



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 6, 2021:

AGENDA ITEM NO.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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ITEM:

Second Reading and Public Hearing for Ordinance No. 2021-10: An Ordinance of the City Council for the City of Salida Amending Chapter 16-13-40 of the Salida Municipal Code Concerning In-Lieu Fees Chosen as an Option for Satisfaction of the Inclusionary Housing Requirements.

REQUEST / BACKGROUND:

Salida is experiencing a significant shortage in affordable housing and a severe increase in the cost of housing in general. The fee in-lieu of providing built inclusionary housing units, which is intended to help create and maintain affordable housing options for the city's residents and workforce, is no longer reflective of the affordability gap between market rate homes and "affordable" units as defined in the City's Inclusionary Housing policy. Therefore, the relative value and impact of the inclusionary housing fund is being diminished.

The fee in-lieu, which is currently determined by the difference between Chaffee County median home values in 2018 and the sales price of a home to a 4-person household making 80% AMI in 2018, is already considerably outdated. Through May 2021, the median value of market rate homes had risen by over \$140,000 since mid-2018, while the affordable home price has only slightly changed—nearly doubling the affordability gap.

On May 11th, 2021, Planning Commission discussed the need to relocate the actual fee language from the municipal code to the City's official Fee Schedule in order to facilitate future adjustments and to adjust the in-lieu fee to keep up with the changing circumstances. The Commission reviewed existing Inclusionary Housing code language (Article 13), the most up-to-date sales data from Central Colorado Realtors, existing and anticipated built IH units in various developments, and overall contributions to the Inclusionary Housing fund thus far. The Planning Commission's request was to remove the fees from the code/relocate them to the City's Fee Schedule, and to update the in-lieu fees as soon as possible. This ordinance would implement the first request. Actual changes to the fees will be presented as part of a separate resolution to amend the fee schedule, taking into account the latest calculations.

RECOMMENDED MOTION:

A Council person should move to "Approve Ordinance No. 2021-10 on second reading."

Attachments:

Ordinance No. 2021-10

Current Inclusionary Housing code language (Article 13)

Central Colorado Realtors report on median home values through May 2021

Summary of IH fees-in-lieu received (as of May 2021)

Summary of all current IH obligations for various Annexations, Subdivision, PDs (as of May 2021)

Proof of Publication

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 10
(Series of 2021)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO AMENDING SECTION 16-13-40 OF THE SALIDA MUNICIPAL
CODE CONCERNING IN-LIEU FEES CHOSEN AS AN OPTION FOR
SATISFACTION OF THE INCLUSIONARY HOUSING REQUIREMENTS**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council (“Council”), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to this authority, the City has previously adopted certain land use and zoning regulations concerning inclusionary housing within Chapter 16 of the Salida Municipal Code (“Code”); and

WHEREAS, the inclusionary housing fee-in-lieu has been provided as an option to meet the tenets of the Inclusionary Housing policy of the City in order to provide options for creating and maintaining affordable housing options for the City’s residents and workforce;

WHEREAS, through observing the rising housing costs and market values of homes throughout the City of Salida and Chaffee County, and the resulting increasing disparities between market values and affordable housing, Planning Commission has expressed the desire to amend certain provisions of Chapter 16, Article XIII, to ensure that fees-in-lieu of providing the required inclusionary housing units keep with those changes; and

WHEREAS, the Planning Commission similarly expressed the desire to have such fees-in-lieu located to the City’s Fee Schedule instead of specifically enumerated within Chapter 16, to facilitate a more regular and more accurate updating of such fees, and to remain consistent with how the City regulates most other fees; and

WHEREAS, after conducting a public hearing on said amendments to Code Section 16-13-40, in conformance with C.R.S. § 31-23-304, the Council has conducted its review and analysis of the issues, including the Planning Commission’s requests, and find that it would further the health and welfare of the citizens of Salida to amend Chapter 16, concerning the in-lieu fee for inclusionary housing, as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts,

determinations and findings by the City Council.

Section 2. Section 16-13-40 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 16-13-40. – In-lieu fee.

If an applicant chooses to pay an in-lieu fee for all or part of the inclusionary housing required for the project, the fee shall be calculated as described here in the City's Fee Schedule, established, adopted and amended by City Council from time to time, and be due no later than issuance of the building permit.

