

RESOLUTION NO. 2318

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND AUTHORIZING THE CAPACITY FEE OF THE CITY'S COMPREHENSIVE CONNECTION CHARGE BE WAIVED FOR A DEVELOPMENT KNOWN AS RIVERS EDGE APARTMENTS AND STUDIO FOR THE ARTS, WHICH IS AN AFFORDABLE HOUSING DEVELOPMENT.

WHEREAS, the Osprey Property Company has requested a waiver of the Capacity Fee for their development known as Rivers Edge Apartments and Studio for the Arts; and

WHEREAS, the proposed development requires ninety (90) Equivalent Dwelling Units of water and sewer service and is located inside the City Limits; and

WHEREAS, the Capacity Fee for 90 Equivalent Dwelling Units is \$317,970; and

WHEREAS, one of the City's goals is to encourage the development of affordable housing in the City of Salisbury; and

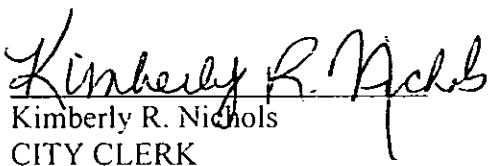
WHEREAS, the City Council approved a Capacity Fee waiver process under Resolution No. 1211 for public sponsored or affordable housing, which means any dwelling unit built or financed under a government program, regulation, or binding agreement that limits for at least ten years the price or rent charged for the unit in order to make the unit affordable to households earning less than 60% of the area median income, adjusted for family size; and

WHEREAS, the Osprey Property Company has committed to providing affordable housing at their Rivers Edge apartments to households earning less than 60% of the area median income, adjusted for family size.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Salisbury, Maryland approves the waiver of 90 Equivalent Dwelling Units of Capacity Fee for the Osprey Property Company sponsored affordable housing development known as Rivers Edge Apartments and Studio for the Arts.

THIS RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on August 12, 2013 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols
CITY CLERK


Laura Mitchell
VICE PRESIDENT, City Council

APPROVED by me this 13th day of August, 2013

James H. Preton, Jr.
James H. Preton, Jr.
MAYOR, City of Salisbury

City of Salisbury



MARYLAND



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AMANDA H. POLLACK, P.E.
*ACTING DIRECTOR OF
PUBLIC WORKS*

JAMES IRETON, JR.
MAYOR

TOM STEVENSON
ACTING CITY ADMINISTRATOR

To: Tom Stevenson, Acting City Administrator
From: Amanda Pollack, Acting Director of Public Works
Date: July 25, 2013
Re: Rivers Edge – Capacity Fee Waiver

Attached is a Resolution for consideration to waive the Capacity Fees associated with the Rivers Edge Apartments and Studio for the Arts. Also attached is the letter from Osprey Property Company, LLC requesting the waiver. Public Works has reviewed the waiver request and recommends approval. The request meets the criteria outlined in Resolution No. 1211 for Affordable Housing.

Unless you or the Mayor has further questions, please forward a copy of this memo to the City Council.



July 2, 2013

Amanda Pollack
Acting Public Works Director
Department of Public Works, City of Salisbury
125 N. Division Street, Room 202
Salisbury, Maryland 21801-4940

Via email to: apollack@ci.salisbury.md.us

Re: Rivers Edge Apartments and Studio for the Arts
660-680 Fitzwater Street, Salisbury, MD 21801

Dear Ms. Pollack:

Osprey Property Company LLC requests the Mayor and City Council to approve a water and sewer Capacity Fee Waiver under the authority of Resolution # 1211 for affordable housing. Our proposed project, Rivers Edge Apartments and Studio for the Arts, meets all the criteria stated in Resolution # 1211. Specifically all 90 units will be built and financed under a recorded and binding Extended Usage Agreement that limits, for a period of 40 years, rent charged for the units in order to make the unit affordable to households earning less than 60% of the area median income, adjusted for family size.

Based on data from a similar multifamily community in Salisbury, we anticipate using 110 gallons per unit per pay in water usage at Rivers Edge Apartments and Studio for the Arts. However in order to be conservative for the benefit of the wastewater treatment plant and the capacity fee waiver process we are requesting a waiver based on 250 gallon per day per EDU rate, this equates to 90 EDUs.

Should you have any questions, please do not hesitate to contact me at ahanson@ospreyipc.com or (410) 251-2918. Thank you for your consideration and assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "W. Andrew Hanson". The signature is written in a cursive, flowing style.

W. Andrew Hanson
Vice President
Development Manager for Rivers Edge Apartments and Studio for the Arts

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