



## Memorandum

**Date:** February 12, 2018

**To:** The Brunswick County Commissioners: Frank Williams, District 5 & Chairman; Randy Thompson, District 1 & Vice-Chairman; J. Marty Cooke, District 2; Pat Sykes, District 3; Mike Forte, District 4; and, Ann B. Hardy, Brunswick County Manager

**From:** Holly Smith, for "Coastal Commons," a Senior Living Community, an Affordable Housing Development Proposed for Ocean Isle Beach ETJ

**Subject:** Request for Fee Deferral Agreement for Sewer and Water Impact Fees

Attached please find the Water and Sewer Impact Fee Cost calculations for the proposed affordable housing development for Seniors. Combined, they total \$205,999.20. In addition, Coastal Commons will have the extra cost of constructing and maintaining an on-site lift station to connect to the County's existing force main on Beach Road. Because of the project's affordable rents limiting financing sources, combined with rising costs of construction, we respectfully request that the County defer \$150,000.00 of these Impact Fees to be paid over time, as evidenced by a 20-year, 2% Note and Deferral Agreement, to help offset the costs of bringing affordable housing to needy Seniors in Brunswick County.

**History:** In 2014, the Board of Commissioners approved a Fee Deferral Agreement for Water and Sewer Impact fees of \$150,000.00 for Sunset Creek Commons, an affordable Senior Rental housing development in Sunset Beach. This support from Brunswick County was instrumental in Sunset Creek Commons ("SCC") receiving an allocation of 2014 Federal Housing Tax Credits used to develop the single building with seventy-two (72) one and two-bedroom apartments and community spaces, also targeted to those over 55 years of age. SCC was completed in May of 2016, quickly leased up, and remains 100% occupied with a permanent waiting list for 45+ apartments. Based on our experience with SCC, and local population growth and demographics, it is apparent that more affordable housing for Seniors is needed here, in Brunswick County.

**Proposed Development & Demand for Affordable Housing:** To meet this demand, an application for Coastal Commons, on Beach Road in Ocean Isle Beach, has been submitted for an allocation of 2018 federal and state housing tax credits. The proposed apartments will be situated in a three-story building with elevator, with approximately 8,000 square

265 Creek View Drive,  
Sunset Beach, North Carolina 28468



feet of community space for our Residents to use in various recreational, wellness, and social activities. A full-size kitchen with dining room will be provided for our residents and

their guests to hold parties and get-togethers, in addition to exercise rooms, computer and printer access, craft and card rooms. Outdoor amenities include an ADA-accessible walking trail, covered picnic area with grills, large screened porch, and benches throughout, bocci ball field, horseshoes, and other activities, depending on our residents' preferences. Coastal Commons will be built according to energy star requirements, resulting in lower electricity costs for our residents, and a Site Manager and Maintenance Staff will be available, on-site, full time. We will coordinate supportive services and other opportunities with Brunswick Senior Resources, Inc, which will co-Manage the property as well as participate in its ownership. In order to keep rents affordable, but assure safe and clean housing and provide on-site activities for our residents, deferring a portion of the water and sewer impact fees will significantly help the project's financial feasibility.

The proposed location in Ocean Beach Isle is particularly well-suited, based on OIB's Median Age of 64.6 years (NC = 38.7 years), cost of living, and concentration, and growth, of the Senior population. However, the cost of housing for this zipcode—a median home cost of \$266,900 and median rent of \$1,165/month—emphasizes a more crucial need for affordable housing for low to moderate-income Seniors, many of whom live in energy-inefficient, older homes needing continual maintenance, and for those Seniors who are dependent on family members for shelter, despite wanting an independent lifestyle. With Coastal Commons offering a more affordable housing option, Seniors can live independently without worrying about old-home maintenance and high energy costs.

Coastal Commons will not have project-based rental subsidies--residents will pay the stated rents and their own electricity, phone, and cable. In order to qualify for federal housing tax credits, Coastal Commons cannot rent to folks earning more than 60% of the Area Median Income, with initial housing costs not to exceed \$555 for a one bedroom- and \$675 for a two bedroom apartment.

Thank you for your support in approving the Deferral of Impact Fees, in our effort to provide safe, clean and affordable rental housing for Seniors in South Brunswick County!

