



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	September 17, 2024

AGENDA ITEM

Resolution 2024-58: A Resolution of the City Council for the City of Salida, Colorado Committing to a Priority Process for Developments Constructing at Least 50% Affordable Housing.

BACKGROUND

This resolution represents a commitment by the City of Salida to prioritize residential development projects where at least 50% of the units will be permanently restricted affordable housing. Affordable housing is defined as housing which costs the household less than 30% of its monthly income and is available at prices affordable to the Area Median Income (AMI) levels detailed in Chapter 16, Article XIII, Inclusionary Housing.

For developments meeting this requirement, and after recording of the subdivision plat and SIA, the City will provide the applicant with guidance on any items that can be reviewed on an expedited schedule. Additionally, the City will request that the County Building Department prioritize the review of building permits within such developments.

RECOMMENDATION

Staff recommends approval of Resolution 2024-58.

FISCAL IMPACT

There is no fiscal impact.

MOTION

A City Councilmember should state "I move to _____ Resolution 2024-58, A Resolution of the City Council for the City of Salida, Colorado Committing to a Priority Process for Developments Constructing at Least 50% Affordable Housing" followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 58
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
COMMITTING TO A PRIORITY PROCESS FOR THOSE DEVELOPMENTS
CONSTRUCTING AT LEAST 50% AFFORDABLE HOUSING**

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, for the purpose of this resolution, affordable housing will be define as those meeting the Inclusionary Housing standards per Chapter 16, Article XIII; and

WHEREAS, the City is responsible for the processing and review of all land use and development permit applications pertaining to development within the City limits. This review includes annexation, zoning, subdivision, and subdivision improvement agreement, which includes the Inclusionary Housing Agreement, and agreement to construct public improvements prior to receiving a building permit; and

WHEREAS, prior to receiving a building permit, the City is responsible for the processing and review of detailed plans, including but not limited to, site plan, landscaping, architectural design, parking, circulation, open space amenities and

WHEREAS, during the subdivision, subdivision improvement agreement and inclusionary housing agreement process, City staff and the applicant will determine whether or not the resolution committing to a priority process is applicable; and

WHEREAS, if the project is determined to be applicable, and after the approval of the SIA and IHA, the City will provide a proposal to the applicant noting the items within the development that can be prioritized in the city review and provide guidance to the applicant on an expedited review schedule. These items may include site plan, landscape plan, circulation plan, parking plan, architectural design and water tap applications; and

WHEREAS, the City of Salida does not issue building permits and, as such, cannot control the review timeline for the building permit. The City commits to communicating with the County Building Department during the review process requesting prioritizing of the building permits within the subject development.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The City Council incorporates the foregoing recitals as findings by the City Council.

2. The City Council hereby directs staff to prioritize developments with at least 50% permanently restricted affordable housing units. Units are considered affordable if they meet the requirements of Chapter 16, Article XIII, Inclusionary Housing.

RESOLVED, APPROVED AND ADOPTED this ____ day of _____, 20__.

CITY OF SALIDA, COLORADO

By _____

[SEAL]

Dan Shore, Mayor

[ATTEST] _____

City Clerk/Deputy City Clerk