



Affordable Housing Definition Code Amendment and Affordable Housing Fee & Dedication Reduction Table

CITY COUNCIL – May 20, 2025

City Staff Representative: Shawn Weiman, Affordable Housing Coordinator,
Community Development Department

Purpose

Review and consider:



- Passing an ordinance amending portions of the City municipal code that define affordable housing and outline the process by which fee reductions are applied for, reviewed, and considered, and
- Adopting a resolution replacing the Attainable Housing Matrix with the Affordable Housing Fee & Dedication Reduction Table.



Background

- The Housing Needs Assessment (HNA) recommends redefining “affordable housing” and revising the guidelines for affordable housing fee reductions.
- On January 28, 2025 and April 8, 2025 the City Council study sessions included discussion of:
 - Area Median Income (AMI) levels and their source,
 - Affordability mechanisms and their durations, and
 - Impact fees eligible for reduction and the reduction amounts.

Staff Analysis – Affordable Housing Definition ~ Municipal Code

- To best meet Proposition 123 and the HNA goals:
 - Use 80% AMI for rental housing and 100% AMI for owner housing.
 - Use CHFA's Adams County income limit table as basis for AMI amounts.
 - Require a minimum 30-year affordability duration.
 - Accept affordability mechanisms recognized by DOLA.



Staff Analysis – Fee & Dedication Reduction Application Process ~ Municipal Code

- To clarify and better manage the application for affordable housing fee reduction, subsidy, and other incentives:
 - Require indication of the project's bedroom count and mix in the application.
 - Replace “Elderly” with “Senior” and “Disabled” with “Persons with Disabilities.”
 - Set 55 years of age as the basis for senior housing.
 - Reorganize application steps into sequential order.



Staff Analysis – Affordable Housing Fee & Dedication Reduction Table

- To best meet Proposition 123 and the HNA goals:
 - Generally, reflect reductions outlined in the Attainable Housing Matrix.
 - Modify the table for ease of use and update it with current fee classifications.
 - Accept a unit average AMI.
 - Add reductions at a 70% AMI level.
 - Provide reductions specifically for affordable senior housing.



Staff Recommendations



- Approve the code amendments that modify the definition of affordable housing and outline the process by which fee reductions are applied for, reviewed, and considered.
- Adopt the Affordable Housing Fee & Dedication Reduction Table as a replacement to the Attainable Housing Matrix.



Process



- Municipal Code amendments are made via an ordinance.
 - First reading at public hearing.
 - Second reading at public hearing.



- Adoption of the Affordable Housing Fee & Dedication Reduction Table is made via a resolution.

Options for City Council

The City Council has four options when reviewing the ordinance and resolution:

1. Approve the ordinance/resolution;
2. Approve a modified ordinance/resolution;
3. Not approve the ordinance/resolution; or
4. Continue the item(s) to be heard at a later, specified date.

THANK YOU

Questions?



Appendix

Affordable Housing Development Fee Reductions

