



Legislation Details (With Text)

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Title: Resolution to Approve 50% Waiver of Site Plan, Zoning and Street Vacation Fees for the North Maple Estates and Lower Platt Affordable Housing Developments

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/21/2014	2	City Council	Approved	Pass

Resolution to Approve 50% Waiver of Site Plan, Zoning and Street Vacation Fees for the North Maple Estates and Lower Platt Affordable Housing Developments

The Ann Arbor Housing Commission is undertaking the redevelopment of its properties at North Maple Estates at 701 - 739 North Maple Road and Lower Platt at 3451-3457 Platt Road as part of the HUD Rental Assistance Demonstration (RAD) program. These projects currently provide housing for low-income households as public housing properties. The proposed new development will also serve low-income households at 60% of Area Median Income (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 fees have been assessed against the project for planning and zoning as of March 24, 2014:

North Maple

\$8,995.00 Site Plan Approval
\$1,425.00 Zoning Approval
\$2,565.00 Street Vacation

Lower Platt

\$8,295.00 Site Plan Approval
\$1,425.00 Zoning Approval

TOTAL FEES

\$22,705.00

In addition, it is anticipated that additional zoning and site compliance review fees of approximately \$1,000.00 will be assessed for these projects at the time of construction permit review. In addition, other fees may be assessed related to Chapters 55, 57, and 58 for the North Maple and Lower Platt projects.

The Ann Arbor Housing Commission is requesting that City Council approve a waiver of 50% of these 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 waiver 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 North Maple Estates (701-739 North Maple Road) and Lower Platt (3451-3457 Platt road);

Whereas, The properties will be redeveloped as affordable housing which will require zoning approval, site plan approval and street vacation approval by City Council;

Whereas, Chapter 55, Section 5:108 of Ann Arbor City Code allows City Council to waive up to 50% of the fees incurred under Chapters 55, 57 and 58;

Whereas, The fees incurred as of March 24, 2014 are \$22,705 and the Ann Arbor Housing Commission is requesting that 50% of those fees be waived; and

Whereas, Additional fees may be assessed related to zoning, site plan, street vacation and permit review fees;

RESOLVED, That City Council grant the request from the Ann Arbor Housing Commission to waive 50% of all fees incurred under Chapters 55, 57, and 58 for the North Maple Estates and Lower Platt Affordable Housing Developments.