



Housing Development Fee Waivers for Non-qualifying Homebuyers



City Council
December 14, 2021



Housing Development Fee Waivers



- City Council approved \$100,000 in the FY22 Operating Budget for housing development fee waivers if the home is built on an infill lot
- Homes must be in established neighborhoods with existing infrastructure
- Allowable waivers are for building permits and plan review, municipal solid waste fees, and tap fees for water, wastewater and gas
- Reinspection fees can't be waived
- Waivers are not to exceed \$7,000
 - Based on several scenarios run by the Development Services Department, this limit is adequate for a home up to 1,800 sq. ft.



Requirements



- 120 days to start construction and 9 months to finish
- Home needs to be at least 900 sq. ft.
- Sales price and finished value can't exceed 80% of the area median sales price
 - 2021 sales price limit is \$204,800
- Builder must agree to have a lien placed on the property at the time the waivers are granted and the lien will be released at the time of sale
- Other than being an infill lot, there is no requirement on location
- Home can be sold to a buyer of any income