



Legislation Details (With Text)

File #: Pres 17-150 **Version:** 1 **Name:** City waivers and rebate - Range Crossings
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Title: Presentation to discuss a request for city fee waivers and rebate of non-dedicated sales and/or use tax on North Range Crossings, an affordable housing project.

Sponsors:

Indexes:

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Date	Ver.	Action By	Action	Result
3/20/2017	1	City Council	discussed and closed	

Presentation to discuss a request for city fee waivers and rebate of non-dedicated sales and/or use tax on North Range Crossings, an affordable housing project.

The Commerce City Housing Authority (CCHA) is working in partnership with Dominion Management for development of a new 216-unit affordable housing project planned for the southwest corner of East 104th Avenue and Sable Boulevard. This project, North Range Crossings, meets City Council work plan goal 1.1.3., to develop a balanced and vibrant economy to improve socioeconomic status by increasing the number of income restricted units by 200 in 2017.

This project has been steadily progressing through design and funding approval processes for more than a year. Low Income Housing Tax Credits (LIHTC) had been approved, and all funding was in place for the scheduled February closing. In January, CCHA and housing authorities across the country were informed the funding rate on previously approved LIHTC would be reduced to the new, lower rate. This unexpected decrease in funding, coupled with rising costs on construction materials, has created a significant funding gap, jeopardizing the project.

This presentation is a discussion on the potential for city fee and tax waivers and/or rebates to keep the project moving forward, meeting the 2017 City Council work plan goal for 200 additional income restricted housing units. If City Council is in favor of supporting this project through city fee waivers and rebate of non-dedicated sales and/or use tax, a resolution will be presented at a later date.

Staff Responsible (Department Head): Roger Tinklenberg

Staff Member Presenting : Roger Tinklenberg

Financial Impact : No financial impact at this time. The proposed funding participation is estimated based on construction costs presented by Dominion Management. The actual waiver and/or rebate amount, if approved at a later date, would be determined once the project is complete and the actual construction costs are known.

Funding Source :
The applicant is not asking for general fund dollars. They are asking for city fee waivers and rebate of non-

dedicated sales and/or use tax, as they relate to this project.

Staff Recommendation :

This is a unique request on a project that meets City Council goals and objectives. The request does not fit the regular ED incentive policy and so staff is seeking guidance from City Council on how to proceed in response to the request submitted to the city, asking for city fee waivers and rebate of non-dedicated sales and/or use tax .

Suggested Motion :

I move approval for staff to prepare a resolution in support of city fee waivers and rebate of non-dedicated sales and/or use tax for this project, and present it to this Council at a later date.