~~(a) Annexations, Planned Developments, Major Subdivisions and Condominium Plats of Five (5) Units or More. The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted unit within the development:-~~

~~(1) \$15,748.00.~~

(2)	$\frac{AHR - AHP}{AHR}$	X	\$7.87 per habitable square feet of the principal unit
	Where:-	AHR = Affordable Housing Units Required AHP = Affordable Housing Units Provided	

~~(b) Minor Subdivisions. The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted unit within the development:-~~

~~(1) \$7,874.00.~~

(2)	$\frac{AHR - AHP}{AHR}$	X	\$3.94 per habitable square feet of the principal unit
	Where:-	AHR = Affordable Housing Units Required AHP = Affordable Housing Units Provided	

Section 3. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, on June 15, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2021 and set for second reading and public hearing on the 6th day of July, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 6th day of July, 2021.

CITY OF SALIDA

By: _____
Mayor P.T. Wood

ATTEST: (SEAL)

By: _____
City Clerk

ARTICLE XIII. - INCLUSIONARY HOUSING

Sec. 16-13-10. - Purpose and objectives.

- (a) Promote the construction of housing that is affordable to the community's workforce;
- (b) Retain opportunities for people that work in the City to also live in the City;
- (c) Maintain a balanced community that provides housing for people of all income levels; and
- (d) Ensure that housing options continue to be available for very low-income, low-income, mode rate, and middle-income residents, for special needs populations and for a significant proportion of those who work or live in the City.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-20. - General inclusionary housing requirements.

- (a) Any application brought under the annexation or planned development sections of this Code; or condominium plats of five (5) units or greater; and minor and major subdivision sections of this Code is required to include at least twelve and one-half (12.5) percent of the total number of residential dwelling units as affordable dwelling units, subject to the following standards:
 - (1) The prices for sale or rents charged for permanently affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty (80) percent of Area Median Income (AMI) for Chaffee County as defined annually by the United States Department of Housing and Urban Development (HUD).
 - (2) Affordable dwelling units shall be permanently restricted as defined by the administrative regulations, or unless a different timeframe is required as a part of a Low Income Housing Tax Credit project.
 - (3) If the calculation for inclusionary housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit or a fee-in-lieu shall be provided per Section 16-13-40.
- (b) The City Administrator is authorized to adopt administrative regulations to be utilized in the enforcement of the provisions of this Article.
- (c) Units built as affordable in the project should be comparable to the market rate housing units in exterior finish and design and integrated into the overall project.
- (d) **Income Eligibility Required.** No person shall sell, rent, purchase or lease an affordable dwelling unit created pursuant to this Article except to a program eligible household. A private owner of a single affordable unit may rent the unit in accordance with the provisions of this Article as set forth in Section 16-13-60 "Program Requirements for For-Sale Units." All sales, rentals, purchases and leases shall comply with the provisions of this Article.
- (e) **Deed Restriction Required.** No person offering an affordable dwelling unit for rent or sale shall fail to lawfully reference in the grant deed conveying title of any such unit, and record with the County Recorder, a covenant or declaration of restrictions in a form approved by the City. Such covenant or declaration of restrictions shall reference applicable contractual arrangements, restrictive covenants and resale restrictions as are necessary to carry out the purposes of this Article.
- (f) **Good Faith Marketing Required.** All sellers or owners of affordable dwelling units shall engage in good faith marketing and public advertising efforts each time an affordable dwelling unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance to become informed of the availability of such units.

- (g) Required Agreements. Those applicants creating residential developments under this Chapter shall enter into an inclusionary housing development agreement with the City Council. Such agreements may be part of a development agreement, annexation agreement or subdivision agreement and shall document how the applicant will meet the requirements of this Article including:
- (1) Defining the inclusionary housing development including the total number of units; the total number of affordable housing units required; and the total number of affordable housing units provided; and
 - (2) The application of allowed density, parking and development standards allowed for projects that provide one hundred (100) percent of the inclusionary housing requirements, as provided in Section 16-13-50; and
 - (3) Design standards to assure the affordable units will be comparable to market rate units and are integrated into the development; and
 - (4) The restrictive covenants and additional agreements, in a form acceptable to the City, as necessary to carry out the purposes of this Article.