265 Creek View Drive,  
Sunset Beach, North Carolina 28468

COUNTY OF BRUNSWICK  
FINANCE DEPARTMENT  
UTILITY BILLING DIVISION

FEE CALCULATION WORKSHEET

WATER

BCMS#: \_\_\_\_\_

Service taps greater than 2-inch must be installed by the Developer. Meters greater than 2-inch must be provided by the Developer and must meet County specifications. Prior to initiation of water service, all service taps shall be provided with proper backflow protection on the Owner's side of the meter and at the Owner's expense.

Name of Project or Development: Coastal Commons

Requester's Name: Holly Smith Date of Request: 1/31/18

Mailing Address: \_\_\_\_\_ Completed By: Wm. L. Pinnix, P.E.

Home Phone: \_\_\_\_\_ Work Phone: 810.253.2458

Physical Address for Service Connection: PID # 24400010 - 13.48 AC tract on Beach Drive SW  
(If different from mailing address above)

Is Requester's property within another jurisdiction (i.e., sanitary district, water & sewer authority, municipality, or Special Assessment District)?

No  Yes If "Yes", inform the Requester to contact appropriate entity for other service and requirements.

Is this a new or existing structure?

New  Existing  
If applicable, provide permit # (water system extension): \_\_\_\_\_

Is County sewer available?

No  Yes

Location on property where meter should be set, if known.

Dom. Meter Size:  Irr. Meter Size:

	<u>Capital Recovery Unit Cost</u>		<u>Capital Recovery Sub- Total Cost</u>	<u>Transmission Capital Recovery Unit Cost</u>		<u>Transmission Capital Recovery Sub- Total Cost</u>
Number of res. units with 1 or 2 bedrooms	60	\$573.33 per res.	\$34,400	\$193.33 per res.		\$11,600
Number of residential units with 3 bedrooms		\$860.00 per res.	\$0	\$290.00 per res.		\$0
Number of res. units with 4 or more bedrooms		\$1,146.64 per res.	\$0	\$386.64 per res.		\$0
Irrigation Area (square feet):		\$860 per REU	\$0.00	\$290 per REU		\$0
<b>Total REU:</b>	<b>60</b>		<b>Total: \$34,399.80</b>		<b>Total:</b>	<b>\$11,599.80</b>

1 REU = 360 gallons per day

	Meter & Tap Installation
	Meter Upgrade
	Irrigation Meter Only
	Split Service Irrigation Meter (At Time of Domestic Service Install)
	Split Service Irrigation Meter (On Existing Domestic Service)
	Meter Installation Only
	Meter for Well
	Premise Visit
	Surcharge - Dry Bore Excessive Length
	Surcharge - Wet Bore
	Surcharge - Wet Bore of Excessive Length
	Fireline Fee
	Account Deposit
\$ 34,399.80	Capital Recovery
\$ 11,599.80	Transmission CR
\$ 45,999.60	Total

COUNTY OF BRUNSWICK  
PUBLIC UTILITIES DEPARTMENT  
CUSTOMER SERVICE AND UTILITY BILLING DIVISION

SEWER

FEE CALCULATION WORKSHEET

BCMS#:

Name of Project or Development: Coastal Commons

Requester's Name: Holly Smith Date of Request: 1/31/18

Mailing Address: \_\_\_\_\_ Completed By: Wm. L. Pi

Home Phone: \_\_\_\_\_ Work Phone: 910.253.2

Physical Address for Service Connection: PID # 24400010 - 13.48 AC tract on Beach Drive SW  
(If different from mailing address above)

Is Requester's property within another jurisdiction (i.e., sanitary district, water & sewer authority, municipality, or Special Assessment District)?

No  Yes If "Yes", inform the Requester to contact appropriate entity for other service and requirements.

Is this a new or existing structure?

New  Existing

Type of sewer available:  Gravity  Pressure  Vacuum

Is a Duplex Grinder Pump Station required?  
Is Pump Station to be Owned and Maintained by County?

YES  NO  
 YES  NO  
 FALSE Residential Units x \$6 per REU =

If applicable, provide permit # (pressure to pressure connection, private gravity system): \_\_\_\_\_

Location on property where service should be installed, if known.

