



# JOINT CITY COUNCIL & PLANNING COMMISSION WORK SESSION MEMO

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| <b>DEPARTMENT</b><br>Community Development | <b>PRESENTED BY</b><br>Bill Almquist - Community Development Director | <b>DATE</b><br>April 1, 2024 |
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## **ITEM**

Inclusionary Housing (IH) presentation and discussion—Overview of existing IH policies, update on numbers of approved housing units, and discussion of potential IH policy areas of improvement

## **BACKGROUND**

The last substantial discussion around the City's Inclusionary Housing (IH) policies happened in Spring 2023, prior to the arrival of a handful of new City Councilmembers and Planning Commissioners. Staff would like to provide the two bodies with an overview of our existing IH policies, an update on anticipated numbers of residential units—both affordable and market-rate—especially in context of the Chaffee County Housing Needs Assessment, and present some areas where the policy could potentially be improved to match the most current realities in housing.

Primarily, the areas of potential improvement revolve around the targeted household income levels (AMIs) for both legally-restricted rental units and legally-restricted for-sale units. Staff also recognizes the delicate balance between ensuring the affordability of units within private developments and the risk developers take/financial feasibility of construction, so those elements would also need to be weighed. Lastly, we would like to look at other potential options for satisfying IH requirements in very small (less than 6 units/lots) developments.

### Attachments:

- Sec. 16-13 of Municipal Code: Current Inclusionary Housing Code Language
- Current Chaffee County Area Median Incomes, Max. Affordable Rents, Max. Affordable Sales Prices Sheet
- Various Household Examples of AMIs, Max Rents and Max Sales Prices