

RESOLUTION

# UNITY ON PARK STREET FEE WAIVER REQUEST

NOVEMBER 7, 2023



# FEE WAIVER REQUEST

UNITY ON PARK STREET

## PROJECT OVERVIEW

- Wellspring Community partnership with Douglas County Housing Partnership – developer is Unity on Park Street, LLC
- Renovation of old La Quinta Inn located at 884 Park Street
- Will result in a 42-unit apartment complex – 22 studio and 20 one-bedroom apartments
  - All units offered with attainable rents for residents earning between 30-80% area median income (AMI)
  - Half of units set aside for households with disabilities, especially those with intellectual and developmental disabilities (I/DD)
- Rents range from \$615 - \$1,436/month
- Existing pool area converted to community space for hosting classes and events
- Two Wellspring staff members will be on site 24 hours/day for assistance to I/DD residents

# FEE WAIVER REQUEST

## UNITY ON PARK STREET

### FEE WAIVER REQUEST

- Unity on Park Street, LLLP requests a full fee waiver of Town fees totaling \$661,365
- Other funding support provided by
  - Douglas County: \$3.5 million
  - State of Colorado: \$4 million
  - Contractor: \$200,000
  - Title company: \$10,000
- Total project cost estimated to be \$11,392,069
- Total Town fees estimated to be \$661,365 including permitting, impact and system development fees





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## FEE WAIVER AUTHORITY

The Town's Municipal Code provides Town Council authority to attainable housing fee waivers:

### **§3.16.050 - Attainable housing fee reduction.**

A qualifying attainable housing project shall be eligible to receive up to a one-hundred-percent reduction, per qualifying attainable housing unit, in the amount of the otherwise applicable development impact fees.

### **§13.12.080 - System development fees.**

J. A qualifying attainable housing project shall be eligible to receive up to a one-hundred-percent reduction, per qualifying attainable housing unit, in the amount of the otherwise applicable system development fees.

*A qualifying attainable housing project and unit* shall be defined as a housing project or unit participating in an attainable or affordable housing program through the Douglas County Housing Partnership, Colorado Housing Finance Authority or other certified local, state or federal attainable housing program. An application for this attainable housing fee reduction must be approved by the Town Council.

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## TOWN USE OF FEE WAIVERS

- Oakwood Senior II (45 add'l attainable housing units): \$200,000
- Auburn Ridge (90 attainable housing units): \$200,000
- Meadowmark (200 attainable senior housing units): \$500,000
- In addition to attainable housing projects, the Town has utilized fee waivers on economic assistance projects:
  - Mercantile Commons (\$290,000)
  - Riverwalk (\$3.6M)
  - Encore (\$2.65M)
- Town funds impacted by the fee waiver can be made whole by use of the General Fund, Economic Development Fund or with the downtown tax increment financing (TIF) mechanism. However, Town Code does not require that impacted funds be repaid for Council approved fee waivers.

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## FINANCIAL IMPACT

	<u>Project Fees*</u>	<u>Fee Waiver</u>	<u>Revised Fees</u>
Permit & Other Fees	\$ 19,017	\$ (19,017)	\$ -
Parks & Recreation Impact Fee	249,060	(249,060)	-
Municipal Facilities Impact Fee	11,718	(11,718)	-
Fire Impact Fee	33,138	(33,138)	-
Police Impact Fee	19,026	(19,026)	-
Transportation Impact Fee	329,406	(329,406)	-
<b>Total</b>	<b>\$ 661,365</b>	<b>\$ (661,365)</b>	<b>\$ -</b>

*\*Based on 2023 Development Fee Schedule*

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## RECOMMENDATION

- Staff recommends approval of the full fee waiver request totaling \$661,365, with the requirement that the applicant be issued necessary permits by December 31, 2023
- The funds affected by the waived fees will not be repaid from another funding source to compensate for lost revenue





# QUESTIONS?





## **PROPOSED MOTION**

*"I MOVE TO THE RESOLUTION AS INTRODUCED BY TITLE."*

## **ALTERNATE MOTIONS**

*"I MOVE TO APPROVE THE RESOLUTION, WITH THE FOLLOWING CONDITIONS:  
(LIST CONDITIONS)."*

*"I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL MEETING ON \_\_\_\_\_ TO ALLOW  
ADDITIONAL TIME TO (LIST INFORMATION NEEDED)."*

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