

City of Fayetteville Staff Review Form

2019-0704

Legistar File ID

11/5/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Garner Stoll

10/17/2019

DEVELOPMENT SERVICES (620)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

19-6916 Administrative Item (Amend UDC chapter 159: Fee Exemptions): Submitted by the Development Services Department for revisions to UDC Chapter 159. The proposed code changes would clarify that homeless shelters are exempt from permit and impact fees.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF NOVEMBER 5, 2019

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Garner Stoll, Development Services Director
Andrew Garner, City Planning Director

DATE: October 17, 2019

SUBJECT: **19-6916 Administrative Item (Amend UDC chapter 159: Fee Exemptions):**
Submitted by the Development Services Department for revisions to UDC Chapter 159. The proposed code changes would clarify that homeless shelters are exempt from permit and impact fees.

RECOMMENDATION:

Staff recommends approval of a text amendment to Chapter 159 of the Unified Development Code to clarify that homeless shelters are exempt from permit and impact fees.

BACKGROUND:

Presently the Unified Development Code exempts affordable housing projects from having to pay building permit fees and impact fees. The mayor recently became aware that homeless shelters are not exempt from paying these fees and directed staff to propose a code amendment to address the issue. The code amendment includes homeless shelters in the fee exemption category and is attached to this packet.

DISCUSSION:

This proposed code change has not been presented to the Planning Commission or other appointed body.

BUDGET/STAFF IMPACT:

None

ADM 19-6916 Proposed Code Changes Shown in Strikeout Highlight

159.01 - Fees/Schedule

(B) *Fee schedule.*

(10) *Building Permits.*

(f) *Exemptions from Permit Fees.*

(ii) *Affordable Housing and Homeless Shelters.* Construction of single family, and non-profit multi-family supportive housing, and homeless shelters funded wholly or primarily by federal Community Development Block Grants, non-profit service organizations such as Habitat for Humanity, Housing and Urban Development housing loans and similar programs designed to provide affordable, owner-occupied, single family residences to low income individuals, and non-profit multi-family supportive housing, and homeless shelters shall be exempted from payment of building permit fees.

159.02 - Water And Wastewater Impact Fees

(D) *Fee Determination.*

(6) *Affordable Housing and Homeless Shelter Exemption.*

(a) Single family, and non-profit multi-family supportive housing, and homeless shelters. Construction of single family, and non-profit multi-family supportive housing, and homeless shelters funded wholly or primarily by federal Community Development Block Grants, non-profit service organizations such as Habitat for Humanity, Housing and Urban Development housing loans and similar programs designed to provide affordable, owner-occupied, single family residences to low income individuals, and non-profit multi-family supportive housing, and homeless shelters shall be exempted from payment of impact fees pursuant to this ordinance by the Impact Fee Administrator.

159.03 - Police And Public Safety Impact Fees

(D) *Fee Determination.*

(4) *Affordable Housing and Homeless Shelter Exemption.*

(a) Single family, and Non-Profit Multi-Family Supportive Housing, and Homeless Shelters. Construction of single family, and non-profit multi-family supportive housing, and homeless shelters funded wholly or primarily by federal Community Development Block Grants, non-profit service organizations such as Habitat for Humanity, Housing and Urban Development housing loans and similar programs designed to provide affordable, owner-occupied, single family residences to low income individuals, and non-profit multi-family supportive housing, and homeless shelters shall be exempted from payment of impact fees pursuant to this ordinance by the Impact Fee Administrator.

ADM 19-6916 Proposed Code Changes Shown in Strikeout Highlight

159.04 - Fire Protection System Impact Fees

(D) *Fee Determination.*

(4) *Affordable Housing ~~and Homeless Shelter~~ Exemption.*

- (a) Single family, ~~and~~ non-profit multi-family supportive housing, ~~and homeless shelters~~. Construction of single family, ~~and~~ non-profit multi-family supportive housing, ~~and homeless shelters~~ funded wholly or primarily by federal Community Development Block Grants, non-profit service organizations such as Habitat for Humanity, Housing and Urban Development housing loans and similar programs designed to provide affordable, owner-occupied, single family residences to low income individuals, ~~and~~ non-profit multi-family supportive housing, ~~and homeless shelters~~ shall be exempted from payment of impact fees pursuant to this ordinance by the Impact Fee Administrator.