

Memorandum

REPORT TO: City Commission

FROM: Kristin Donald, Finance Director

SUBJECT: Resolution 5261, Amending the Fiscal Year 2021 (FY21) Budget for the Community Housing Fund for the Purpose of Impact Fee Reimbursement for Emergency and Transitional Housing Projects

MEETING DATE: March 9, 2021

AGENDA ITEM TYPE: Finance

RECOMMENDATION: Move to Approve Resolution 5261 Amending the Fiscal Year 2021 (FY21) Budget for the Community Housing Fund for the Purpose of Impact Fee Reimbursement for Emergency and transitional Housing Projects.

STRATEGIC PLAN: 4.5 Housing and Transportation Choices: Vigorously encourage, through a wide variety of actions, the development of sustainable and lasting housing options for underserved individuals and families and improve mobility options that accommodate all travel modes.

BACKGROUND: The Resolution amends the Community Housing Fund Appropriation line item that was for down payment assistance and impact fee reimbursements as outlined in the inclusionary zoning ordinance (the incentives table is at 38.380.130. This table describes the impact fee subsidy and its uses. It indicates it is available for “lower-prices homes.” The cash in lieu provision is at 38.380.140.B.1. the cash-in-lieu amount is based on “each affordable home not built.”), and appropriate it for impact fee reimbursement for emergency and transitional housing projects.

We budgeted \$200,000 for down payment assistance and impact fee reimbursement. There has been no requests this fiscal year and currently there are no qualifying homes coming online.

The projects to be funded are:

Housing First Village (HFV) is a supportive housing development meant to serve our community members who experience chronic homelessness. Nineteen (19) tiny homes will be developed this year and next, with onsite and direct service provided to residents, most of whom with a household income of less than 30% of Area Median Income.

Haven is responding to a community need for safe shelter for people experiencing partner and other violence by developing a 40 bed shelter. The shelter will be situated next to a community resource center, providing our community with a safe and welcoming space to openly learn about and discuss intimate partner violence – decreasing secrecy and stigma, and increasing community awareness and investment in safer outcomes for vulnerable community members.

The Community Housing Action Plan states that Community Housing includes all dwelling types, including transitional homes and emergency shelters. One of the Action Plan objectives states that it is crucial that “... community housing serves the full range of incomes without losing sight of safety net programs for extremely low income and homeless families.” Both the Housing First Village and Haven projects address housing needs of our most vulnerable community members. Offsetting a portion of the impact fees with Community Housing Fund dollars provides a crucial benefit to each project, and the community members they will serve for many years.

We are proposing to fund each project \$75,000 (both projects have estimated impact fees of \$100,000 each), which would leave \$50,000 for any homes that qualify for the down payment assistance and impact fee reimbursement come online.

UNRESOLVED ISSUES: None.

ALTERNATIVES: As suggested by the Commission.

FISCAL EFFECTS: None, this resolution only changes current appropriations and does not change the total appropriation. \$150,000 of the \$200,000 appropriated for down payment assistance and impact fee reimbursement for single family homes would go towards impact fee reimbursement for emergency and transitional housing projects.

Attachments:

[Resolution 5261 Budget Amendment Community Housing Fund.docx](#)

[HFV impact fee reimbursement request.pdf](#)

[Haven Impact Fees.pdf](#)

Report compiled on: February 23, 2021