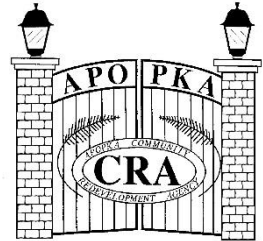




City of Apopka – CRA
RESIDENTIAL FEE ASSISTANCE PROGRAM
Criteria



I. Intent

It is the intent of the Apopka Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to new single-family residential homeowners of property located within the Community Redevelopment Area that may require impact fee payments. Multi-family townhome and condominium developments that are owner occupied are also eligible for a portion of the impact fee payments. This program would eliminate or reduce the impact fees in the CRA Area to help attract new single-family residential homes, townhomes or condominiums that are owner occupied. Building permit fees or meter hook-ups are still required.

II. Program Description

The CRA's Residential Fee Assistance Program provides a financial payment by the CRA for those primary Impact Fees incurred for new single-family home development by a qualified owner, builder or developer. Such new homes must be owner occupied once final Certificate of Occupancy is granted, and may not be rental units. Program funding will be awarded only in the CRA's redevelopment area.

III. Eligibility

Program applications will be considered only if they meet all of the following eligibility criteria.

1. Location and Apopka CRA Redevelopment Plan

The project must be located within the Apopka CRA's Redevelopment Area, as presented in the adopted *CRA Redevelopment Plan 2017~update*, adopted June 21, 2017. The requested Impact Fee payments must also further the Apopka CRA Redevelopment Plan, inclusive of any subsequent amendments.

2. Applicants

Owners, builders or developers of real property within the Apopka CRA Redevelopment Area as described in the new 2017 Redevelopment Plan. Property must be considered residential according to the Apopka Comprehensive Plan and Zoning. Applicants for this program must be able to demonstrate financial capability to complete the project and long term commitment to maintain the property in the condition to which it will be developed.

3. Consistency with Governmental Regulations:

No outstanding Apopka Code Enforcement Compliance issues can exist on the site. Eligible projects must demonstrate consistency with the City of Apopka's Comprehensive Plan, Land Development Code, applicable zoning, Development Design Guidelines, and is consistent with the CRA Redevelopment Plan, as evidenced by a review from the City's Community Development Department. The development must meet all requirements of Apopka's building and safety code requirements, and the Florida Building Code – all upon completion of the project.

4. **Eligible Projects and Costs – Single-Family Residential, and Multi-Family Townhome or Condominium projects of 10 unit or less**

Unless otherwise approved by the CRA, the following Impact fees are applicable to this program:

- Transportation Impact Fee
- Orange County School Impact Fee
- Recreation Impact Fee
- Fire Impact Fee
- Police Impact Fee
- Potable Water Impact Fee (no reclaim)
- Sewer Impact Fee

5. **Tier funding based on home value:**

One main goal for the Apopka Downtown CRA is to help create affordable housing. To help accomplish this, the CRA would help pay down the Impact Fees for new home, townhome or condominium construction that is owner occupied.

The median home value in Orange County is \$273,503. To be adjusted every three years.

Based on home value:

$\$273,503 - 25\% = \$205,127$ (\$68,376 difference)

Based on 15% increments for three levels of impact fee reimbursement funds:

Level 1:

Up to \$205,127 (min. \$150,000 value) – eligible for up to full impact fees (currently \$20,451)

Level 2:

\$205,128 to \$235,896 – eligible for up to 66% of impact fee payments (currently \$13,702)

Level 3:

\$236,897 to \$273,503 – eligible for up to 33% of impact fee payments (currently \$6,953)

Funding levels are based on a typical 2 bedroom 1 bath.

Level 2 and 3 are eligible for an additional \$2,000 for a 3 bedroom.

6. Permit fees are not covered by this Assistance Program.

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL CONSTRUCTION UNTIL AFTER FINAL APPROVAL BY THE CITY/CRA, AND ATTAINING THE PROPER BUILDING PERMITS, AND COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED.

* For more information about the Apopka
Residential Fee Assistance Program, please contact:

James Hitt, FRA-RA, Community Development Dir.
City of Apopka
120 E. Main Street, 2nd floor
Apopka, Florida 32703
407-703-1712
jhitt@apopka.net
www.apopka.net