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(F) The Development Services Department has coordinated with other City departments to develop an estimate of fees and infrastructure support that would apply to Phases III and IV. Development fees and infrastructure support for Phase III, projected to add 500 homes, are estimated to total \$2,205,601. Development fees for Phase IV, projected to add 800 homes, are estimated to total \$2,106,601. These costs for both phases span three fiscal years: Fiscal Year 2021 costs are \$89,848; Fiscal Year 2022 costs are \$616,000; and Fiscal Year 2023 costs are \$3,606,354.

(G) Approval of this ordinance would further the City’s commitment to providing affordable permanent supportive housing to vulnerable residents and therefore serves a municipal purpose.

**PART 2.** Council approves the waiver or reimbursement of the fees as set forth in **Exhibit A**, attached to this ordinance.

**PART 3.** The City Manager is authorized to negotiate and execute an agreement with Mobile Loaves & Fishes regarding participation in the costs of constructing a water main associated with construction of Phase III and Phase IV of Community First! Village, in an amount not to exceed \$600,000.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021 §  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**Exhibit A**

**Development Services Department (DSD)  
Community First Phase III & IV Fee Waiver & Infrastructure Support Assessment  
May 7, 2021**

<b>Fee Grouping</b>	<b>Total Fees and Infrastructure Support</b>	<b>DSD</b>	<b>AWU</b>	<b>AE</b>
Review Fees <sup>a</sup>	\$ 22,000	\$ 22,000		
Non-Admin Variance Fee <sup>a</sup>	\$ 3,000	\$ 3,000		
Electrical Fees <sup>a</sup>	\$ 10,000	\$ 10,000		
Plumbing Fees <sup>a</sup>	\$ 45,000	\$ 45,000		
Inspection Fees <sup>b</sup>	\$ 60,000	\$ 60,000		
Review and Inspection Fees <sup>a</sup>	\$ 1,680		\$ 1,680	
AW Tap Fees/Capital Recovery Fee <sup>c</sup>	\$ 1,958,504		\$ 1,958,504	
AE Fees for Temporary Service <sup>c</sup>	\$ 20,000			\$ 20,000
AE Construction Costs <sup>c</sup>	\$ 700,000			\$ 700,000
Water/Wastewater Infrastructure Oversizing Cost <sup>c</sup>	\$ 600,000		\$ 600,000	
RSMP Participation Fee <sup>b</sup>	\$ 500,000		\$ 500,000	
10% Contingency Fee	\$ 392,018	\$ 14,000	\$ 306,018	\$ 72,000
<b>Total Fees to Waive</b>	<b>\$ 4,312,202</b>	<b>\$ 154,000</b>	<b>\$ 3,366,202</b>	<b>\$ 792,000</b>

**Amounts calculated above are based on the following assumptions:**

1. The 51-acre site in Phase III near the current village on Hog Eye Road in far Northeast Austin projected to add 500 homes; and the 76-acre site in Phase IV on Burleson Road between McKinney Falls Parkway and U.S. 183 projected to add 800 homes.
2. Calculations are based on current fees and do not consider future fee changes
3. No individual lots are being developed - only one lot for the entire development
4. All listed Development Services Department fees include a 4% Development Services Surcharge fee.

	<b>Total Fees and Infrastructure Support</b>	<b>DSD</b>	<b>AWU</b>	<b>AE</b>
<sup>a</sup> FY21	\$ 89,848	\$ 88,000	\$ 1,848	
<sup>b</sup> FY22	\$ 616,000	\$ 66,000	\$ 550,000	
<sup>c</sup> FY23	\$ 3,606,354		\$ 2,814,354	\$ 792,000
<b>Total</b>	<b>\$ 4,312,202</b>	<b>\$ 154,000</b>	<b>\$ 3,366,202</b>	<b>\$ 792,000</b>