

Ord. 22853; Establishing an affordable housing permit fee waiver program; establishing an affordable housing permit fee rebate program

Ordinance No. 22853

Council Bill No. B 145-16

AN ORDINANCE

establishing an affordable housing permit fee waiver program;
establishing an affordable housing permit fee rebate program; and
fixing the time when this ordinance shall become effective.

WHEREAS, City of Columbia permit fees for residential construction include a review fee, electric fee, plumbing fee, mechanical and fuel gas fees, right-of-way, a development charge, storm water development charge, sewer utility connection fee and water service charge; and

WHEREAS, the City desires to reduce the permit fees on appropriate affordable housing projects in a manner that would be easy for the applicant to use and simple for the City to administer; and

WHEREAS, the Community Development Department provides funds for the development of affordable owner-occupied housing, which requires approval prior to the granting of a construction permit; and

WHEREAS, the City desires that single-family residential affordable housing projects receiving development funding under approved City affordable housing construction programs identified by the Director of the Community Development Department be subject to a fee waiver; and

WHEREAS, the Community Development Department also provides down payment assistance to income eligible homebuyers of new construction or substantial rehabilitation through its Homeownership Assistance Neighborhood Development Program, which requires approval prior to allocating funds to a specific development; and

WHEREAS, the City desires that properties eligible for the City's Homeownership Assistance Neighborhood Development Program and authorized by the City Council be subject to receiving a permit rebate in an amount up to \$3,500 per eligible home.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Affordable Housing Permit Fee Waiver Program is hereby established.

(a) Applicants for eligible affordable housing projects receiving City funds for the development of affordable housing may apply for the waiver of certain permit fees under the following conditions:

1. The application for the waiver must be submitted at the same time as the permit application for the project.
2. The housing project must be submitted at the same time as the permit application for the project.
3. The housing project must be an eligible single-family residential and owner-occupied affordable housing project approved under programs operated by the Director of the Community Development Department.

In furtherance of this permit fee waiver program, the Director of the Community Development Department shall prepare, and amend as necessary, a list of approved affordable housing projects receiving funds for the development of affordable housing and distribute the list to the Division of Building and Site Development and the City Clerk. Once the foregoing conditions have been met, fees shall be waived for approved affordable housing projects.

(b) Approved projects shall include all single-family residential projects that are in compliance with the City of Columbia Code of Ordinances and authorized to receive funding from the City of Columbia through a City sponsored new housing construction affordable housing program.

(c) The Director of the Community Development Department is hereby authorized to waive the most current City of Columbia "Building Permit Fee Schedule" on single-family owner-occupied new construction affordable housing projects authorized to receive funding from the City for the development of affordable housing.

SECTION 2. The Affordable Housing Permit Fee Rebate Program is hereby established.

(a) Projects receiving Homeownership Assistance Neighborhood Development Program funding shall be awarded a permit rebate, in an amount up to \$3,500, for permits and fees under the following conditions:

1. The housing project must be an eligible Homeownership Assistance Neighborhood Development Program project, which has been approved under programs operated by the Director of the Community Development Department, and the home must meet certain additional energy efficiency requirements as noted in paragraph (b) of this section.
2. The application for the permit rebate must be submitted to the Community Development Department prior to closing.

Upon determination of program eligibility, the awarded rebate will be provided at final closing as a credit to the income eligible buyer. The funds will be provided as a zero percent (0%) interest loan due upon transfer of title. Upon home resale and repayment of the loan, the rebate-funded loan proceeds shall be recaptured and managed by the Community Development Department for future Affordable Housing efforts.

In furtherance of this permit fee rebate program, the Director of the Community Development Department shall prepare, and amend as necessary, a list of approved affordable housing projects receiving Homeownership Assistance Neighborhood Development Program funding and distribute the list to the Division of Building and Site Development and the City Clerk.

(b) Affordable Housing Permit Fee Rebate Program required energy efficiency upgrades. Eligible energy efficiency upgrades and associated rebate subsidy amounts are as follows:

- (1) LED Lighting: Twenty dollar (\$20.00) rebate per fixture with a maximum of ten (10) LED lights for a maximum rebate of two hundred dollars (\$200.00).
- (2) Wall Cellulose Insulation: Five hundred dollar (\$500.00) rebate for utilizing blown-in cellulose insulation in all exterior walls.
- (3) R-50 Attic Insulation: Five hundred dollar (\$500.00) rebate for homes with attic insulated to R-50.
- (4) Windows: One-hundred twenty dollar (\$120.00) rebate per window upgraded to a triple pane window. A maximum of ten (10) windows shall be allowed for a maximum rebate of one thousand two hundred dollars (\$1,200.00).
- (5) Energy Audit: Two part energy audit (one at insulation stage and one at completion of the home, both are required for rebate). Five hundred dollar (\$500.00) rebate for an energy audit performed by a City approved energy auditor.
- (6) On Demand Water Heater: Six hundred dollar (\$600.00) subsidy for installation of an on-demand water heater.

(c) Approved projects shall include all owner-occupied housing projects that are in compliance with the City of Columbia Code of Ordinances and authorized to receive funding from the City of Columbia through the City's Homeownership Assistance Neighborhood Development Program.

(d) The Director of the Community Development Department is hereby authorized to issue permit fee rebates on affordable housing projects approved for City funding through the City's Homeownership Assistance Neighborhood Development Program.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 20th day of June, 2016.