



Ravenfield Senior Affordable Apartments Fee Reduction Agreement

CITY COUNCIL
December 2, 2025

Applicant:

Applicant Representative:

City Staff Representative:

Brighton Housing Authority

Debra Bristol, Executive Director

Shawn Weiman, Affordable Housing Coordinator
Community Development Department

The Development

Ravenfield Senior Affordable Apartments

- East of S. 27th Ave. and North of Purcell St.
- Subdivided into two lots.
- Apartment building on Lot 2.



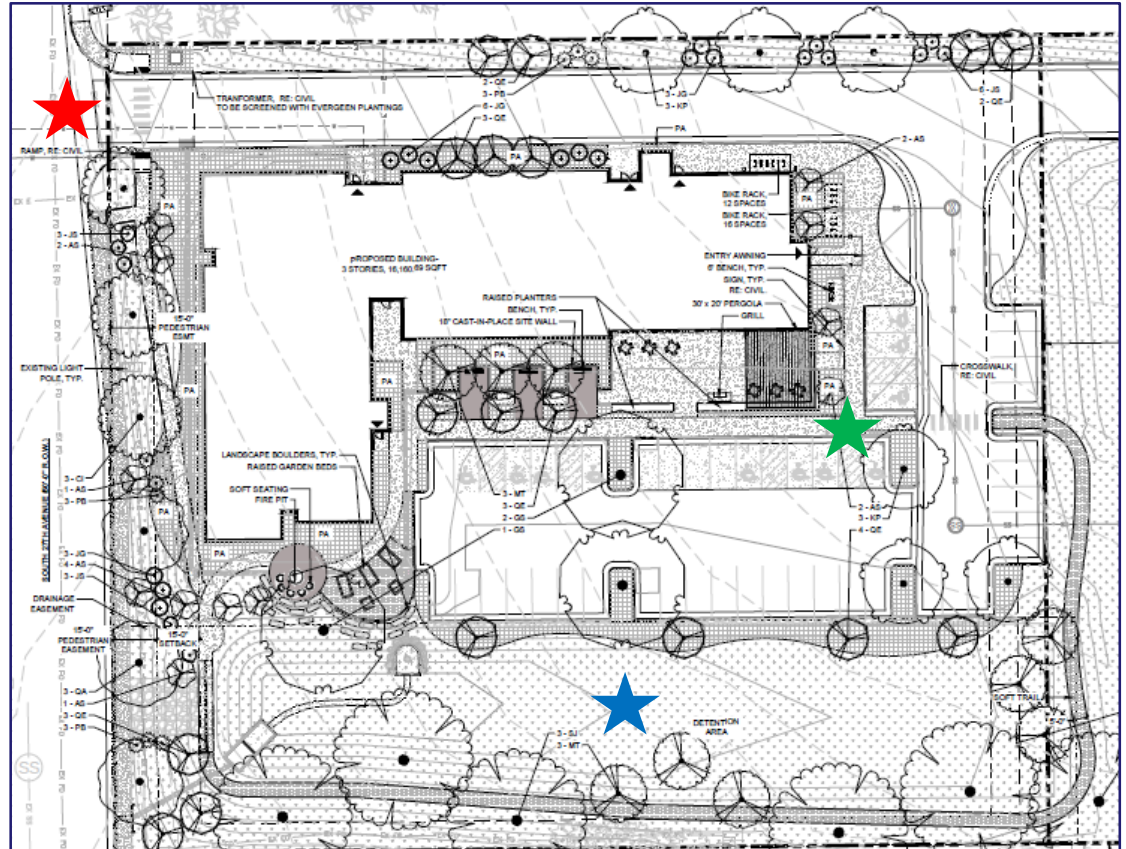
Ravenfield Senior Apartments

Three-story, 46-unit walk-up apartment building.

★ Entrance off S. 27th Ave.

★ Main building entrance, outdoor amenities, and parking.

★ Stormwater management facilities.



Application for Impact Fee Reductions

- Owner: Brighton Housing Authority (BHA).
- Representations made in application:
 - 26 units at max. 60% AMI.
 - 20 units at max. 50% AMI.
 - Residents restricted to min. 62 years of age.
 - Land use restriction agreement with CHFA.
 - The site is within a ten-minute walk of Sister City Park.
 - BHA is exempt from paying use tax.

Requested Reductions

The following reductions were requested:

<u>Fees / Tax / Dedication</u>	<u>Percentage of Reduction</u>
• Use Tax	100%
• Park Related Impact Fee	100%
• Transportation and Multimodal Impact Fee	100%
• General Services Impact Fee	100%
• Water Impact Fee	50% @ 50% AMI / 40% @ 60% AMI
• City Wastewater Connection Fee	50% @ 50% AMI / 40% @ 60% AMI
• Storm Drainage Impact Fee	50% @ 50% AMI / 40% @ 60% AMI
• Parks & Open Space Land Dedication	100%

Staff Analysis

- Applicant's representations have been verified to the extent possible.
- The requested reductions align with the Affordable Housing Fee & Dedication Reduction Table.
- Based on provided valuation and 2026 fees, estimated reduction = \$871,184.
- \$200,644 of which requires payment from the General Fund to the Enterprise Fund.

Staff Recommendation

- Provide the requested reductions.
- Charge fees not eligible for reduction at the standard rate:

Building Permit Fee

Water Meter Fee

Plan Check Fee

Residential Design Standards Processing Fee

Electrical Inspection Fee

Metro Water Recovery Impact Fee

Sewer Tap Inspection Fee

Fee in Lieu of Water Dedication

Water Tap Inspection Fee

City Council Consideration

1. Approve the resolution granting the reductions;
2. Deny the resolution granting the reductions;
3. Approve the resolution granting the reductions with changes; or
4. Continue the item to be heard at a later, specified date if it is determined that additional information and/or time is needed to consider the resolution.

THANK YOU

Questions?



Appendix

Affordable Housing Development Fee Reductions

