



CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

Tuesday, July 06, 2021 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

1. Chaffee County Campus PD Work Session- Joint Planning Commission/City Council Work session
2. Amplified Sound Review
3. Water and Sewer System Fee Schedule
4. Short Term Rental Discussion
5. Financial Contributions for Affordable Housing- Jane's Place



CITY COUNCIL WORK SESSION MEMO

MEETING DATE: July 06, 2021
AGENDA ITEM: Conceptual Review with Planning Commission -
 Major Impact Review for the Chaffee County Campus Planned
 Development application
FROM: Kristi Jefferson, Planner

Planned Developments are Major Impact Reviews and require conceptual review with City Council and Planning Commission members, a public hearing and recommendation by the Planning Commission, and a final decision by City Council.

Chaffee County Government has submitted a Major Impact Review application for a Planned Development Overlay on their 3.75 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1) and the current use is for the Administrative Building, Chaffee County Courts Building, Chaffee County Dispatch and Jail Building, State Patrol Communications Building & Tower and the EMS garage (to be removed in the near future).

Because the Single-Family Residential (R-1) zone designation does not make sense for the current and future uses of the property at the Chaffee County Campus, the applicant would like the Planned Development Overlay to closely align with the C-1 zone district dimensional standards.

Below is the proposed deviations (highlighted in yellow) from the underlying Single-Family (R-1) zone district dimensional standards:

CCGFC Table 16-F Schedule of Dimensional Standards				
Dimensional Standard	PROPOSED CCGFC-PD	EXISTING REQUIREMENTS (R-1)	Current	C1
Min. lot size (sq. ft.)	N/A	7,500	163,350	5,625
Density (Min. lot sq. footage per principal dwelling unit)	N/A	3,750		2,800
Min lot size (sq. ft.)—attached units	N/A	NA		2,800
Min. lot frontage	N/A	50		38
Min. lot frontage—attached units	N/A	NA		20
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	35%	20% (approx)	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	10%	23% (approx)	60%
Min. landscape area	20%	55%	53% (approx)	10%
Min. setback from side lot line for a primary bldg.	10'	8'		5'
Min. setback from side lot line for a detached accessory bldg.	5'	5'		3', 5' or 10'
Min. setback from rear lot line: principal bldg.	10'	30'		5'
Min. setback from rear lot line: accessory bldg.	5'	5'		5'
Min. setback from front lot line	15'	30'		10'
Max. building height for a primary bldg.	54*	35'	50'	35', 54*
Max. building height for a detached accessory bldg.	25'	25'		25'

*Public and Institutional Uses allowed up to 54'

Height: The applicant is requesting to be allowed to utilize the maximum height of 54' for Public and Institutional Uses provided that they meet the other standards in Land Use Code Section 16-4-200(3). The request is also to be allowed to measure the height from the Crestone Avenue frontage.

Parking – The applicant received variance approval on July 27, 2020 to count the on-street parking toward their off-street parking requirement for the future Administrative Annex addition.

As part of the Planned Development application the applicant is requesting that following parking standards apply to the entire property.

Staff would appreciate the input of Council and the Commission on the application for the proposed Planned Development overlay.

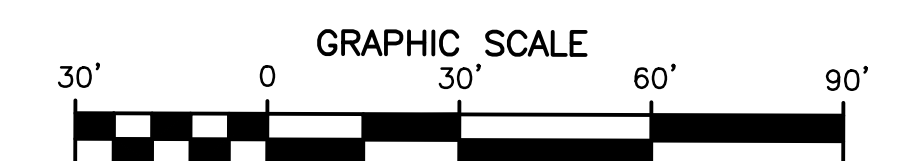
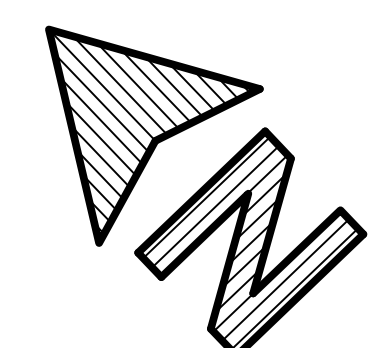
CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	CCGFC-PD
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

The public hearing with Planning Commission is scheduled for July 26, 2021. The first reading of the Ordinance will be August 17, 2021 and the second reading and public hearing of the Ordinance is planned for September 07, 2021.