An applicant shall not be eligible to submit for a building permit until the affordable housing agreement and any required restrictive covenants are approved by the City Council and recorded with the Chaffee County Recorder.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-30. - Options for satisfaction of inclusionary housing requirement.

An applicant may seek an alternative to providing the required percentage of affordable housing under this Article by any of the following methods:

- (a) Providing the Required Housing Off-Site. This may be met only through the dedication of land to the City or qualified non-profit housing developer as approved by the City, with the guarantee that the land to be dedicated will allow for, and be developed with the number of required affordable housing.
- (b) Dedicating Land Within the Project. Land within a project may be dedicated to the City or a qualified non-profit housing developer as approved by the City. The units to be built within the project shall be comparable to the market rate housing units in exterior finish and design to blend into the overall project.
- (c) Paying a fee in lieu of providing units as defined in Section 16-13-40.
- (d) Providing fewer units, but which are affordable to households earning sixty (60) percent or less of the AMI for Chaffee County. For the purposes of this option, an affordable dwelling unit at sixty (60) percent or less AMI shall equal two (2) units at eighty (80) percent or less AMI.
- (e) Any alternatives shall be approved by agreement with the City Council as defined in Section 16-13-20(g).

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-40. - In-lieu fee.

If an applicant chooses to pay an in-lieu fee for all or part of the inclusionary housing required for the project, the fee shall be calculated as described here and be due no later than issuance of the building permit.

(a) Annexations, Planned Developments, Major Subdivisions and Condominium Plats of Five (5) Units or More. The in-lieu fee shall be the lessor of (1) or (2) for each non-restricted unit within the development:

(1) \$15,748.00.

(2)	$\frac{\text{AHR} - \text{AHP}}{\text{AHR}}$	X	\$7.87 per habitable square feet of the principal unit
	Where:	AHR = Affordable Housing Units Required AHP = Affordable Housing Units Provided	

(b) Minor Subdivisions. The in-lieu fee shall be the lessor of (1) or (2) for each non-restricted unit within the development:

(1) \$7,874.00.

(2)	$\frac{\text{AHR} - \text{AHP}}{\text{AHR}}$	X	\$3.94 per habitable square feet of the principal unit
	Where:	AHR = Affordable Housing Units Required AHP = Affordable Housing Units Provided	

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-50. - Density, parking and development standards for inclusionary housing developments.

Residential development within the zoning districts of C-1, R-3, R-4 and RMU; and portions of a planned development with the underlying zoning districts of C-1, R-3, R-4 and RMU; that are subject to inclusionary housing development requirements and are providing one hundred (100) percent of the required affordable housing within the development, may increase the allowed density and utilize the lowered dimensional standards stated in Table 16-F, Schedule of Dimensional Standards, within these districts and utilize the reduced parking requirements for multi-family dwellings stated in Table 16-J, Off-Street Parking Standards by Use. To ensure the integration of the affordable residential units into the development, these standards shall apply to all of the residential units within parcels with the above zoning or underlying zoning, that include a minimum of twelve and one-half (12.5) percent affordable housing.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-60. - Program requirements for for-sale units.

