



ACTION BRIEF SYSTEM FORM

Title:

Request for permission to waive the city fees for the 48 unit affordable housing development, known as the Gardens at White Mountain

Department:

Mayor's Office

Type of Action:

- | | |
|---|---|
| ☐ Ordinance | ☐ Appointment/Board Action |
| ☐ Resolution | ☒ New Business |
| ☐ Budget Amendment | ☐ Admin Policy |
| ☐ Contract/Bid | ☐ Apply for Grant |
| ☐ Council Policy | ☐ Bid Item or Project |
| ☐ Grant Award | ☐ Fill Vacant Position |
| ☐ MOU | ☐ Liquor License/24 Hr. Permit |
| ☐ Purchase | ☐ Road Closure |
| ☐ Other: _____ | ☒ Other: Waive Fees |
- ☐ Public Hearing
☐ Workshop/Discussion/Presentation

Recommended Motion (all motions must be positive in nature):

Move to approve the request for permission to waive the city fees for the 48 unit affordable housing development, known as the Gardens at White Mountain

Summary/Background/Alternatives Considered (include relevant timelines and previous Council action taken, if any):

Overland Property Group is proposing a 48-unit affordable housing development at the corner of Arthur Avenue and Foothill Boulevard. The developers are currently facing a substantial funding gap despite pursuing financing opportunities through various other organizations and sources. Waiving the applicable fees would help reduce this gap and provide the financial support necessary for the project to move forward.

Fiscal Impact:

The total monetary relief request is \$219,165.00 across General, Water and Sewer funds. The city will receive \$37,005 for the irrigation meter fee and the 8" water meter.

Staff Recommendation:

- | | |
|---|--|
| ☒ Approve | ☐ Deny |
| ☐ Table | ☐ Approve with Conditions |



Mayor Max Mickelson
212 D Street
Rock Springs, WY 82901

RE: Request for Relief from Plan Review, Building Permit, and Utility Tap Fees for the Gardens at White Mountain

Mayor Max,

Please accept this letter as a formal request for relief from the following fees associated with the Gardens at White Mountain, a 48 unit affordable housing development located at the NW corner of Foothill Blvd and Arthur Avenue:

Apartment Building 1 (Valuation: \$4,264,800.00)

- Permit Fee: \$24,070.00
- Review Fee: \$15,646.00
- Sewer Fee: \$36,000.00
- Total: \$75,716.00

Apartment Building 2 (Valuation: \$4,264,800.00)

- Permit Fee: \$24,070.00
- Review Fee: \$15,646.00
- Sewer Fee: \$36,000.00
- Total: \$75,716.00

Clubhouse (Valuation: \$295,000.00)

- Permit Fee: \$2,868.00
- Review Fee: \$1,865.00
- Sewer Fee: \$3,000.00
- Total: \$7,733.00

Total Water Fees

- 8" Water Connection: \$60,000.00
- Total: \$60,000.00

- Total Relief Request: \$219,165.00

Please note that the relief request does not include the 8" Meter fee of \$34,500, nor the 2" Turbo Irrigation Meter Fee of \$2,505.00. The City of Rock Springs would still receive a total of \$37,005 in fees for those items.

The Gardens at White Mountain is a partnership between Overland Property Group and the Wyoming Community Development Authority. Roughly \$13M in Federal Housing Tax Credits, alongside \$1,041,326 in National Housing Trust Funds and \$2,335,645 in Home Investment Partnerships Program funding have been allocated to construct this development. That funding is provided in exchange for placing a Land Use Restrictive Agreement over the property for a **minimum of 40 years**, statutorily requiring occupancy and affordability for all 100% of the units to those earning between 30% - 80% of HUD's Area Median Income for this region. In this specific development, 75% of those units are restricted to residents earning less than or equal to 50% of the Area Median Income. These restrictions are recorded against the property and have federal enforcement mechanisms.

Developments aimed at addressing needs for the community's vulnerable populations often come with many challenges, of which construction costs are one of the most difficult to deal with. In this case, we're facing a substantial budget gap that cannot be overcome without the assistance of Rock Springs. These developments typically are a group effort – we've reached out to the various groups to help us close the gap – the Rock Springs Housing Authority, Sweetwater County Economic Development, etc. It's our belief that, with these waivers, alongside help from all of our partners, we'll be able to continue forward and build much needed housing here.

I understand that this is a non-standard request of the City of Rock Springs. Please know that this is not something we ask for flippantly; we understand the constraints the city operates within and the challenges you face within your community. We would not submit this request if we did not believe it was 100% necessary.

We welcome the opportunity for any questions. Thank you in advance for your consideration of our request.

Austin Kack
Director of Development
Overland Property Group

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