Attachments

PD Plat

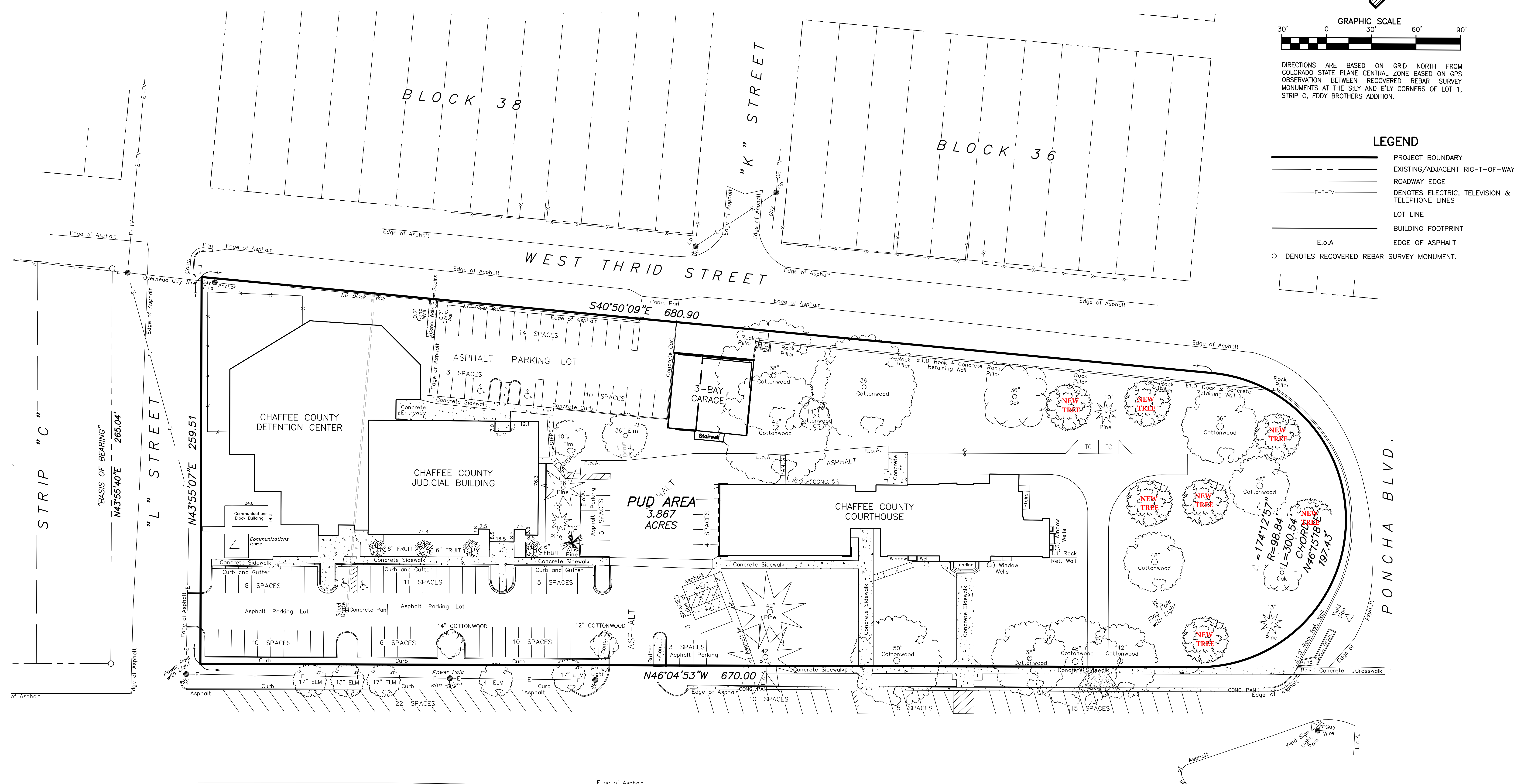
New Administrative Annex renderings



DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S;LY AND E'LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- ROADWAY EDGE
- DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
- LOT LINE
- BUILDING FOOTPRINT
- EDGE OF ASPHALT
- DENOTES RECOVERED REBAR SURVEY MONUMENT.



