

RESOLUTION NO. 2704

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND AUTHORIZING THE CAPACITY FEE OF THE CITY'S COMPREHENSIVE CONNECTION CHARGE TO BE WAIVED FOR A DEVELOPMENT KNOWN AS FARLOW FIELDS, AN AFFORDABLE HOUSING DEVELOPMENT.

WHEREAS, the Woda Group has requested a waiver of the Capacity Fee for its development known as Farlow Fields which is located on Beaglin Park Drive and Old Ocean City Road; and

WHEREAS, the proposed development requires approximately 72 Equivalent Dwelling Units of water and sewer service; and

WHEREAS, the Woda Group has requested a Capacity Fee waiver of 72 Equivalent Dwelling Units; and

WHEREAS, the Current Capacity Fee for 72 Equivalent Dwelling Units is \$254,376.00; and

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

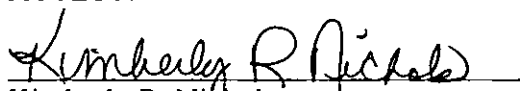
WHEREAS, the City Council approved a Capacity Fee waiver process under Resolution No. 1211 for public sponsored or affordable housing, which means any dwelling unit built or financed under a government program, regulation, or binding agreement that limits for at least ten years the price or rent charged 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

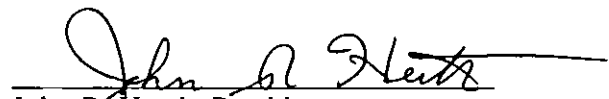
WHEREAS, the Woda Group has committed to providing affordable housing at Farlow Fields to households earning less than 60% of the area median income, adjusted for family size for at least ten (10) years.

NOW, THEREFORE, BE IT RESOLVED that the City of Salisbury, Maryland approves the waiver of 72 Equivalent Dwelling Units of Capacity Fee for the Woda Group sponsored affordable housing development known as Farlow Fields.

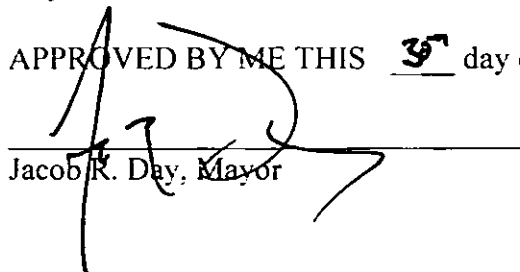
THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on November 28, 2016 and is to become effective immediately upon adoption.

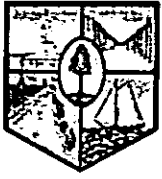
ATTEST:


Kimberly R. Nichols
City Clerk


John R. Heath, President
Salisbury City Council

APPROVED BY ME THIS 30th day of NOVEMBER, 2016


Jacob R. Day, Mayor



City of
Salisbury
Jacob R. Day, Mayor

To: Thomas Stevenson, City Administrator
From: Michael S. Moulds, P.E., Director of Public Works *M.S.M.*
Date: October 13, 2016
Re: Farlow Fields Development Capacity Fee Waiver for Affordable Housing

Attached is a Resolution for consideration to waive the Capacity Fees associated with a proposed Farlow Fields Low Income Housing project on Beaglin Park Drive and Old Ocean City Road. The Farlow Fields development is proposed to be an Affordable Housing community. Also attached is a letter dated October 6, 2016 from the Woda Group requesting the waiver.

Farlow Fields development consists of constructing 72 housing units. At the current Capacity Fee rate of \$3,533 per EDU, the waiver equates to \$254,376. Public Works has reviewed the waiver request and found that the request meets the criteria outlined in Resolution No. 1211 for Affordable Housing.

Unless you or the Mayor has further questions, please forward this memo and the resolution to the City Council for consideration.



DEVELOPMENT
CONSTRUCTION
MANAGEMENT

191 Main Street, Suite 205
Annapolis, MD 21401

Office: 410.721.7939
Fax: 410.990.0192

www.wodagroup.com

October 6, 2016

Mr. Michael Moulds
City of Salisbury Director of Public Works
125 N Division Street
Room 202
Salisbury MD 21801

RE: Affordable Housing Project Capacity Fee waiver

Dear Mr. Moulds:

As I believe you know, we have been moving forward with the Farlow Fields Low Income Housing Tax Credit project at Beaglin Drive in the City of Salisbury ("Farlow"). Amanda Pollack in your office has directed us to send you this letter to move forward with the Resolution 1211 affordable housing waiver process in relation to the City of Salisbury Water and Sewer Capacity Fee.

Farlow meets the requirements of Resolution because it will be a project financed under a government program (the Low Income Housing Tax Credit program), and pursuant to the requirements of that program, the project's rents will be limited for at least ten years to the LIHTC rents allowable for tenants at 60% area median income or less.

Ms. Pollack has explained by email that the amount of the Capacity Fee waiver would be \$3,533 per unit. Farlow will consist of 72 units, making the projected amount of the waiver worth \$254,376.

We must submit our LIHTC application to the Maryland Department of Housing and Community Development on October 28. Please be kind enough to respond to this letter before then so we may document in our application that you have reviewed this letter, determined that Farlow is eligible under Resolution 1211, and that we have correctly stated the projected waiver amount in the paragraph above.

Thanks so much for your time in responding to our request.

Sincerely,

Kevin Bell
Senior Vice President

Offices located in Georgia, Indiana, Kentucky, Maryland, Michigan and Ohio