

AGENDA ITEM #8.

CITY COUNCIL COMMUNICATION FORM

FROM: Tyler Gibbs, Director, Planning and Community Development

THROUGH: Gary Suiter, City Manager

DATE: February 27, 2018.

ITEM: Ordinance Suspending Sections 114 (Community Housing Program Administrator), 428 (Community Housing) and 802 (Community Housing Definitions) of the Steamboat Springs Community Development Code.

DIRECTION
 INFORMATION
 ORDINANCE
 MOTION
 RESOLUTION

I. REQUEST/ISSUE & BACKGROUND INFORMATION:

Issue:

Continued suspension of the Community Housing Ordinance and related code sections.

Background:

City Council has requested staff to provide further information on the potential effectiveness of options to incentivize affordable housing. The proposed extension of the Community Housing ordinance suspension until August 31, 2018 will provide additional time for this to occur.

II. ALTERNATIVES:

1. Suspend the Community Housing Ordinance and related code sections until August 31, 2018

2. Take no action and allow the Community Housing Ordinance to take effect again as of March 1, 2018.
3. Repeal the Community Housing Ordinance.

III. STAFF RECOMMENDATION:

Continue the suspension of the Community Housing Ordinance and related code sections until August 31, 2018 to allow further review of alternatives.

IV. FISCAL IMPACTS:

None at this time

V. LEGAL ISSUES:

If the suspension is not continued the Community Housing Ordinance will come back into effect as of March 1, 2018.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None identified at this time.

VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES

Further suspension of the Community Housing Ordinance to allow for thorough understanding of the City's options for facilitating housing opportunities in order to take effective action on housing policy is consistent with the following goal:

Council Goal: Define the City's role and develop viable options for facilitating diverse housing opportunities.

ATTACHMENTS:

Attachment 1: Draft Ordinance.

Attachment #1

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. _____

AN ORDINANCE SUSPENDING ALL PROVISIONS CONTAINED IN CHAPTER 26, ARTICLE 149 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE PERTAINING TO COMMUNITY HOUSING, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Steamboat Springs ("City") adopted Ordinance No. 2041 to provide for inclusionary zoning and community housing regulations on February 21, 2006, and such ordinance was codified at Section 26-149; and

WHEREAS, the City Council's goals include review of all potential tools to facilitate housing opportunities in Steamboat Springs; and

WHEREAS, in consideration of the economic environment and the needs of the community on August 6, 2013, the City Council suspended Section 26-149, Community Housing, and subsequently extended the suspension in 2015 and 2016; and

WHEREAS, the City's Planning Staff is in the process of evaluating policy options to eliminate regulations that may inhibit the development of affordable housing; and

WHEREAS, on October 24, 2017, the City Council suspended all provisions of the Community Housing Regulations contained in Chapter 26, Article 149 of the Steamboat Springs Revised Municipal Code until February 28, 2018; and

WHEREAS, the City Council has concluded that the current Community Housing regulations of Section 26-149 do not properly address current development conditions or the needs of the community for affordable housing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

Section 1. The City Council hereby suspends all provisions of the Community Housing Regulations contained in Chapter 26, Article 149 of the Steamboat Springs Revised Municipal Code until August 31, 2018, after which, without further action of the City Council, the provisions hereby suspending will automatically return to full force and effect.

Section 2. The suspension provided for herein shall have retroactive effect to March 1, 2018. Development applications submitted between March 1, 2018 and the

effective date of this ordinance shall be relieved from the requirement, if any, to comply with the Community Housing Regulations suspended by this ordinance.

Section 3. That pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

Section 4. If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

Section 5. The City Council hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public peace, health, and safety.

Section 6. This Ordinance shall take effect five (5) days after publication following passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

Section 7. A public hearing on this ordinance shall be held on February 27, 2018 at 5:00 P.M. in the Citizens' Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 6th day of February 2018.

**Jason Lacy, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**

FINALLY READ, PASSED AND APPROVED this 27th day of February, 2018.

**Jason Lacy, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**

The following was submitted by the
Yampa Valley Housing Authority.



February 20, 2018

Steamboat Springs City Council,

RE: Community Housing Policy;

The Community Housing Steering Committee Report recommended that the City "(a)mend planning, zoning and building codes and processes to facilitate the development of more housing supply. Empower staff and Planning Commission to further the community goals of providing housing supply."

The most recent suspension of the Community Housing Ordinance presents an opportunity to take action on this recommendation. YVHA urges Council to investigate three main areas where the City's policy can make a positive impact on the production of housing:

Process: The City has already taken steps to address inefficiencies in the zoning review process. YVHA urges Council to implement the recommendations from the Zucker report to make the zoning review process more efficient and predictable.

Regulatory: The City should establish a team focused on investigating specific amendments to the CDC that can make a meaningful impact on the production of housing. This could include amendments to parking standards, setback and open space requirements or surety requirements.

Monetary: The City should establish a team focused on investigating specific monetary policies that can make a meaningful impact on the production of housing. This could include fee deferrals, fee waivers or cash subsidies.

The City Council alone controls the process and codes that impact the production of housing in the City of Steamboat Springs. Please take this opportunity to make meaningful changes that will complement the work YVHA is doing to address our community's housing needs.

Sincerely,

Jason K. Peasley
Executive Director

Roger Ashton
YVHA Board President

"Building our Community one home at a time."

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