



CITY COUNCIL ACTION FORM

| DEPARTMENT | PRESENTED BY | DATE |
|-----------------|--|-----------------|
| Choose an item. | Bill Almquist - Community Development Director | October 4, 2022 |

ITEM

Chaffee Housing Authority request for waivers of certain fees associated with the Jane's Place Planned Development located at 3rd Street & Highway 291.

BACKGROUND

Becky Gray, Executive Director of the Chaffee Housing Authority (CHA), is requesting a waiver of City of Salida building permit and other fees associated with the 4-building, 17-unit Jane's Place affordable housing project being developed at the corner of 3rd Street and Highway 291. Director Gray would like to request the waivers to help reduce the overall costs and debt service required for the community project. A similar waiver request will be submitted to Chaffee County for their fees.

FISCAL NOTE

Anticipated and/or calculated fees:

| | |
|--|---------------------------|
| • Building permit fees (City portion) | = \$ 2,212.54 |
| • Open Space fees (N/A) | = \$ 0 |
| • Recording Fees | = \$ 155.00 |
| • System Development (Tap) Fees (1.5" commercial line) | = \$ 60,135.00 |
| | \$ 62,502.54 Total |

STAFF RECOMMENDATION

The City of Salida is intently interested in the success of Jane's Place as a source of affordable and transitional housing for members of the community and, in essence, an investor in the project. They are projects such as these that can be funded through the City's Inclusionary and Affordable Housing Fund to the benefit of the entire community, both now and in the future (there is approximately \$170,000 in that fund, currently). Therefore, staff recommends approval of the Housing Authority's fee waiver requests in the amount of \$62,502.24 to assist with financial support and completion of the development.

SUGGESTED MOTION

"I move to approve Chaffee Housing Authority's fee waiver request for up to \$65,000."

Attachment:

Waiver Request Letter from Chaffee Housing Trust



MEMORANDUM

To: City of Salida, City Council
City Administrator, Drew Nelson

From: Director of Chaffee Housing Authority, Becky Gray

Date: September 28, 2022

Subject: Fee Waiver Request: Jane's Place Planned Development

The Chaffee Housing Authority has recently hired an Owners Agent, Goulding Development Advisors, for Jane's Place Planned Development, a seventeen-unit mixed use development, planned for the southwest corner of West 3rd Street and Highway 291. Additionally, we have identified a General Contractor to construct the project, and are presently working towards securing contracts, obtaining all relevant permits, and finalizing financing.

According to the Development Agreement between the Chaffee Housing Authority and the City of Salida, under Section 5.20, the Salida City Council has the ability to waive the following City Fees:

- Developer's Reimbursement of Processing Fees
- Work by City Staff other than City Attorney
- Work by City Attorney
- Currently Existing Fees; it is assumed that this category includes System Development Fees.

On behalf of low- and moderate-income households and workforce in Chaffee County, the Chaffee Housing Authority is requesting that the Salida City Council **waive any and all City of Salida fees associated with the Jane's Place Planned Development**, including, but not limited to, system development fees, permit fees, plan review fees, and any other fee included in section 5.20 of the Development Agreement. **The permit fees are anticipated to be about \$2,500, and the System Development Fees are anticipated to be about \$65,000.**

The cost savings realized through these fee waivers will directly reduce the overall costs of the project, thereby insuring the goal of permanent affordability for future tenants of Jane's Place.

| Application Type | Building 1 | Building 2 | Building 3A | Building 3B | Building 4 | Total | |
|------------------------|-------------|-------------|-------------|-------------|-------------|--------------|-----|
| County Building Permit | \$ 2,766.85 | \$ 2,338.55 | \$ 1,974.49 | \$ 1,974.49 | \$ 3,114.62 | \$ 12,169.00 | |
| Salida Building Permit | \$ 503.06 | \$ 425.19 | \$ 359.00 | \$ 359.00 | \$ 566.29 | \$ 2,212.54 | 20% |
| Valuation | \$ 2,515.32 | \$ 2,125.93 | \$ 1,794.99 | \$ 1,794.99 | \$ 2,831.47 | | |