Tap size:  inch Tap

A sewer pump station must be designed and connect to 12 inch sewer force main on Be

	Capital Recovery Unit Cost		Capital Recovery Sub Total Cost		Transmission Capital Recovery Unit Cost
Number of res. units with 1 or 2 bedrooms	60	\$2,000 per res.	\$120,000		\$666.66 per res.
Number of residential units with 3 bedrooms		\$3,000 per res.	\$0		\$1,000 per res.
Number of res. units with 4 or more bedrooms		\$4,000 per res.	\$0		\$1,333.33 per res.
Total REU:	60		Total: \$120,000.00		Total:

	Tap Fee
	County Duplex Pump Station (Multifamily)
	Premise Visit
	Surcharge - Dry Bore Excessive Length
	Surcharge - Dry Bore Excessive Size (Residential Only)
	Surcharge - Wet Bore
	Surcharge - Wet Bore of Excessive Length
\$ 120,000.00	Capital Recovery
\$ 39,999.60	Transmission CR
\$ 159,999.60	Total

1 REU = 360 gallons per day

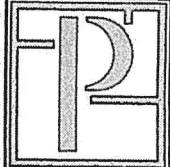
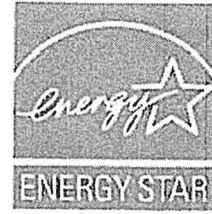
WWTP Designation:

WR - West Regional WWTP (210 gpd)  
ST - Sea Trail WWTP (210)  
NR - Northeast Brunswick Regional WWTP (360 gpd)

SH - Shallotte WWTP  
CS - Carolina Shores WWTP (210)  
OIB - Ocean Isle Beach WWTP (360)

# COASTAL COMMONS

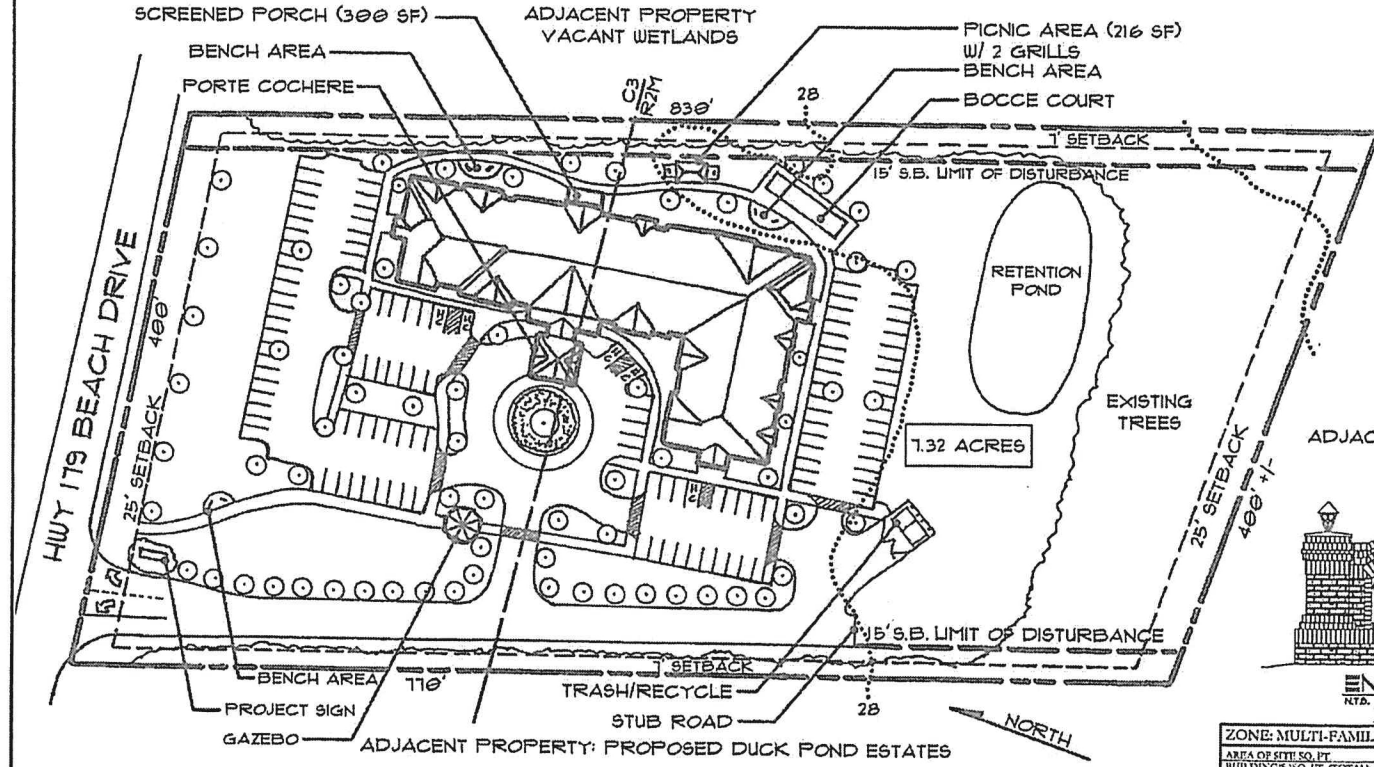
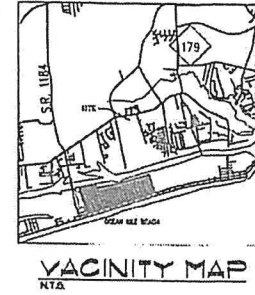
## A SENIOR LIVING COMMUNITY



**Planworx**  
ARCHITECTURE, P.A.  
1711 6th Street, Suite 100  
Raleigh, NC 27609  
919.774.8109  
www.planworx.com

Office  
Mobile

Coastal Commons, A Senior Living Community  
Holly L. Smith  
Ocean Isle, NC  
2018 Tax Credit Submittal



THIS PROJECT WILL COMPLY WITH ALL DESIGN QUALITY STANDARDS AND REGULATIONS AS PROVIDED BY NCHFA PER 2018 QAP APPENDIX B. IN ADDITION THIS PROJECT WILL BE ENERGY STAR COMPLIANT.

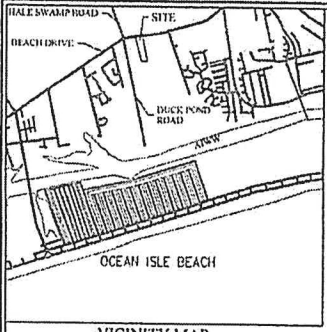
ZONE: MULTI-FAMILY	ACREAGE - 7.32 ±		
AREA OF SITE SQ. FT.	ACRES		
BUILDINGS SQ. FT. (TOTAL):	NET (GND) 81,253 76,973		
<b>UNIT MIX BREAK-DOWN</b>			
UNIT TYPE	PLACEMENT (S.E.T. %)	PLACEMENT (S.E.T. %)	TOTAL
1-2 BRD BDRM/1 BATH	1	1	2
1-3 BRD BDRM/1 BATH	1	1	2
21-2 BRD BDRM/1 BATH	1	1	2
61- TOTAL UNITS	3	3	6

PARKING: 12 SPACES + 12' HANDICAP PARKING + 12' HANDICAP PARKING = 1

1. All drawings are to be constructed with all work unless otherwise noted and any applicable codes. 2. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 3. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 4. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 5. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 6. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 7. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 8. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 9. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design. 10. Planwork Architecture, P.A. is not responsible for the design of any structure not shown on these drawings unless a clear and unambiguous reference is made to Planwork Architecture, P.A. Design.

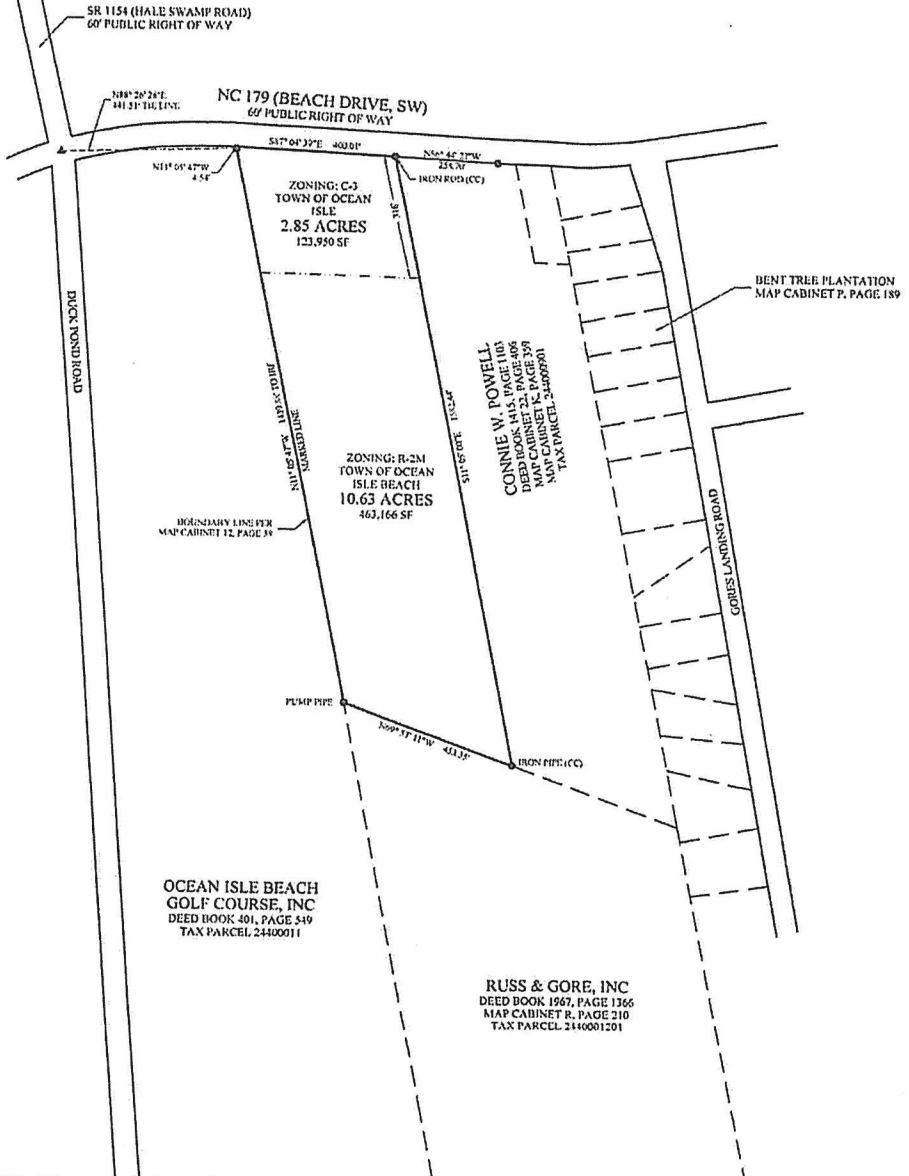
PROJECT NO.	001018
DATE:	01/17/18
DESIGNER:	DISPERTECH
PROJECT NO.	001018
DATE:	01/17/18
DESIGNER:	DISPERTECH
PROJECT NO.	001018
DATE:	01/17/18
DESIGNER:	DISPERTECH

SD-1



VICINITY MAP  
NO SCALE

EXHIBIT MAP ONLY



MAP CABINET 88  
PAGE 18

Revisions:


**COASTAL VINEYARD CHURCH**

OF THE LANDS CLAIMED IN DEED BOOK 1419, PAGE 242  
REFERRED OWNER: COASTAL VINEYARD CHURCH, INC.

ZONING EXHIBIT MAP FOR TRUSTEES OF:

**East Coast Engineering & Surveying, P.C.**

ENGINEERS-PLANNERS-SURVEYORS  
4916 Holly Street  
Post Office Box 2469  
Shoreline, North Carolina 28429  
Firm License Number: CO-014

- NOTES:
- ADJACENT DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
  - ACCORDING TO CURRANT FEMA FLOOD MAP # 3720107102, THIS PARCEL APPEARS TO BE LOCATED IN THE LOW FLOOD ZONE, X AREA OF MINIMAL FLOODING.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHTS-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY, AND WAS NOT SURVEYED BY ME AT THIS TIME.
  - THIS SURVEY DOES NOT CERTIFY AS TO THE LAND BELONGS OR TO THE BOUNDARIES SHOWN. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
  - THIS INSTRUMENT WAS PREPARED FROM EXISTING RECORDS AND WAS NOT SURVEYED BY ME AT THIS TIME.
  - AREA BY COORDINATE METHOD.
  - TAX PARCEL NUMBER: 24400010
  - ZONING: OCEAN ISLE BEACH 17(C) AND R-2M

OCEAN ISLE BEACH GOLF COURSE, INC  
DEED BOOK 401, PAGE 319  
TAX PARCEL 24400011

RUSS & GORE, INC  
DEED BOOK 1967, PAGE 1366  
MAP CABINET R, PAGE 210  
TAX PARCEL 2440001201

LEGEND		
LABEL	SYM.	DESCRIPTION
DEPT.	◯	IRON PIPE (SURVEYED)
IR	○	IRON PIPE (NOT SURVEYED)
PK	▲	PK. NAIL (FOUND)
PK	△	PK. NAIL (NOT FOUND)
CC	—	CONCRETE CURB/GRAB

SCALE: 1" = 200'  
0 100 200 400 600