



MEMORANDUM

DATE: September 1, 2021

TO: Eric Holmes- City Manager

FROM: Peggy Sheehan-Programs Manager

CC: Chad Eiken, Director, Community & Economic Development

RE: **Impact Fee Waiver Requests – Fourth Plain Commons**

In 2004 Council adopted Ordinance M-3643 allowing collection of impact fees to ensure that adequate facilities for schools, parks, and roads are available to serve new developments. Project developers are required to pay a proportionate share of the cost of infrastructure facilities needed to serve new development and maintain prescribed levels of service.

In 2016 Council approved Ordinance M-4154 extending partial and full waiver of impact fees for low income affordable housing projects. Low-income housing is defined as housing for which the monthly housing expense is no greater than thirty percent of eighty percent of the median family income adjusted for family size for Clark County, Washington, as reported by the United States Department of Housing and Urban Development. The 2021 HUD median income for a family of four in this region is \$96,900. The proposed project will be income restricted by the Affordable Housing fund at 50% of the area median the income. At 50% of AMI the maximum income for a family of four is \$48,350. The 30% monthly housing expense limit for rent and utilities would be \$1,209.

| 1-Person Household | | 2-Person Household | | 4-Person Household | |
|--------------------|---------------------------------|--------------------|---------------------------------|--------------------|---------------------------------|
| 50% AMI | Maximum affordable monthly rent | 50% AMI | Maximum affordable monthly rent | 50% AMI | Maximum affordable monthly rent |
| \$33,850 | \$846 | \$38,700 | \$968 | \$77,350 | \$1,934 |

For residential developments of four or more units City Council may, by Resolution, fully waive the park and transportation impact fees at 100% or partially waive them up to 80% the impact fees. If Council only partial exempts the development up to 80% of the impact fee there is no requirement to pay the exempted portion of the fee from public funds. If Council waives 100% of the development from impact

Affordable Housing Impact Fee Waiver

September 1, 2021

Page 2 of 2

fees the remaining 20% of the waived impact fee must be paid from public funds other than impact fee accounts.

The Fourth Plain Commons low-income housing development is eligible for partial exemption of full waiver of development impact fees are nearing permit approval. The amount of impact fees for the project depends on the location of the projects in individual fee districts, the number of units proposed, and vehicle trips generated. Waiver of the school impact fees shall be at the discretion of the affected school district.

The City must receive written consent from affected school districts to allow waiver or partial exemption of school impact fees. The Vancouver School District declined to waive any of the school impact fees.

Fourth Plain Commons

The project is a mixed-use development that includes 106 individual housing units for low-income persons. The project is located at 2200 Norris Road.

Fee waiver Calculation:

| Fee District | Total Impact Fee | Requested 80% reduction | Applicant 20% Remainder |
|----------------------------------|------------------|-------------------------|-------------------------|
| Park District- B | \$184,334 | \$147,467.20 | \$36,866.80 |
| Transportation District-Columbia | \$88,281 | \$70,624.80 | \$17,324.80 |
| Totals | \$272,615 | \$218,092 | \$54,523 |

*The Vancouver School District declined to waive the School impact fees for this project.

Action requested /next steps:

Request on September 27, 2021 that City Council approve by resolution an 80% reduction of City of transportation and park impact fees for the Fourth Plain Commons low income housing development.



To request other formats, please contact:
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