ASSISTED BY:
CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™
 325 D STREET
 SALIDA, CO 81201
 PH: 719-699-1676

918 CUYAMA ROAD
 OJAI, CA 93023
 PH: 719-221-1799

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

BLOCK 201

OWNER:
 CHAFFEE COUNTY
 PO BOX 699
 CITY, STATE
 PH: (719) 5305566

SHEET 2 OF 2

COUNTY COURTHOUSE P.U.D.	
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS	
SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: PROJ. NO. J-05-081	HENDERSON LAND SURVEYING CO., INC.
TPC FILE: J-05-081	203 G STREET SALIDA, COLORADO
DRAWN BY: TLV	DATE: MAY. 2021
CHECKED: MKH	DRAWING NO.: X-XX-XX
<small>Tid book: S309, Pgs. 8-18 DC TSC1</small>	

202107 CHAFFEE COUNTY PUD AREA 3.867 ACRES SALIDA CO 81201 2021-05-08 2:57:27 PM 2/27/2021 12:31:22 PM





MEMORANDUM

DATE: July 6, 2021
FROM: Drew Nelson, City Administrator
TO: Mayor PT Wood and Salida City Council
SUBJECT: Amplified Sound Review

Background

The City Council has received information from concerned citizens with regard to amplified sound emanating from downtown Salida businesses. At the last regular City Council meeting, the Council requested a review of this matter at a future worksession. The Salida Municipal Code contains regulations for Noise Control under Section 10-9-10, which is attached hereto. The office of the City Administrator regularly reviews and approves Amplified Sound Permits (application form is also attached, as permitted by Section 10-9-80 of the SMC). Generally, Amplified Sound Permits have been approved without need for a public hearing and standard practices include an ending time of 10:00 p.m. All amplified sound – including City-promoted events at Riverside Park and elsewhere – have been required to submit an Amplified Sound Permit, which extends through every zoning district throughout the community.

Analysis

As noted in the attached information, the City of Salida utilizes standards for noise control as established in the SMC. Generally, noise standards in the City are fairly restrictive based on the source/receptor chart located in table 10-A of the SMC. Attached is a breakdown of noise levels from the American Academy of Audiology to assist with understanding what ambient noise levels mean in reality.

For amplified sound, if a permit is granted, there are no noise level caps between source and receptor properties. Rather, control is limited to “time and place” restrictions in the permit itself once issued. The City generally receives very few complaints about approved Amplified Sound Permits, with the exception of recent concerns about new live music venues that have been opened in downtown Salida. As noted above, staff has utilized a general rule to limit the time of Amplified Sound Permits to 10:00 p.m. to strike a balance between business interests and nearby residents. Over the past three years, staff has not required a public hearing for an Amplified Sound Permit, and staff has not denied a permit application during that time.

Compliance monitoring by law enforcement and other staff places a workload strain on both City staff and proprietors of live music venues. Depending on the time of an event, staff may not be available to monitor amplified sound at the moment that a noise complaint is submitted, creating enforcement challenges.

Recommendation

In reviewing Amplified Sound Permits over the past few years, specific noise complaints associated with certain permits have been limited to one property owner/resident expressing concerns about one business that routinely utilizes amplified sound for live music performances. The limited nature of the concerns expressed to staff would indicate that the existing program to permit amplified sound works for the overwhelming majority of the community; however, staff is interested in whether there are additional boundaries that could be placed on the program for the benefit of the community.

