

CITY OF SALIDA, COLORADO
ORDINANCE NO. 04
(Series of 2024)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO AMENDING SECTION 4-2-30(a)(8) OF THE SALIDA MUNICIPAL
CODE TO MODIFY THE TERMS OF THE AFFORDABLE HOUSING FUND**

WHEREAS, the increasing cost of housing has long been an issue facing many communities within the State of Colorado, but it has impacted smaller communities especially hard; and

WHEREAS, affordable housing continues to be an issue that the City of Salida (“City”) grapples with as the cost of living continues to increase; and

WHEREAS, an Affordable Housing Fund was established by Ordinance 2018-14 to assist the citizens of the City with affordable housing; and

WHEREAS, since the original creation of the Affordable Housing Fund, the cost of living has significantly increased within the City, to the point where even middle-income earners cannot afford market rate homes; and

WHEREAS, a Chaffee County Housing Needs Assessment was conducted in 2022 that identified the diverse needs of the local workforce and led the City to amend the Inclusionary Housing provisions of the Salida Municipal Code (“Code”), Chapter 16 via Ordinance 2022-05; and

WHEREAS, at the same time that the City was making these changes, many other rural resort communities were making similar amendments to their codes to account for market rate changes and the state now provides funding for up to one hundred sixty percent (160%) AMI on for-sale units; and

WHEREAS, while changes were made to Chapter 16 of the Code, similar changes were not made to the Affordable Housing fund; and

WHEREAS, the City finds that it is in the best interest of the local workforce to make sure there is a spectrum of affordable housing to meet the needs of the diverse array of workers within the City, and further finds it is desirable to make changes to the Code for consistency purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AS FOLLOWS:

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

Section 2. Salida Municipal Code Section 4-2-30(a)(8), concerning the Affordable

Housing Fund, is amended by to read as follows:

Sec. 4-2-30. – Special funds.

(a) The City Administrator shall maintain, in the accounting records of the City, separate accounts for any and all special funds of the City, including, but not limited to, the following:

...

(8) Affordable Housing Fund. The City shall create a special Affordable Housing Fund wherein all inclusionary housing in-lieu fees collected will be deposited and used for the creation and maintenance of housing opportunities in the City of Salida for households whose income is at or below the one hundred sixty (160) percent ~~eighty (80)~~ percent AMI for Chaffee County including special needs populations and for a significant proportion of those who work or live in the City.

Section 3. Severability. 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 this ordinance.

INTRODUCED ON FIRST READING on this 19th day of March, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2024, and set for second reading and public hearing on the 16th day of April, 2024.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this 16th day of April 2024.

City of Salida

Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk