



Legislation Text

File #: ID-160-17, Version: 1

Department of Community Development

Reference:

To: Mayor Richard N. McLean and Members of City Council

Through: Clint Blackhurst, Interim City Manager

Prepared By: Lauren Simmons, AICP, Senior Planner

Date Presented: April 4, 2017

PURPOSE:

To review and consider for approval by Resolution Affordable Housing Assistance for the Brighton Housing Authority (BHA) Duplex Residential Assistance Demonstration Conversion Project for four properties throughout the city core that are existing duplex units owned and maintained by BHA.

SUMMARY:

The BHA currently owns and maintains duplexes located at:

| | |
|--|--------------------------------|
| 559 Jessup Street (3 separate buildings) | 55 S. 18th Avenue (1 building) |
| 301 N. 5th Avenue (3 separate buildings) | 75 S. 18th Avenue (1 building) |

All of the units in the project will be affordable and are proposed to convert 16 units in 8 buildings to 32 units within those same 8 buildings for those with 30% AMI. The applicant has addressed all of the issues associated with a request for affordable housing assistance as required by City of Brighton regulations, and is in compliance with the adopted Attainable Housing Matrix. A copy of the Estimated Development Impact Fee Schedule is also attached for City Council action prior to consideration of the Affordable Housing Agreement. The fees attached are an estimate and the actual amount of the fees will be determined according to the amount of the fees in effect at the time payment is made. The developer will pay full fees for building permits and plan check fees. According to the fee waivers that are available under the Municipal Code (at the discretion of the City Council), the applicant will pay proportionately reduced fees (adjusted to the AMI %) for water. Fees that meet the criteria for full waiver include the use tax, park impact fees, crossing fee, and traffic impact fee.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM:

This request should be reviewed for conformance with the City of Brighton's *Municipal Code Section 3-5-10, et seq.*, and the *Comprehensive Plan*.

OPTIONS FOR COUNCIL'S CONSIDERATION:

- 1 Approve the request for Affordable Housing Assistance in whole or in part, with or without modifications and conditions.
- 2 Not approve the request for Affordable Housing Assistance.
- 3 Continue the request for Affordable Housing Assistance.

STAFF FINDINGS:

This application for Affordable Housing Assistance is in conformance with the City of Brighton's *Municipal Code* (Section 3-5-10, *et seq.*) and the *Comprehensive Plan*.

ATTACHMENTS:

- Resolution for the Duplex Residential Assistance Demonstration Conversion Project Fee Application (draft)
- Resolution approving Affordable Housing Assistance Agreement (draft)
- Affordable Housing Agreement
- Attainable Housing Matrix
- Estimated Development Impact Fees Schedule