

AFFORDABLE HOUSING FEE & DEDICATION REDUCTION WORKSHEET

Based on 2026 Fees

CITY OF BRIGHTON

Project Data	
Name	Ravenfield Senior Apartments
Total Units	46
Senior Affordable Housing	Yes
Near a Park	Yes
	If Yes, which park: Sister City
Use Tax Exempt	Yes
Project Valuation	\$ 12,833,488.00

	Standard Tax/Fee	% Amt of Reduction	Tax/Fee Due After Reduction	Amt of Reduction (Impact to City)
Water Impact Fee - First Unit (Applied to Lowest AMI Unit)	\$ 15,227.00			
Water Impact Fee - Subsequent Units	\$ 9,136.00			
City Wastewater Connection Fee - First Unit (Applied to Lowest AMI Unit)	\$ 837.00			
City Wastewater Connection Fee - Subsequent Units	\$ 543.00			
Storm Drainage Impact Fee	\$ 2,744.00			
Park Related Impact Fee	\$ 4,126.00			
Transportation Impact Fee	\$ 3,105.00			
General Services Impact Fee	\$ 898.00			

60% AMI	No. of Units: 26	Per AMI Level				
Water Impact Fee	\$	237,536.00	40%	\$	142,521.60	\$ 95,014.40
City Wastewater Connection Fee	\$	14,118.00	40%	\$	8,470.80	\$ 5,647.20
Storm Drainage Impact Fee	\$	71,344.00	40%	\$	42,806.40	\$ 28,537.60
Park Related Impact Fee	\$	107,276.00	100%	\$	-	\$ 107,276.00
Transportation Impact Fee	\$	80,730.00	100%	\$	-	\$ 80,730.00
General Services Impact Fee	\$	23,348.00	100%	\$	-	\$ 23,348.00

50% AMI	No. of Units: 20	Per AMI Level				
Water Impact Fee First Unit	\$	15,227.00	50%	\$	7,613.50	\$ 7,613.50
Water Impact Fee	\$	173,584.00	50%	\$	86,792.00	\$ 86,792.00
City Wastewater Connection Fee First Unit	\$	837.00	50%	\$	418.50	\$ 418.50
City Wastewater Connection Fee	\$	10,317.00	50%	\$	5,158.50	\$ 5,158.50
Storm Drainage Impact Fee	\$	54,880.00	50%	\$	27,440.00	\$ 27,440.00
Park Related Impact Fee	\$	82,520.00	100%	\$	-	\$ 82,520.00
Transportation Impact Fee	\$	62,100.00	100%	\$	-	\$ 62,100.00
General Services Impact Fee	\$	17,960.00	100%	\$	-	\$ 17,960.00

Project Total						
	Standard Tax/Fee	% Amt of Reduction	Tax/Fee Due After Reduction	Amt of Reduction (Impact to City)		
Water Impact Fee First Unit	\$ 15,227.00	50%	\$ 7,613.50	\$ 7,613.50		
Water Impact Fee	\$ 411,120.00	44%	\$ 229,313.60	\$ 181,806.40		
City Wastewater Connection Fee First Unit	\$ 837.00	50%	\$ 418.50	\$ 418.50		
City Wastewater Connection Fee	\$ 24,435.00	44%	\$ 13,629.30	\$ 10,805.70		
Storm Drainage Impact Fee	\$ 126,224.00	44%	\$ 70,246.40	\$ 55,977.60		
Park Related Impact Fee	\$ 189,796.00	100%	\$ -	\$ 189,796.00		
Transportation Impact Fee	\$ 142,830.00	100%	\$ -	\$ 142,830.00		
General Services Impact Fee	\$ 41,308.00	100%	\$ -	\$ 41,308.00		
Subtotal	\$ 951,777.00	66%	\$ 321,221.30	\$ 630,555.70		
Use Tax 3.75% of 50% of the project valuation	\$ 240,627.90	100%	\$ -	\$ 240,627.90		
Park & Open Space Land Dedication		100%		No dedication required		
Total	\$ 1,192,404.90		\$ 321,221.30	\$ 871,183.60		

Amount required to be paid from general fund into enterprise fund:

\$ 200,644.10