

City of Waconia

Water and Sewer Trunk Fee Waiver Program for Affordable Housing



- 1) For purposes of this subsection, “affordable housing” is defined as: 80% or less of the area median income for both rental and ownership housing, as defined by the Metropolitan Council.
- 2) This subsection only applies to “private or public nonprofit organizations” defined as follows:
 - a) Nonprofit corporations established solely for the purpose of providing affordable housing, recognized under the United States Internal Revenue Code as qualified recipients of tax deductible charitable contributions and limited to those organizations having received approval from the Internal Revenue Service of such status upon the filing of all forms as required for recognition as a 501(c)(3) corporation.
 - b) For an entity to qualify under the provisions of this subsection, upon making a written request for water connection fee waiver, the entity shall provide sufficient proof of such status, including such documentation as the city council may deem necessary.
- 3) Upon the approval of the City Council, the collection of the water and sewer trunk fees under the provisions of this Chapter. All waiver requests shall be made in writing to the City Council at least thirty (30) days prior to the imposition of the water or sewer trunk fees. Such requests may be granted within the discretion of the City Council. The City Council shall approve such requests by resolution, adopted at a regularly scheduled meeting.
- 4) All water and sewer connection fee waivers for affordable income single family housing applicants shall be issued based on the following criteria:
 - a) For units that meet 80% to 61% AMI, a \$1,000 reduction in water trunk fees and a \$500 reduction in sewer trunk fees for every unit of affordable housing created, to a maximum of \$120,000 reduction in fees.
 - b) For units that meet 60% to 51% AMI, a \$2,000 reduction in water trunk fees and a \$1,000 reduction in sewer trunk fees for every unit of affordable housing created, to a maximum of \$240,000 reduction in fees.
 - c) For units that meet 50% or less AMI, a \$2,500 reduction in water trunk fees and a \$1,250 reduction in sewer trunk fees for every unit of affordable housing created, to a maximum of \$300,000 reduction in fees.
 - d) Said affordability will be guaranteed for a minimum of 20 years by agreement and/or deed restriction between the City and the applicant/assigns.
 - e) Annual reporting of affordability will be required during the period required by the agreement.
 - f) In any year, where the affordability is not maintained the full amount of the fee waiver shall become due and payable.

Questions or want to get started? Program Contacts:

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