- (a) **Affordable Unit Price.** The prices charged for affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty (80) percent of the Area Median Income (AMI) for Chaffee County.
- (b) **Approved Purchasers for Affordable Dwelling Units.** A developer or owner shall sell to a qualified purchaser after completing a good faith marketing and selection process approved according to the housing administrative regulations.
- (c) **Sale Restriction.** No person shall sell an affordable dwelling unit except to a person that meets the income, asset and other eligibility requirements of this Article or any asset and income eligibility requirement that is included in any contract, covenant or any other agreement to which the City is a party or beneficiary.
- (d) **Resale Restrictions.** All affordable ownership dwelling units developed under this Article shall be subject to the following resale restrictions:
 - (1) **Approved Purchasers.** A seller of an affordable dwelling unit must select an income-eligible purchaser by a method that complies with the good faith marketing and selection process defined by the housing administrative regulations. All purchasers of affordable dwelling units shall be part of program eligible households.
 - (2) **Resale Price.** The resale price of any affordable dwelling unit shall not exceed the purchase price paid by the owner of that unit with the following exceptions:
 - a. **Closing Costs.** Customary closing costs and costs of sale, which may include customary realtor fees, as reviewed and approved by the City Administrator.
 - b. **Permanent Capital Improvements.** Consideration of eligible permanent capital improvements installed by the seller that have been approved in advance by the City Administrator in accordance with rules or administrative guidance established by the City Administrator.
 - c. **Resale Price.** The resale price may include an inflationary factor or shared appreciation factor as applied to the original sale price pursuant to rules as may be established by the City Administrator to provide for such consideration. In developing rules, the City Administrator may consider the purposes of this Article, common private, nonprofit and governmental lending practices, as well as any applicable rules or guidelines issued by federal or state agencies affecting the provision or management of affordable housing. In the event that the City has not adopted rules that contemplate a particular arrangement for the use of an inflationary factor or shared appreciation factor, the City Administrator is authorized to approve a resale price formula that is consistent with the purposes of this Article, common private, nonprofit and governmental lending practices, as well as any applicable rules or guidelines issued by federal or state agencies affecting the provision or management of affordable housing.
 - (3) **Special Fees.** The seller of an affordable dwelling unit shall neither levy nor charge any additional fees or any finder's fee nor demand any other monetary consideration other than provided in this Article.
- (e) **Ownership Associations.** When accepting a for-sale unit as meeting the inclusionary housing obligation, the City Administrator will review the condominium association declarations to assess the impact on buyers of affordable units. The City Administrator is authorized to establish rules regarding allowable terms in condominium declarations in order to ensure that the purposes of this Article are accomplished.
- (f) **Rental Restriction.** The owner of an affordable unit may rent the unit to an income eligible renter by a method that complies with the administrative regulations.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-70. - Program requirements for rental units.

Maximum Rent. Rents charged for affordable units in any one (1) development must be affordable to households earning no more than eighty (80) percent of the AMI or as approved in the agreement.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Sec. 16-13-80. - Administrative regulations.

To the extent the City Administrator deems necessary, rules and regulations pertaining to this Article will be developed and approved by the City Council, and thereby maintained and enforced in order to assure that the purposes of this Article are accomplished. No person shall violate any rule or regulation issued by the City Administrator under this Article.

(Ord. No. [2018-14](#), § 1, 10-2-2018)

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Chaffee County

Contact the REALTORS® of Central Colorado for more detailed local statistics or to find a REALTOR® in the area.

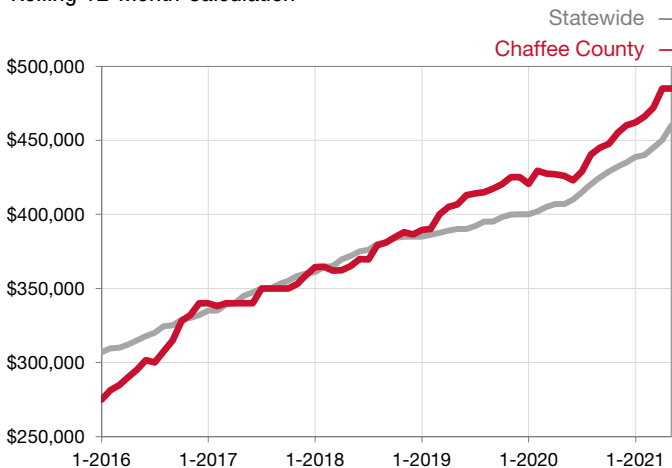
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	56	50	- 10.7%	198	215	+ 8.6%
Sold Listings	27	43	+ 59.3%	137	194	+ 41.6%
Median Sales Price*	\$459,000	\$550,000	+ 19.8%	\$418,000	\$534,500	+ 27.9%
Average Sales Price*	\$456,728	\$562,221	+ 23.1%	\$433,368	\$625,633	+ 44.4%
Percent of List Price Received*	97.2%	98.5%	+ 1.3%	97.3%	98.4%	+ 1.1%
Days on Market Until Sale	69	39	- 43.5%	90	46	- 48.9%
Inventory of Homes for Sale	167	43	- 74.3%	--	--	--
Months Supply of Inventory	4.9	0.9	- 81.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

