

# Taylor Housing Authority

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The Housing Authority of the City of Taylor request that the City Council exempt the Sunset Addition from the impact fee for new homes. We have recently been informed that our current exemption expires on January 16, 2003.

We have been working with mortgagers and builders for over a year to provide low to moderate income working families the opportunity to realize the American Dream of home ownership.

These homes will generate substantial tax revenue for the City of Taylor and the Taylor School District.

As of this date our builders have pulled 6 permits to build houses. I have talked to the builders and believe that Richard Smith and Charles Schiller are preparing to pull permits for 5 houses prior to January 16. Weatherby Homes has informed me that they are preparing to pull five. The builders have experienced some delay in getting soil samples for the engineered slabs.

Total lots:	48
Total permits:	6
Projected permits:	10

## MEMORANDUM

TO: Frank Salvato,  
City Manager

FROM: Bob van Til, AICP  
Director of Community Development

RE: Impact Fees

DATE: December 11, 2002

The purpose of the memorandum is inform the City Council that impact fees will apply to all new building projects in the City as of January 16, 2003.

The current ordinance went into effect on January 16, 2002. The ordinance provided for a grace period of one year for all property that was currently platted, had applied for plat approval, or for building permits that were applied for either before or after the effective date on already platted property.

The one-year grace period will end on January 16, 2003. On the 17<sup>th</sup> of January, the City will begin collecting water and waste water impact fees from all new building projects.

In anticipation of this date, the city will notify developers, builders, and other affected persons before Christmas.

Please let me know if you have any questions or concerns by calling me at 352-5990 or contacting me via email at [bob.vanTil@ci.taylor.tx.us](mailto:bob.vanTil@ci.taylor.tx.us)

## MEMORANDUM

TO: Frank Salvato,  
City Manager

FROM: Bob van Til, AICP  
Director of Community Development

RE: Taylor Housing Authority's Request for Impact Fee Exemption

DATE: December 11, 2002

This memorandum is intended to inform the City Council of the Taylor Housing Authority's request to exempt the homebuilder from the City's impact fees.

Taylor Housing Authority requests an exemption from the city's impact fee ordinance for the homes being built in the Sunset addition. This subdivision is located west of Debus Drive, north of Second Street.

The development is intended to provide affordable housing. The pricing for the homes range from \$80,000 to \$112,000

The subdivision consists of 48 lots. 16 permits have been either issued or have been applied for. The estimated amount of the impact fees subject to waiver is:

32 remaining lots X \$1,195.40 per lot = **\$38,253**

Section 1.26 guides the decision making process for impact fee exemptions

*Exemptions will be granted to payment of applicable water and wastewater impact fees as provided for in Section 1.14.*

*Waiver or reduction from payment of water and wastewater impact fees required by this Ordinance may be granted to a development or owner when the City Council determines the development merits waiver or reduction because of:*

- (a) Economic benefit to the community; or*
- (b) Creation or promotion of jobs; or*
- (c) Economic hardship; or*
- (d) For good cause shown by the development or owner.*

*The Council may grant a variance or waiver from any requirement of this ordinance, upon written request by a developer or owner or property subject to the ordinance, following a public hearing, and only upon finding that a strict application of such requirement would, when regarded as a whole, result in confiscation of the property.*

*The Council may grant a waiver from any requirement of this ordinance on other grounds, consistent with the goals and objectives of the City's comprehensive plan and the health, safety or welfare of the community, and as established in administrative guidelines.*

*If the Council grants a variance or waiver to the amount of the impact fees due for a new development under this Section, it may cause to be appropriated from other City funds the amount of the reduction in the impact fees to the account in which the fees would have been deposited.*

Prior to considering the exemption request, the City Council must hold a public hearing. The ordinance is silent on how the City prepares for the public hearing. There are no notification requirements. In other words, the City is not required to post a notice in the newspaper a certain number of days before the hearing, for instance.

The Council should be cautious of granting exemptions because the criteria, or circumstances for granting exemptions are created with every case. Since the Taylor Housing Authority is a non-profit public agency, as well an extension of the City, providing affordable housing, and not in the market to profit from the homes, with the exception of the homebuilder, an exemption from the impact fees may be appropriate.

Other items to consider are:

1. THA's target clientele are families who work in the City of Taylor and earn less than 50% of the median income for the area.
2. 20 of the new homes have been earmarked for the Section 8 Home Ownership program. This program is bringing national recognition to the Taylor Housing Authority. HUD officials have indicated that they would like to have a media event in June for National Home Ownership month.
3. We have spent \$572,000 developing this subdivision.
4. Three of the builders for the homes are minority owned businesses.
5. Three of the builders are local businesses.
6. Weatherby Homes has a policy of hiring local contractors and labor for construction of their homes (they are from Waco).

Please let me know if you have any questions or concerns by calling me at 352-5990 or contacting me via email at [bob.vanTil@ci.taylor.tx.us](mailto:bob.vanTil@ci.taylor.tx.us).