



Legislation Details (With Text)

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File created:	8/5/2020	In control:		City Council	
On agenda:	8/11/2020	Final action:		8/11/2020	
Title:	Action on Resolution 20-065, a Resolution of Support for the Edgebrook Townhome Development and Waiving of Building Permit Fees.				
Sponsors:					
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Code sections:					
Attachments:	1. Memo, 2. Resolution, 3. BAHTF Report, 4. BAHTF Recommendations, 5. Haan Request Letter, 6. Haan Rental Rates/Income Requirements, 7. Map, 8. Site Concept				

Date	Ver.	Action By	Action	Result
8/11/2020	1	City Council	approved	Pass

Action on Resolution 20-065, a Resolution of Support for the Edgebrook Townhome Development and Waiving of Building Permit Fees.

Summary:

Haan Development is requesting a resolution of support and the forgiveness of building permit fees for a proposed townhome development. The project is a 40-unit affordable workforce housing project with rents based on income. A need for renter-occupied affordable housing was outlined within the 2017 Brookings Affordable Housing Task Force Report. The development and request is consistent with the report's findings and recommendations.

Background:

In 2012, Haan Development constructed the Brookings Prairie View Townhomes which contain 40 units. The property is located at 1802 12th Street, directly south of the Middle School. South Dakota Housing Development Authority's Housing Tax Credits were utilized for this development. The units are income based.

In 2017, the Brookings Affordable Housing Task Force (BAHTF) submitted its findings to the City Council. Within the report (page 9), a need was defined for renter-occupied affordable housing. It is assumed the income and affordable ranges within the report were based on 2015 census/HUD data. The report showed a need for income-based rentals for households making \$49,999 or less annually.

Fiscal Impact:

The estimated building permit fee to be waved for this development is approximately \$15,000.

Recommendation:

Staff recommends approval of the resolution, as it aligns with the Brookings Affordable Housing Taskforce objectives.

Attachments:

Memo
Resolution
BAHTF Report
BAHTF Recommendations
Haan Request Letter
Haan rental rates/income requirements
Map
Site Concept