

Windmill Ranch Apartments
Brighton Housing Authority
Affordable Housing Assistance - Table of Proposed Reductions - 2017 Rates

Description	Standard Fees	Developer Cost	City Impact	Project Fee Balance	Section Sub-Totals
<i>Figures based on \$13,000,000 Valuation Estimate</i>					
Permit Fee	\$43,409	\$43,409	\$0	\$43,409	
Plan Review Fee	\$28,216	\$28,216	\$0	\$28,216	
Use Tax	\$243,750	\$0	\$243,750	\$0	\$71,624
30% AMI - 15 units					
Water Plant Investment Fee	\$95,760	\$28,728	\$67,032	\$28,728	15
Water Resource Fee	\$81,915	\$24,575	\$57,341	\$24,575	
Drainage Impact Fee	\$33,000	\$9,900	\$23,100	\$9,900	
Sewer Connection Fee (City)	\$21,180	\$6,354	\$14,826	\$6,354	
40% AMI - 12 units					
Water Plant Investment Fee	\$76,608	\$30,643.20	\$45,965	\$30,643	12
Water Resource Fee	\$65,532	\$26,212.80	\$39,319	\$26,213	
Drainage Impact Fee	\$26,400	\$10,560.00	\$15,840	\$10,560	
Sewer Connection Fee (City)	\$16,944	\$6,778	\$10,166	\$6,778	
50% AMI - 32 units					
Water Plant Investment Fee	\$204,288	\$102,144	\$102,144	\$102,144	32
Water Resource Fee	\$174,752	\$87,376	\$87,376	\$87,376	
Drainage Impact Fee	\$70,400	\$35,200	\$35,200	\$35,200	
Sewer Connection Fee (City)	\$45,184	\$22,592	\$22,592	\$22,592	
60% AMI - 37 units					
Water Plant Investment Fee	\$248,976	\$149,386	\$99,590	\$149,386	37
Water Resource Fee	\$214,504	\$128,702	\$85,802	\$128,702	
Drainage Impact Fee	\$81,400	\$48,840	\$32,560	\$48,840	
Sewer Connection Fee (City)	\$54,533	\$32,720	\$21,813	\$32,720	
<i>*Water PIF "first unit" fee structure applied to 60% ami line items for all three buildings.</i>					
AMI Section - Line Item Totals					
Water Plant Investment Fee	\$625,632	\$310,901	\$314,731	\$310,901	96
Water Resource Fee	\$536,703	\$266,866	\$269,837	\$266,866	
Drainage Impact Fee	\$211,200	\$104,500	\$106,700	\$104,500	
Sewer Connection Fee (City)*	\$137,841	\$68,443	\$69,398	\$68,443	\$750,710
Sewer Plant Investment Fees (MWRD)					
Two 2" Service Taps - MF 36-plex	\$168,800	\$168,800	\$0	\$168,800	
One 1.5" Service Tap - MF 24-plex	\$46,420	\$46,420	\$0	\$46,420	
One 3/4" Service Tap - Clubhouse	\$8,440	\$8,440	\$0	\$8,440	\$223,660
Miscellaneous Utility Fees					
Water Plant Investment Fee Clubhouse 3/4" Service	\$10,640	\$10,640	\$0	\$10,640	
Water Resource Fee Clubhouse	\$9,610	\$9,610	\$0	\$9,610	
Sewer Connection Fee Clubhouse	\$2,175	\$2,175	\$0	\$2,175	
Water Plant Investment Fee Irrigation Tap	\$10,640	\$10,640	\$0	\$10,640	
Water Resource Fee Irrigation Tap	\$9,610	\$9,610	\$0	\$9,610	
Water Meter - Domestic - Clubhouse	\$262	\$262	\$0	\$262	
Water Meter - Domestic - MF 24-plex	\$602	\$602	\$0	\$602	
Water Meter - Domestic - MF 36-plex	\$3,456	\$3,456	\$0	\$3,456	
Water Meter - Irrigation	\$262	\$262	\$0	\$262	
Water Tap Inspections (4)	\$250	\$250	\$0	\$250	
Sewer Tap Inspections (4)	\$200	\$200	\$0	\$200	\$47,707
Miscellaneous Development Impact Fees					
Community Park Impact	\$69,120	\$0	\$69,120	\$0	
Neighborhood Park Impact	\$163,200	\$0	\$163,200	\$0	
Traffic Impact	\$163,200	\$0	\$163,200	\$0	
Crossing Fee	\$67,200	\$0	\$67,200	\$0	\$0
Standard Fee Total	\$2,560,838	\$1,093,701	\$1,467,136	Project Total Estimate	\$1,093,701