line Item Totals						
Water Plant Investment Fee	\$291,839			\$130,816.70		
Sewer Plant Investment Fee (City)	\$62,151			\$23,872.60		
Sewer Plant Investment Fee (Metrol)				\$46,970.00		
Drainage Impact Fee	\$97,020			\$45,276.00		
Miscellaneous Development Fees						
Community Park Impact	\$30,240.00	\$0.00	\$30,240.00	\$0.00		
Neighborhood Park Impact	\$71,400.00	\$0.00	\$71,400.00	\$0.00		
Traffic Impact	\$71,400.00	\$0.00	\$71,400.00	\$0.00		
Crossing Fee	\$29,400.00	\$0.00	\$29,400.00	\$0.00		
Utility Inspections	\$100.00	\$100.00	\$0.00	\$100.00		
Utility Meter Inventory	\$714.20	\$714.20	\$0.00	\$714.20	\$814.20	
Standard Fee Total	\$856,997.62	\$291,891.62		\$291,891.62		
		Total City Impact	\$565,106.20			
Development Impact Fee Total					\$291,891.62	



Next Step

- Based on direction provided by City Council at the November 27, 2018 Study Session, and in accordance with the Municipal Code, City staff is preparing to present a proposed agreement for fee reductions and waivers for the Project to City Council at their meeting on December 18, 2018.