As noted above, the 10:00 p.m. ending time is a general guideline that staff utilizes to consider the issuance of an Amplified Sound Permit. This ending time appears to be acceptable to most businesses and residents that have provided feedback to the City, with a few limited exceptions (i.e. a desire to provide amplified sound past 10:00 p.m. during FIBArk).

There was interest expressed by some City Councilmembers to require a review by the City Council of all Amplified Sound Permits via a public hearing; however, staff would suggest there may be other standards available to create a level playing field for both commercial businesses as well as neighboring residents. To require public hearings for all Amplified Sound Permits would consume a sizeable amount of staff and City Council resources while also limiting a business's ability to quickly plan for an amplified sound event. Often, the availability of music acts is not known more than four weeks out (which is approximately the minimum amount of time needed to notify neighbors, post properties, schedule public hearings, and ensure that the City Council meetings line up ahead of an event), which creates an unreasonable amount of uncertainty for business owners. In addition, the criteria for approval or denial of Amplified Sound Permits would most likely be subjective, at best.

In consideration of the logistics for managing this program, staff would offer the following:

- Overall, the Amplified Sound Permit program seems to work for both businesses and most residents. Scrapping the existing administrative permitting process for one that requires a public hearing and approval by the City Council would be overly cumbersome, lengthy, and incompatible with normal operations for businesses.
- In the downtown commercial area, expectations of amplified sound for entertainment should be expected, but the peaceful enjoyment of one's residence should also occur. Limits on the total number of Amplified Sound Permits granted to one establishment in a calendar year could be established in the Salida Municipal Code. Any permit applications above a base number could be authorized by the City Council following a public hearing and notice to surrounding residents. Staff would suggest one permit per week during the summer season (May 15th to September 15th, or approximately 18-19 total permitted events).
- Staff would suggest pursuit of a general rule – established in the Salida Municipal Code – that would provide an end time for administratively-approved Amplified Sound Permits of 10:00 p.m. within the downtown commercial area. If an amplified event is suggested to extend beyond 10:00 p.m. by the applicant, permission to do so should be authorized by the City Council following a public hearing and notice to surrounding residents. This would be easier to manage for law enforcement as opposed to a hodgepodge of ending times throughout downtown.
- In residential neighborhoods (i.e. amplified sound for a backyard party), notice could be provided to surrounding neighbors for any application for an Amplified Sound Permit to ensure that the neighborhood was aware of an event. The City receives very few permit applications in residential areas annually.

ARTICLE IX. - NOISE CONTROL

Item 2.

Sec. 10-9-10. - Purpose.

This Article is enacted to protect, preserve and promote the health, safety, welfare, peace and quiet of the citizens of the City through the reduction, control and prevention of noise. It is the intent of this Article to establish standards that will eliminate and reduce unnecessary and excessive noise which is physically harmful and otherwise detrimental to individuals and the community in the enjoyment of life, property and the conduct of business.

Sec. 10-9-20. - Definitions.

The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Ambient sound level means the A-weighted sound level of all sound associated with a given environment, exceeded ninety percent (90%) of the time (L90), measured and being a composite of sounds from many sources during the period of observation while the sound from the noise source of interest is not present.

Amplified sound means any sound produced by any means, the volume of which is amplified or increased through electronic or electromechanical means.

A-weighted sound pressure level means the sound pressure level as measured with a sound level meter using the A-weighting network. The standard notation is dB(A).

Commercial power equipment means any equipment or device rated at more than five (5) horsepower and used for building repairs or property maintenance, excluding snow removal and lawn care equipment.

Commercial premises means any developed parcel or premises where less than fifty percent (50%) of the total gross floor area of all buildings on the premises meets and satisfies the definition of residential premises as set forth below.

Construction equipment means any device or mechanical apparatus operated by fuel, electric or pneumatic power in the excavation, construction, repair, maintenance or demolition of any building, structure, lot, parcel, street, alley, waterway or appurtenance thereto.

Decibel means a logarithmic unit of measure often used in measuring magnitude of sound. The symbol is dB.