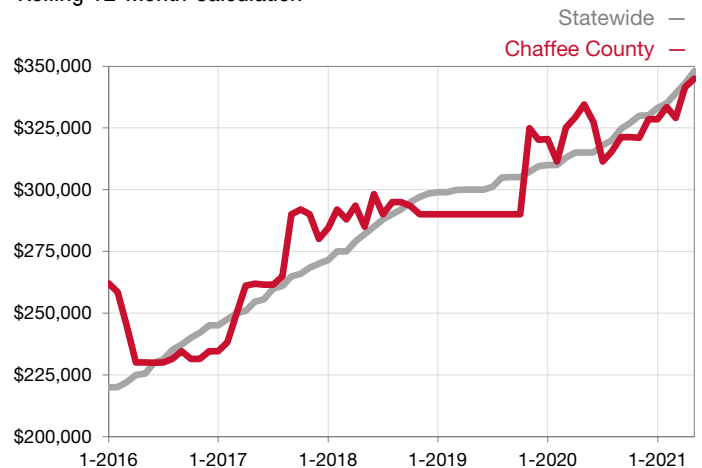
Townhouse/Condo	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	15	7	- 53.3%	63	49	- 22.2%
Sold Listings	2	6	+ 200.0%	37	44	+ 18.9%
Median Sales Price*	\$217,788	\$525,000	+ 141.1%	\$321,500	\$375,000	+ 16.6%
Average Sales Price*	\$217,788	\$545,083	+ 150.3%	\$373,027	\$397,267	+ 6.5%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	98.3%	101.2%	+ 3.0%
Days on Market Until Sale	0	34	--	54	12	- 77.8%
Inventory of Homes for Sale	45	5	- 88.9%	--	--	--
Months Supply of Inventory	5.0	0.5	- 90.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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June 18,

be part of the decreed plan for augmentation. Published in The Mountain Mail June 18, 2021

**PUBLIC NOTICE
NOTICE:**

Notice is hereby given pursuant to any one or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of June 2021 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).
Name Thomas M. Vitella, Elizabeth G. Vitella
Address 11041 Arrowhead Ln, Nathrop, CO 81236
Chaffee County S16, T51N, R8E, NM PM
Type Well
Qty of Water 100-af
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.
Published in The Mountain Mail June 18, 2021

PUBLIC NOTICE

County Court
Chaffee County, Colorado
Court Address: 142 Crestone Ave., Salida, CO 81201
In the Matter of the Petition of:
Adam Tarian Rogala
Adult
For a Change of Name to:
Tarian Jerry Reid
Case Number: 21C30095
Division 1 Courtroom 1
PUBLIC NOTICE OF PETITION FOR A CHANGE OF NAME
Public Notice is given on June 14, 2021 that a Petition for a Change of Name of an Adult has been filed with the Chaffee County Court. The Petition requests that the name of Adam Tarian Rogala be changed to Tarian Jerry Reid
SEAL
By /s/ Dana Petri
Clerk of Court/Deputy Clerk
Published in The Mountain Mail June 18, 2021

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE SALIDA CITY COUNCIL CONCERNING PROPOSED AMENDMENTS TO CHAPTER 16 LAND USE AND DEVELOPMENT OF THE SALIDA MUNICIPAL CODE REGARDING FEES-IN-LIEU TO SATISFY INCLUSIONARY HOUSING REQUIREMENTS TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on July 6, 2021, at or about the hour of 6:00 p.m., a second reading and public hearing will be conducted by Salida City Council at City

Council Chambers, 448 East First Street, Suite 190, Salida, CO and online at the following link: <https://attendee.gotowebinar.com/register/638299526441204366> on amendments to Chapter 16, Article XIII of the Salida Municipal Code regarding in-lieu fees for satisfying inclusionary housing requirements. The proposed changes would move the fees from the Code to the City's official Fee Schedule in order to facilitate periodic adjustments to the fees, as necessary to reflect changes in the affordability gap.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2634.

*Please note that it is inappropriate to personally contact individual City Councilors outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.
Published in The Mountain Mail June 18, 2021

PUBLIC NOTICE

**Notice is hereby given that the City Council for the City of Salida, Colorado will hold a Public Hearing for Ordinance 2021-10. It will be held at the hour of 6:00 p.m., or as soon thereafter as may be heard, on Tuesday, July 6, 2021, at 448 E 1st Street Room 190 or remotely through GoToWebinar application via the following direct link: <https://attendee.gotowebinar.com/register/2923586433681497360>. At said time and place, any interested persons may appear to be heard for or against said ordinance. Exhibits will be located in the July 6th, 2021 packet at https://cityofsalida.com/meetings?field_microsite_tid=27
Published in The Mountain Mail June 18, 2021**

