



Legislation Text

File #: 15-0952, Version: 1

Resolution to Approve 50% Reduction of Development Review Fees for the White/State/Henry Affordable Housing Development (\$5,807.50)

The Ann Arbor Housing Commission is undertaking the redevelopment of its property at 701 Henry Street as part of the HUD Rental Assistance Demonstration (RAD) program. This project currently provides housing for low-income households at 80% of Median Income (AMI) or less as public housing properties. The proposed new development will serve low-income households at 60% of AMI or less as Project-Based Voucher and Low-Income Housing Tax Credit projects.

Chapter 55, Section 5:108 of Ann Arbor City Code states that the fees authorized in Chapters 55, 57 and 58 and specified by resolution of the City Council may be reduced by resolution of the City Council by not more than 50% of the specified fees if the reduction is based on a finding that the development would provide affordable housing for lower income households.

The following development review fees have been assessed against the project for planning and zoning as of July 27, 2015:

\$11,265.00 Combined PUD Zoning and Site Plan Petition

In addition, it is anticipated that the following fees will be assessed for this project at the time of construction permit review.

\$300.00 Site Compliance Review
\$50.00 Zoning Compliance Review

TOTAL FEES
\$11,615.00

It should be noted that other fees related to Chapters 55, 57, and 58 requirements may be assessed prior to the completion of the project.

The Ann Arbor Housing Commission is requesting that City Council approve a reduction of 50% of the development review fees under Ann Arbor City Code. The AAHC has spent over \$200,000.00 in pre-development costs to redevelop its properties, including environmental testing, legal fees, surveys, title work, consultants, and appraisals. The fee reduction will assist the AAHC in continuing to conduct financial, environmental and legal due diligence.

Prepared by: Jennifer Hall, Ann Arbor Housing Commission Executive Director
Approved by: Steven D. Powers, City Administrator

Whereas, The Ann Arbor Housing Commission is redeveloping the affordable housing at White/State/Henry (701 Henry Street);

Whereas, The property will be redeveloped as affordable housing for lower income households, which will require PUD zoning and site plan approval by City Council;

Whereas, Chapter 55, Section 5:108 of Ann Arbor City Code allows City Council to reduce up to 50% of the development review fees incurred under Chapters 55, 57 and 58 for projects that provide affordable housing for lower income households;

Whereas, The fees incurred or anticipated as of July 27, 2015 are \$11,615.00, and the Ann Arbor Housing Commission is requesting that 50% of these fees be reduced; and

Whereas, Additional fees may be assessed related to zoning, site plan, and permit review fees prior to completion of the project;

RESOLVED, That City Council grant the request from the Ann Arbor Housing Commission to reduce by 50% all eligible development review fees incurred under Chapters 55, 57, and 58 for the White/State/Henry Affordable Housing Development.