

RESOLUTION NO. 29
(Series 2023)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
ADOPTING 2023-2024 INCLUSIONARY HOUSING SALES AND RENTAL PRICES

WHEREAS, the Salida Municipal Code (“Code”), Article XIII, establishes rules and regulations for inclusionary housing requirements; and,

WHEREAS, Section 16-13-60 of the Code defines affordable for-sale unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County, as defined annually by CHFA; and,

WHEREAS, Section 16-13-70 of the Code defines affordable rental unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County; and,

WHEREAS, Section 16-13-80 of the Code states: 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; and,

WHEREAS, based on the Chaffee County AMI, CHFA has calculated the “Maximum Affordable Monthly Rent, Including Utilities” as 30% of a household’s income and shall be utilized for Maximum Affordable Monthly Rent Calculations; and,

WHEREAS, to ensure that the purposes of Article XIII are accomplished, the City Administration has deemed necessary the development of a formula for calculating the maximum sales prices, by AMI, utilizing the Colorado Housing and Finance Authority (CHFA) determination of AMI for Chaffee County as the basis of those prices; and,

WHEREAS, based on the Maximum Affordable Monthly Rent Calculations, a “Maximum Sales Price Affordability Guidelines Formula” has been developed by staff based on the practices of housing authorities in a similar community that accounts for the additional variables inherent in a mortgage and home ownership; and,

WHEREAS, on an annual basis these numbers shall be updated within a reasonable time frame after updated AMI information is issued by CHFA; and,

WHEREAS, an updated Maximum Affordable Monthly Rent Prices and Sale Prices for Inclusionary Housing Units shall take effect after adoption by City Council or Chaffee Housing Authority; and,

WHEREAS, Council has determined that the “2023-2024 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units” in Exhibit A, attached hereto and incorporated herein, are appropriate, desirable,

prudent, and in the best interest of the residents, customers, businesses, and taxpayers of the City; and,

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. Effective upon approval, the City hereby adopts the 2023-2024 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units (Exhibit A).

RESOLVED, APPROVED, AND ADOPTED this 5th day of July, 2023.



[SEAL]

CITY OF SALIDA

By: _____

Dan Shore, Mayor

ATTEST: _____

City Clerk/Deputy City Clerk

Exhibit A

**2023-2024 Chaffee County Area Median Income (AMI) Derived Maximum Affordable
Monthly Rent and Sale Prices for Inclusionary Housing Units**

2023-2024 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units

MAXIMUM AFFORDABLE MONTHLY RENT PRICE

(Per Colorado Housing and Finance Authority (CHFA), includes utilities)

	<u>60%</u>	<u>80%</u>	<u>100%</u>
Studio	\$914	\$1,218	\$1,523
1 bed	\$979	\$1,305	\$1,631
2 bed	\$1,175	\$1,566	\$1,958
3 bed	\$1,358	\$1,810	\$2,263
4 bed	\$1,515	\$2,020	\$2,525

MAXIMUM AFFORDABLE SALES PRICE

	<u>100%</u>	<u>120%</u>	<u>140%</u>	<u>160%</u>
Studio	\$233,326	\$270,823	N.A.	N.A.
1 bed	\$253,266	\$294,751	\$354,573	N.A.
2 bed	\$313,087	\$366,537	\$438,322	\$510,108
3 bed	\$369,012	\$433,647	\$516,617	\$599,587
4 bed	\$417,144	\$491,405	\$584,002	\$676,599

How CHFA Affordable Monthly Rent is converted into Affordable Sales Price:

≤100% Subtract \$250 from affordable monthly rent for tax, ins. & HOA = principal & interest payment

>100% Subtract \$350 from affordable monthly rent for tax, ins. & HOA = principal & interest payment

Utilize interest rate of 5.60%* and a 30-yr loan term

Use 95% Loan-to-Value ratio, i.e. 5% down payment

*Represents 10-yr trailing avg (as of 6/1/23) of FHLMC mortgage loans, plus 1.5% affordability factor

These figures are subject to change without notice.

Effective 7/5/2023

For Reference: CHFA 2023 CHAFFEE COUNTY AREA MEDIAN INCOME (AMI)

Household Size	60%	80%	100%	120%	140%	160%
1 person	\$36,540	\$48,720	\$60,900	\$73,080	\$85,260	\$97,440
2 person	\$41,760	\$55,680	\$69,600	\$83,520	\$97,440	\$111,360
3 person	\$46,980	\$62,640	\$78,300	\$93,960	\$109,620	\$125,280
4 person	\$52,200	\$69,600	\$87,000	\$104,400	\$121,800	\$139,200
5 person	\$56,400	\$75,200	\$94,000	\$112,800	\$131,600	\$150,400
6 person	\$60,600	\$80,800	\$101,000	\$121,200	\$141,400	\$161,600
7 person	\$64,740	\$86,320	\$107,900	\$129,480	\$151,060	\$172,640
8 person	\$68,940	\$91,920	\$114,900	\$137,880	\$160,860	\$183,840