

RESOLUTION NO. 2025-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING AN APPLICATION FOR THE REDUCTION AND/OR SUBSIDY OF DEVELOPMENT IMPACT FEES, USE TAX, AND LAND DEDICATION SUBMITTED BY THE BRIGHTON HOUSING AUTHORITY

WHEREAS, on July 30, 2025, the Brighton Housing Authority (the "Applicant") submitted to the City of Brighton (the "City") an application (the "Application") for the Ravenfield Apartments, described as the Brighton Church of Christ Subdivision Second Amendment, Lot 2 (the "Project"); and

WHEREAS, the Applicant proposes to construct forty-six (46) units within the Project; and

WHEREAS, the Applicant has represented that twenty-six (26) units within the Project will be restricted to a household maximum of 60% area median income and that twenty (20) units within the Project will be restricted to a household maximum of 50% area median income; and

WHEREAS, the Applicant has represented that the units within the Project will be restricted to an occupant minimum age of 62 years; and

WHEREAS, the Applicant has represented that an affordability mechanism in the form of a land use restriction agreement will be entered into with the Colorado Housing and Finance Authority; and

WHEREAS, the Applicant has provided the City with documentation of its use tax exemption status; and

WHEREAS, the City has determined that the Project is within a ten-minute walk of Sister City Park; and

WHEREAS, City staff reviewed the Application in conjunction with the City's *Affordable Housing Fee & Dedication Reduction Table* and recommends to the City Council approving the reduction or subsidy of certain development impact fees, use tax, and land dedication (the "Fees") for the forty-six (46) dwelling units within the Project; and

WHEREAS, the City Council is relying upon the representations made by the Applicant in the Application in making its determination regarding said reductions and/or subsidy of the Fees; and

WHEREAS, approval of the reduction and/or subsidy of the Fees is in the best interests of the City because it will increase access to affordable housing in the City for its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The City Council hereby finds and determines that: 1) the Application meets the requirements of Section 3-5-50 of the Brighton Municipal Code (the "Code"); 2) based on the representations made by the Applicant in the Application, good and sufficient cause exists to reduce and/or subsidize the Fees for the Project; and 3) the Applicant and the City shall enter into a written agreement concerning the reduction and/or subsidy of the Fees (the "Agreement") as required by Section 3-5-70 of the Code.

Section 2. The following reductions and/or subsidies of the Fees for the Project are hereby approved, subject to final execution of the Agreement:

Applicant shall at the time of initial building permit issuance pay the following Fees for twenty-six (26) units, each expressed as a percentage of the standard amount in effect at the time of payment:

<u>Fees</u>	<u>Percentage of Standard Amount Due</u>
• Use Tax	0%
• Park Related Impact Fee	0%
• Transportation and Multimodal Impact Fee	0%
• General Services Impact Fee	0%
• Water Impact Fee	60%
• City Wastewater Connection Fee	60%
• Storm Drainage Impact Fee	60%
• Park Land Dedication	0%
• Open Space Land Dedication	0%

Applicant shall at the time of initial building permit issuance pay the following Fees for twenty (20) units, each expressed as a percentage of the standard amount in effect at the time of payment:

<u>Fees</u>	<u>Percentage of Standard Amount Due</u>
• Use Tax	0%
• Park Related Impact Fee	0%
• Transportation and Multimodal Impact Fee	0%
• General Services Impact Fee	0%
• Water Impact Fee	50%
• City Wastewater Connection Fee	50%
• Storm Drainage Impact Fee	50%
• Park Land Dedication	0%
• Open Space Land Dedication	0%

Additionally, the Applicant is authorized to pay fee in lieu of water dedication. For all other fees not outlined herein, Applicant shall at the time of initial building permit issuance pay the full amount of the fees in the amounts in effect at the time of payment.

Section 3. The City Manager is hereby authorized to execute the Agreement on behalf of the City and to undertake such tasks and execute such documents as may be required to implement said Agreement on behalf of the City.

Section 4. This Resolution is effective as of the date of its adoption.

RESOLVED this 2ND day of DECEMBER 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

JAMES GALLAGHER, Assistant City Attorney