



## MEMORANDUM

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Work Session Date: October 2, 2017 at 6:00 p.m.  
City Council Chambers  
448 East 1<sup>st</sup> Street, Room 190  
City of Salida, Colorado

To: Mayor and City Council

From: Larry Lorentzen, City Administrator

Re: Work Session Items

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### Discussion Points

1. Work Force Housing – Planning Commission - VanNimwegan
2. New Business



## CITY COUNCIL STAFF REPORT

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**MEETING DATE:** October 2, 2017

**AGENDA ITEM TITLE:** Work Force Housing

**AGENDA SECTION:** Work Session

**FROM:** Glen Van Nimwegen, AICP  
Community Development Director

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### BACKGROUND:

Utilizing ideas and direction from the Mayor's Housing Task Force, staff and the Planning Commission have been working on a list of possible actions the City can take to facilitate the construction of work force housing units. The Commission has discussed the subject at four of their meetings, and the City sponsored a work shop with the community on September 13<sup>th</sup>. Thirty eight residents attended and were asked to prioritize the actions using green and red dots.

The attached spreadsheet incorporates the "votes" from the workshop. Staff has color coded the actions that received five or greater Green dots (GO) and five or greater Red dots (STOP). At the bottom of the spreadsheet were the additional actions that were added from the table top exercise. The results were discussed with the Commission on September 25<sup>th</sup>. The following additions and clarifications were made:

- Add "dormitories and communal living" as options in the Land Use and Development chapter of the Municipal Code.
- Consider minor amendments to height requirements that would facilitate multi-family construction.
- Evaluate our sewer and water taps fees to ensure the rates are equitable for multi-family development.
- Clarify that actions B.1-3 are related: increasing densities will increase the coverage of the lot with buildings and paving.

Our goal will be to reach consensus on this document and work it into a formal strategic plan with timelines for action.

### Attachments

Work Force Housing Strategies

**CITY OF SALIDA WORK FORCE HOUSING STRATEGIES**

Action	Responsibility Center			Recom- mended by CCHNA?	Degree of Difficulty	Time Frame (Months)	Average Median Income Levels				PC		Public		Total	
	Salida	Chaffee County	Others ?				< 60%	60-80%	80-120%	> 120%	Green	Red	Green	Red		
<b>A Land Use Policy</b>																
1	Negotiate % of WF Housing through Annexation	Yes	No	No	Yes	Low	3		●	●	●	1			-2	-1
2	Negotiate % of WF Housing through Planned Development	Yes	No	No	Yes	Low	3		●	●	●	1			-1	0
3	Pursue Inclusionary Zoning Ordinances and Linkage Fee	Yes	No	No	No	High	12 or >	●	●	●	●	3		1	-1	3
4	Identify and Market Low Income Housing Tax Credit Project	Yes	Yes	Land Owner	N A	High	12 or >	●	●	●	●	3		5		8
5	Identify and Zone Additional Land for Multi-Family Housing	Yes	No	Land Owner	Yes	Low	12		●	●	●	1		8		9
6	Invest in Infrastructure	Yes	No	No	Yes	High	12	●	●			1		8		9

<b>B Development Code Amendments</b>																
1	Increase Density for Rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●	2		10		12
2	Increase Building Coverage for Rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●			1		1
3	Increase paving coverage for rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●			1		1
4	Increase Height for WF Housing	Yes	No	No	Yes	High	3 - 6		●	●	●	1		3	-10	-6
5	Reduce parking requirements for MF Housing	Yes	No	No	Yes	Medium	3 - 6		●	●	●			7		7
6	Reduce Process for Multi-Family Development	Yes	No	No	N A	Low	3 - 6			●	●	1		4		5

<b>C Organization</b>																
1	Form County Housing Authority	Support	Yes	No	Yes	Med-High	18	●	●	●	●	1		1	-1	1
2	Expand Salida Housing Authority	Yes	No	B of Directors	Yes	Medium	12	●	●	●	●		-1		-2	-3
3	Form Multi-Jurisdictional Housing Authority	Yes	Yes	UAACOG	Yes	Med-High	18	●	●	●	●	6		19		25
4	Form Community Housing Development Organization (CHDO)	Yes	Yes	Yes	Yes	CHT	Exists	●	●	●	●			4		4

<b>D Financial Tools</b>																
1	Delay Payment of Fees	Yes	Maybe	No	Yes	Med-High	6		●	●	●			4		4
2	Create Fund to Pay Sewer and Water Taps (ED Fund)	Yes	No	No	Yes	Low	3	●	●	●	●	1		9		10
3	Pay or Waive Open Space Fees	Yes	No	No	N A	Medium	6	●	●	●	●		-3	1		-2
4	Pay School Impact Fees	Yes	No	No	N A	Medium	6	●	●	●	●			2		2
5	Dedicated Property Tax	No	Yes	Voters	Yes	High	18	●	●	●	●	2	-1		-1	0
6	Dedicated Lodging Tax	Yes	Yes	Voters	No	High	18	●	●	●	●			2	-3	-1
7	Dedicated Sales Tax	Yes	Yes	Voters	Yes	High	18	●	●	●	●	1		2	-2	1
8	Implement Head Tax per employee	Yes	Yes	Voters	Yes	High	18	●	●	●	●				-2	-2
9	Implement Use Tax	Yes	Yes	Voters	Yes	High	18	●	●	●	●					0
10	Excise Tax on per square foot of new development	Yes	Yes	Voters	Yes	High	18	●	●	●	●				-5	-5
11	Tax Short Term Rentals	Yes	No	No	N A	High	18	●	●	●	●	2			-7	-5
12	Receive Bond Approval to Construct WF Housing Project	Yes	No	Voters	N A	Medium	18	●	●			1		7		8

- E Other...**
- Find funds to bring empty downtown apartments up to code so they can be rented. UACCOG has these funds.
  - Support the landlords who currently own lower priced rentals - or buy them when they are ready to sell (CHT, etc)
  - Sliding scales for water / sewer tap, open space (fees) and schools based on the size of the dwelling.
  - Open Space fees should be calculated on a per square foot of residence scale.
  - Lower tap fees for multi-family projects.
  - Possibly (utilize) a trust mechanism like microlans for local residents to purchase or rent long term safe housing.
  - Land banking.
  - Tax Increment Financing (TIF)
  - Accessory Dwelling Units (ADU)
  - Preserve open space

- Height limit questioned. (Should be) average of other homes.
- Grant writer
- Real estate transfer tax
- Property tax freeze (pt). Excess dedicated to housing service employees. 2B increased.
- Fee upon subdivision.
- Transfer fee - floats based on square footage of house
- Take back Vandaveer (once paid off). Down the road. NRCCD are doing OK right now
- A1-3 and 6; B5-6; D1-12 actions are tied to deed restrictions.
- Reallocation of current lodging tax (D6) to housing work force.

- Abbreviations**
- CCHNA Chaffee County Housing Needs Assessment and Strategy
  - WF Work Force Housing
  - NA Not Addressed in Chaffee County Housing Needs Assessment and Strategy
  - HA Housing Authority
  - ED Economic Development
  - MF Multi-Family Housing