Domestic power equipment means any equipment or device rated at five (5) horsepower or less and used for building repairs or grounds maintenance, excluding snow removal, tree maintenance and lawn care equipment.

Emergency power generator means the equipment used to generate electrical power in the event of an interruption, malfunction or failure of the electrical power supplied by a service provider.

Emergency vehicle means an authorized motor vehicle that has sound warning devices such as whistles, sirens and bells which can lawfully be used when responding to an emergency or police activity, or which is required by state or federal regulations.

Emergency work means an activity made necessary to restore property to a safe condition following a severe weather incident, natural disaster or public calamity, or work required to protect persons or property from injury or exposure to imminent danger. It includes work by private or public entities for immediately providing or restoring necessary utility service, as well as all situations deemed necessary by the City.

Industrial premises means any premises where manufacturing, processing or fabrication of goods or products takes place.

Lawn care equipment means equipment used to cut, vacuum or sweep grass, blow away lawn clippings or leaf debris, or aerate turf.

Motor vehicle means any vehicle which is self-propelled and used for transporting persons or property upon public roadways, inclusive of motorcycles. The term motor vehicle shall not include: aircraft, watercraft, mechanical street sweepers, self-propelled construction equipment, motor vehicles operated exclusively on private property for recreational or amusement purposes, vehicles used exclusively on stationary rails, or specialized utility vehicles normally used only on private property in the daily course of business, such as forklifts and pallet movers.

Muffler-approved exhaust type means an apparatus which consists of a series of chambers, baffle plates or other mechanical devices designed for the purpose of receiving and transmitting exhaust gases and which reduces sound emanating from such an apparatus by at least twenty (20) decibels in the A-weighting network dB(A) from the nonmuffled condition.

Noise means sound that is unwanted and which causes or tends to cause annoyance and/or adverse psychological or physiological effects on human beings, or disturbs the peace and quiet of persons on a receptor premises.

Premises means any building, structure, land, utility or portion thereof, including all appurtenances, and also includes yards, lots, courts, inner yards and properties without buildings or improvements owned or controlled by a person.

Property line means that real or imaginary line and its vertical or horizontal extension which separates real property owned or controlled by any person from contiguous real property owned or controlled by another person, inclusive of the lines that separate units in a multiple-unit building.

Public premises means all real property, including appurtenances thereon, which is owned or controlled by any governmental entity, and includes streets, alleys, sidewalks, parks and waterways.

Receptor premises means a premises (residential, commercial, industrial or public) as listed in Table 10-A below which is receiving noise emitted from a source premises after crossing one (1) or more property lines.

Residential premises means any lot, parcel or premises where single-family, two-family or multiple-dwelling units exist, and shall also include schools, churches, nursing homes, long-term care and similar institutional facilities where the use of more than fifty percent (50%) of the gross floor area of the subject premises satisfies and meets this definition.

Snow removal equipment means any equipment used for removing snow from land or building surfaces and includes snowplows, snowblowers, snow sweepers and snow shovels.

Sound means an oscillation in pressure, stress, particle displacement and particle velocity which induces auditory sensation.

Sound level meter means an apparatus or instrument, including a microphone, amplifier, attenuator, output meter and frequency weighting networks, for the measurement of sound levels. The sound level meter shall be of a design and have the characteristics of a Type 2 or better instrument as established by the American National Standards Institute, Publication S1.4-1971, entitled Specification for Sound Level Meters, or its current successor publication.

Sound pressure level means twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of a sound to the reference pressure of twenty (20) micronewtons per square meter (20×10^{-6} Newtons/meter²), and is expressed in decibels (dB).

Source premises means a premises (residential, commercial, industrial or public) as listed in Table 10-A that is emitting noise that is crossing one (1) or more property lines and impacting the receptor premises.

Tree maintenance equipment means any equipment used in trimming or removing trees only, and shall not be limited to chainsaws, chippers and stump removers.

Sec. 10-9-30. - Prohibitions.

