

Low-Income Housing Programs Service Connection Fee Waiver

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Why we're here today

- Discuss current recommendation
- Proposed resolution



COLUMBIA VALLEY
AFFORDABLE HOMEOWNERSHIP



CHELAN VALLEY
HOUSING TRUST

Background

- Policy allowing waiver of service connection fees for homes purchased by low-income homebuyers from 501(c)(3) organizations
 - Originally established in 1995 pursuant to RCW 54.24.080
- Commission requested program review in early 2021
- April 5th and May 3rd presentations and discussion informed today's recommendations

Recommendation

	Existing Policy	Recommendation
Qualified service size	Single family residence, up to 200 amp	No change
Line extension fees	Paid by builder	No change
Housing program income limit	150% of the Federal Poverty Level (FPL) (approx. 50% AMI)	80% Average Median Income (AMI) (approx. 200% FPL)
Equal pay enrollment	Required	Remove requirement, use regular policy and process
Security deposits	Exempt	Remove requirement, use regular policy and process
Policy location	Resolution	Utility Service Policies

Income Limit

- What does “housing program income limit” mean?
 - Connection fees are assessed during the building process, before the homeowner is identified, therefore the PUD reviews the *housing program income limits* to determine eligibility
 - For example:

Upper Valley MEND – application for connection fee waivers would qualify based on their program limits

1) Do I earn 80% or less of the Area Median Income (AMI)?

To qualify to purchase a SHARE home, your household must earn less than 80% of Chelan County's area median income.

<https://www.uvmend.org/housing-qualifications>

Questions?



Appendix (from 4/5/2021 presentation)

Low-income threshold comparison

	PUD	Columbia Valley Affordable Homeownership	Habitat for Humanity	Upper Valley MEND	Chelan Valley Housing Trust
# in Household	150% FPL	50% AMI	60% AMI	80% AMI	110% AMI
1	\$19,320	\$24,300	\$29,160	\$38,850	\$53,460
2	\$26,130	\$27,800	\$33,362	\$44,400	\$61,160
3	\$32,940	\$31,250	\$37,500	\$49,950	\$68,750
4	\$39,750	\$34,700	\$41,640	\$55,500	\$76,340
5	\$46,560	\$37,500	\$44,996	\$59,950	\$82,500

FPL = Federal Poverty Level

AMI = Area Median Income