**PUBLIC NOTICE
CITY OF SALIDA, COLORADO
ORDINANCE NO. 10
(Series of 2021)**

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING SECTION 16-13-40 OF THE SALIDA MUNICIPAL CODE CONCERNING IN-LIEU FEES CHOSEN AS AN OPTION FOR SATISFACTION OF THE INCLUSIONARY HOUSING REQUIREMENTS

WHEREAS, the City of Salida, Colorado ("City") is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council ("Council"), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to this authority, the City has previously adopted certain land use and zoning regulations concerning inclusionary housing within Chapter 16 of the Salida Municipal Code ("Code"); and

WHEREAS, the inclusionary housing fee-in-lieu has been provided as an option to meet the tenets of the Inclusionary Housing policy of the City in order to provide options for creating and maintaining affordable housing options for the City's residents and workforce;

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Chaffee County, and the resulting increasing disparities between market values and affordable housing, Planning Commission has expressed the desire to amend certain provisions of Chapter 16, Article XIII, to ensure that fees-in-lieu of providing the required inclusionary housing units keep with those changes; and

WHEREAS, the Planning Commission similarly expressed the desire to have such fees-in-lieu located to the City's Fee Schedule instead of specifically enumerated within Chapter 16, to facilitate a more regular and more accurate updating of such fees, and to remain consistent with how the City regulates most other fees; and

WHEREAS, after conducting a public hearing on said amendments to Code Section 16-13-40, in conformance with C.R.S. § 31-23-304, the Council has conducted its review and analysis of the issues, including the Planning Commission's requests, and find that it would further the health and welfare of the citizens of Salida to amend Chapter 16, concerning the in-lieu fee for inclusionary housing, as provided below.

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Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations and findings by the City Council.

Section 2. Section 16-13-40 of the Salida Municipal Code is hereby amended to read as follows:

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- (a) ~~Annexations, Planned Developments, Major Subdivisions and Condominium Plats of Five (5) Units or More. The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted unit within the development:~~
 - (1) ~~\$15,748.00.~~

- (2) ~~AHR - AHP~~

~~AHR~~

~~X~~

~~\$7.67 per habitable square-foot of the principal unit.~~

~~Where:~~

~~AHR - Affordable Housing Units Required.~~

~~AHP - Affordable Housing Units Provided.~~

- (b) ~~Minor Subdivisions. The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted unit within the development:~~
 - (1) ~~\$7,674.00.~~

- (2) ~~AHR - AHP~~

~~AHR~~

~~X~~

~~\$3.94 per habitable square-foot of the principal unit.~~

~~Where:~~

~~AHR - Affordable Housing Units Required.~~

~~AHP - Affordable Housing Units Provided.~~

Section 3. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, on June 15, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ___ day of _____, 2021 and set for second reading and public hearing on the 6th day of July, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council

on the 6th day of July, 2021.
CIT
By: _____
May
ATTEST:
(SEAL)
By: _____
City Clerk
Published in The Mountain M
2021

PUBLIC NOTICE
Public Notice Advertisement
for Proposal for Design Service
Proposal Meeting

The City of Salida Public Art is requesting submission of of qualifications and proposal consultant(s) with expertise in the and design of interactive art public spaces for the site specific of a city-owned property in community space. A Pre-Proposal will be held at the Salida Ballroom, at 6:30 p.m. on July located at 220 W. Sackett Ave. Attendance at this pre-proposal highly recommended but is not required. Proposers interested but not attending the meeting in-person have the opportunity to join via video platform. The Commission this meeting will last one (1) hour. The meeting will continue until the Commission determines that it has resolved all substantive questions. Request and pre-proposal meeting information be found at cityofsalida.com/bc
Published in The Mountain M
2021

DEADLINE FOR LEGAL NOTICES

The legal notices in The Mountain Mail Tuesdays and Fridays

Deadline for Tuesday and Wednesday @ 3:00 PM

Deadline for Friday @ 3:00 PM Tuesdays @ 3:00 PM

WAYS TO SUBMIT LEGAL NOTICES

Email: cheryl@avpsa.com or call (719) 539-6699

SHOULD ADVERTISE RIGHT MEOW