- (a) It is unlawful for any person to use, keep, have in his or her possession or harbor any domesticated animals which, by frequent or habitual howling, barking, meowing, squawking or otherwise, shall cause annoyance or disturbance to persons in the neighborhood; provided, however, that the provisions of this Section shall not apply to hospitals licensed for the treatment of small animals.
- (b) It is unlawful for any person to carry or use upon a vehicle, other than Police or Fire Department vehicles or emergency vehicles for public use, any gong, siren, whistle or red light similar to that used on ambulances or vehicles of the Police and Fire Departments.
- (c) It is unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates, inclusive of a public premises, crosses a property line and enters onto any other premises in excess of the sound pressure levels during the time periods as specified in Table 10-A below. In determining whether a violation of this Section is occurring, the noise and/or noise source shall be measured at any point along the property line or within the property line of the receiving or receptor premises.
- (d) When in any case it is determined that the ambient sound level at the receiving premises equals or exceeds the maximum allowable sound pressure level specified in Table 10-A, the ambient sound level of the receiving premises is the standard which cannot be exceeded by the subject or offending noise.

TABLE 10-A
Maximum Allowable Noise Levels (in dBA) with Time-of-Day Allowance

	<i>Receptor Premises</i>			
	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Public</i>

Source Premises	7 am— 10 pm	10 pm — 7 am	7 am— 10 pm	10 pm — 7 am	7 am— 10 pm	10 pm — 7 am	7 am— 10 pm	10 pm — 7 am
Residential	55	50	65	60	80	75	75	70
Commercial	55[60]	50[60]	65	60	80	75	75	70
Industrial	55[65]	50[65]	65	60	80	75	75	70
Public	55[60]	55[60]	65	60	80	75	75	70

Item 2.

Note— The numbers in brackets [] are the allowable limits that comply with Exemption (13) below.

Sec. 10-9-40. - Exemptions.

Notwithstanding the provisions of Section 10-9-30 above, the maximum allowable sound pressure levels as set forth in Table 10-A above shall not apply to sounds emitted from:

- (1) Any bell or chime from any building clock, school or church, but excluding any amplified bell or chime sounds emitted from loudspeakers.
- (2) Any siren, whistle, bell or audible warning device lawfully used by an emergency vehicle or on construction equipment, or any other alarm system used in case of fire, collision, civil defense, police activity or imminent danger; provided, however, that burglar alarms or construction equipment alarms or warning devices not terminated within fifteen (15) minutes after being activated shall be deemed a nuisance and unlawful.
- (3) Any aircraft in flight subject to federal law regarding noise control, and any helicopter in the act of landing or taking off at a helipad licensed by the City, so long as the helicopter is not landing or taking off in violation of any conditions or restrictions of the helipad's license.
- (4) Any ground-based aircraft activity, including testing or engine run-up noise; provided, however, that emission of such noise in excess of a sound pressure level of seventy (70) dB(A) when measured upon an inhabited residential premises shall be deemed an unlawful nuisance.
- (5) Any tree maintenance or lawn care equipment operated upon a residential, commercial, industrial or public premises during the time period between 7:00 a.m. and 9:30 p.m.; provided, however, that the operation of tree maintenance or lawn care equipment between the hours of 9:30 p.m. and 7:00 a.m. shall not exceed the maximum sound pressure levels as specified in Table 10-A above.
- (6) Any construction equipment or activities in compliance with Section 10-9-50(3) below.
- (7) Any domestic power equipment operated upon any residential, commercial, industrial or public premises between 7:00 a.m. and 9:30 p.m.; provided that such equipment does not exceed a s

pressure level of eighty (80) dB(A) when measured twenty-five (25) feet from the property line of property on which the equipment is being operated; and further provided that, between the hours of 9:30 p.m. and 7:00 a.m., such equipment does not exceed the maximum sound pressure levels as specified in Table 10-A above. Item 2.

