

AGENDA ITEM SUMMARY

City Council



STAFF

Sue Beck-Ferkiss, Social Policy and Housing Programs Manager
Vanessa Fenley, Sr. Housing Manger
Josh Birks, Deputy Director, Sustainability Services

SUBJECT

First Reading of Ordinance No. 044, 2025, Appropriating Prior Year Reserves in the General Fund for Electric Vehicle Infrastructure Cost-sharing Fee Credits for Affordable Housing.

EXECUTIVE SUMMARY

The purpose of this item is to continue funding for the pilot program providing Electrical Vehicle (EV) Infrastructure Offset Fee Credits for qualifying affordable housing projects. Originally, Council appropriated \$238,000 in 2022 and the balance of the funds were reappropriated in the 2023 and 2024 Reappropriation Ordinances. This item requests a supplemental appropriation for the remaining balance of \$200,000 to continue the pilot program.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

In 2022, the City adopted the 2021 International Building Code with local amendments. One of those local amendments imposes requirements for electric vehicle infrastructure that exceeds those required by the Colorado Housing and Finance Authority for affordable housing developments. For that reason, Council directed staff to create a pilot program providing fee credits to fund the incremental cost to offset the additional cost of compliance with the local amendment and appropriated \$238,000 for this purpose. (See Attachment – Ordinance No. 057, 2022).

To date, two projects have applied for and received fee credits to offset the cost of electric vehicle infrastructure. Those fee credits totaled about \$38,000. The balance of initial funding was included in the 2023 and 2024 Reappropriation Ordinances but pursuant to guidance from the Budget Office we are seeking a separate supplemental appropriation here for the remaining \$200,000 unexpended funds.

Affordable housing projects being developed under the 2021 International Building Code will be required to provide the additional electric vehicle infrastructure and will thereby qualify for the fee credits. The local requirements still exceed those required by the Colorado Housing and Finance Authority. If appropriated, this amount could provide offsets to approximately 10 projects depending on the number of parking spaces provided.

CITY FINANCIAL IMPACTS

This appropriation would provide \$200,000 from the General Fund Reserves to continue the pilot program providing partial cost-sharing for electric vehicle infrastructure. This amount continues and does not add to the original appropriation for this program.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Between First and Second Reading for adoption of the international Building Code, City staff engaged with several groups together additional input about the Electric Vehicle Requirements for affordable housing developments:

- Affordable housing Providers Group -2/18/2022
- Housing Catalyst – 2/24/2022 and 3/8/2022
- Affordable Housing Board – 3/3/2022
- Downtown Development Authority – 3/25/2022

Suggestions from these group encouraged alignment with the requirements of the Colorado Housing and Finance Authority and if not, to include a mechanism to offset the additional cost for affordable housing developments.

PUBLIC OUTREACH

In 2022, staff also conducted informal consultations with several affordable housing developers, who agreed with the suggestions noted above.

ATTACHMENTS

1. Ordinance for Consideration
2. Ordinance No. 057, 2022