

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI, ADOPTING A POLICY FOR THE WAIVER OF CITY FEES FOR AFFORDABLE HOUSING PROJECTS.

WHEREAS, the City of West Plains Comprehensive Plan adopted in 2023 identifies the importance of affordable housing options to expand housing choice and opportunity; and

WHEREAS, the Comprehensive Plan further identifies actions to ensure a variety of single-family residences are permitted within West Plains, identify regional and federal housing initiatives and programs that could benefit West Plains, and create an incentive program for home buyers and/or developers to rehabilitate existing housing stock.

WHEREAS, for purposes of this resolution, the term “affordable housing” means all residential structures newly constructed or rehabilitated, which a person earning one hundred fifteen percent or less of the median income for the person’s county, as determined by the United States Census Bureau’s American Community Survey, based on the most recent of five-year period estimate data in which the final year of the estimate ends in either zero or five, could afford spending twenty-nine percent of that person’s gross income annually on such housing, as provided in Section 215.263, RSMo., as amended from time to time, and any successor provision thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

**Section 1.** The City Council authorizes the City Administrator to waive building permit fees, sewer tap fees, and water tap fees for the following types of affordable housing projects and at the following rates:

TYPE OF PROJECT	RATE OF WAIVER
Project demonstrates that it aligns with the West Plains Comprehensive Plan or similar items in a documented housing analysis for West Plains.	15%
Property owner has entered into an agreement with the city to develop affordable housing on a vacant lot on which the city holds a lien on the real property.	25%
Approved for funding through a state or federal housing program.	50%
Approved for funding through a state or federal housing program with a rating component or a funding requirement for the waiver of local fees.	100% or the minimum amount required by the funding source, whichever is less.

**Section 2.** This resolution shall be in full force and effect immediately following its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF WEST PLAINS, MISSOURI

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MAYOR MICHAEL TOPLIFF

ATTEST:

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CITY CLERK KELLIE MAYERS