



TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: APRIL 25, 2023

AGENDA TEXT: COMMUNITY DEVELOPMENT UPDATES (7:30 – 8:30 PM)

BACKGROUND

The purpose of this coversheet is to update the Council on the following items:

Colorado Proposition 123 - overview:

- In 2022, voters approved Prop. 123 which created the State Affordable Housing Fund and dedicating one-tenth of one percent (0.1%) of state income tax revenue to fund housing programs.
- Funds were set to be used to:
 - Provide grants to local governments and loans to nonprofit organizations to acquire and maintain land for the development of affordable housing;
 - Create an affordable housing equity program to make equity investments in multi-family rental units to ensure that rent is no more than 30% of a household's income;
 - Create a concessionary debt program to provide debt financing for low- and middle-income multi-family rental developments and existing affordable housing projects;
 - Create an affordable home ownership program providing down-payment assistance for homebuyers meeting certain income requirements;
 - Create a grant program for local governments to increase capacity to process land use, permitting, and zoning applications for housing projects; and
 - Create a program to provide rental assistance, housing vouchers, and other case management for persons experiencing homelessness.

Land Use Code Amendments:

- **Administrative Subdivision review**
 - Staff would like to discuss with Council the administrative approvals of subdivision applications.
- **Transportation Impact Fee**
 - Staff would like to discuss with Council the way in which the Transportation Impact Fee is calculated with the yearly fee schedule adoption. Staff would like to propose a

10-year rolling average of this fee in accordance with the Colorado Department of Transportation's (CDOT) CPI. The changes in implementation would hopefully decrease the possibility of major changes to the impact fee itself on a yearly basis.

Master Plan Amendment concerning the Downtown Mixed-Use Core area:

- Staff would like to discuss with Council recognizing a modification to the City's observed Downtown Mixed-Use (DMU) Core area. Currently the DMU Core is defined as properties zoned DMU which are south of Pabor Avenue and West of Elm Street. The amendment would not automatically rezone any properties.

