

RESOLUTION NO. 21
(Series 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
AMENDING THE 2022 FEE SCHEDULES

WHEREAS, the Salida Municipal Code (“Code”) establishes rules and regulations for the operations of the City of Salida (“City”) and provides for the establishment of fees for various City services throughout the Code; and,

WHEREAS, the City relies upon fees to provide many services to its customers and citizens; and,

WHEREAS, fees associated with the services provided by the City require adjustment from time to time to account for the increase in the costs to provide such services, as well as for the implementation of new services and regulations, or applicable amendments to the Code; and,

WHEREAS, on April 5, 2022, the City Council adopted Ordinance 2022-05 amending Chapter 16 of the Salida Municipal Code in regards to Inclusionary Housing; and

WHEREAS, the Inclusionary Housing amendment adjusted the proportion of deed-restricted units required in various land use application and development types; and

WHEREAS, the affordability levels targeted by said amendment address a range of income levels identified as housing challenged locally; and

WHEREAS, fees-in-lieu for for-sale units were previously calculated from the difference between the median sales price for all residential units in Chaffee County and the calculated sales price for a two-bedroom affordable unit at up to 80% area median income (AMI) in Chaffee County; and

WHEREAS, it has been determined that utilizing a calculated sales price for a three-bedroom affordable unit at up to 100% AMI in Chaffee County is more in line with the realities of both development and housing needs; and

WHEREAS, the Colorado Housing and Finance Authority (CHFA) has recently released its latest 2022 Income and Rent Limits from which said sales prices are calculated; and

WHEREAS, since the previous Inclusionary Housing fee-in-lieu update adopted via City Resolution No. 2022-04 (using YTD sales data through December 2021), the median sales price for all residential units in Chaffee County has increased by over \$62,000 (using YTD sales data through April 2022); and,

WHEREAS, no additional data has been collected regarding median rental unit rates in Chaffee County since the last Inclusionary Housing fee-in-lieu update, and therefore no changes to the Inclusionary Housing fee-in-lieu for rental units are currently proposed; and

WHEREAS, Council has determined the amended Inclusionary Housing fees-in-lieu, as included in Exhibit A, attached hereto and incorporated herein and included as part of the City's overall Fee Schedules, are appropriate as an option for the satisfaction of the Code's Inclusionary Housing requirements.

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

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.
2. This resolution and accompanying amended Inclusionary Housing fees-in-lieu are intended to supersede all previous Inclusionary Housing fees-in-lieu adopted by the City Council.
3. Effective upon approval, the City hereby adopts the amended Inclusionary Housing fees-in-lieu (attached hereto as Exhibit A) as part of the overall 2022 City of Salida Fee Schedules.

RESOLVED, APPROVED, AND ADOPTED this 17th day of May, 2022.



CITY OF SALIDA

By: _____

Dan Shore, Mayor

ATTEST: _____

Elin Kelley
City Clerk/Deputy City Clerk