- (8) Any commercial power equipment operated upon any residential, commercial, industrial or public premises between 7:00 a.m. and 9:30 p.m., provided that such equipment does not exceed a sound pressure level of eighty-eight (88) dB(A) when measured twenty-five (25) feet from the property line of the property on which the equipment is being operated; and further provided that between 9:30 p.m. and 7:00 a.m., such equipment does not exceed the maximum sound pressure levels as specified in Table 10-A above.
- (9) The musical instruments of any school marching band while performing at any sporting event or marching band competition, and the musical instruments of any school marching band practicing on school grounds that do not exceed sixty-five (65) dB(A) when measured at the property line of any receiving residential premises.
- (10) Snow removal equipment operated on any premises following a snowstorm between the hours of 5:00 a.m. and 10:00 p.m.; provided that such equipment does not exceed the sound pressure limits of eighty-eight (88) dB(A) commercial power equipment, or eighty (80) dB(A) for domestic power equipment, when measured at a distance of twenty-five (25) feet from the property line of the property on which the equipment is being operated.
- (11) Any power generator providing emergency electrical power at any hospital, health clinic, nursing home or similar facility where the loss of electrical power poses an immediate risk to the health, safety or welfare of any person, or at any premises where such equipment is required by the Fire Department. Additionally, the noise emitted during the routine testing of emergency electrical power generators shall not exceed eighty-eight (88) dB(A) at a distance of twenty-five (25) feet from the property line for the property on which the generator is operated. Routine testing shall not exceed one (1) hour in any one-week period, or two (2) hours in any six-week period, and shall be confined to the hours of 10:00 a.m. to 4:00 p.m., or as otherwise approved.
- (12) Any industrial, commercial or public premises exceeding the standards of Table 10-A above at a receiving residential premises when the zoning classification for the receiving residential premises does not allow residential use by right (that is, the residential use is nonconforming). However, in such situation the noise emitted by the industrial, commercial or public premises shall not exceed the standards for a receiving industrial, commercial or public premises, respectively.
- (13) Any industrial, commercial or public premises exceeding the standards of Table 10-A above at a receiving residential premises when such industrial, commercial or public premises and their emitted noise level were in existence prior to the existence of the residential premises; provided, however, that the existing industrial premises does not exceed sixty-five (65) dB(A), and the commercial premises do not exceed sixty (60) dB(A), when measured at the receiving residential premises.
- (14) Any noise specifically authorized by permit duly issued by the City, inclusive of a parade permit, and noise created or caused by employees, contractors or agents of the City while performing emergency work or activities necessary to address a natural or manmade disaster, calamity or emergency.

Sec. 10-9-50. - Prohibited noise activities.

Notwithstanding the sound pressure levels and/or limits permitted in Section 10-9-30 above, the following activities are prohibited everywhere in the City:

- (1) No person shall at any time sound any horn or other audible signal device of a motor vehicle unless it is necessary as a warning to prevent or avoid a traffic accident, or is reasonably necessary to inform or warn of a vehicle presence, inclusive of audible back-up safety warning devices.
- (2) No person shall operate any trash compacting mechanism on any motor vehicle or on any premises, nor shall any person engage in any trash, rubbish or garbage collection activity, between the hours of 10:00 p.m. and 6:30 a.m. when such compacting or collection activity takes place on any premises, other than a public premises, adjacent to, or across the street or alley from, a residential premises.
- (3) No person shall operate any construction equipment, nor conduct any construction activities, that exceeds the noise limits of Table 10-A above between the hours of 9:00 p.m. and 7:00 a.m.; provided, however, that the City may grant variances from the construction restrictions if it can be demonstrated that a construction project will interfere with traffic if completed during daytime hours, or that other extenuating circumstances exist requiring relief from this prohibition; and further excepting the operation of municipal street sweeping equipment.
- (4) Except for an authorized public address system utilized to announce a sporting or recreational event, no noise shall be emitted from any radio, tape/CD player, electronic sound system or similar electronic amplified sound reproduction or receiving device on or within any public park or recreational area in excess of fifty-five (55) dB(A) unless authorized under a permit as obtained under Section 10-9-90 below.

Sec. 10-9-60. - Motor vehicle noise prohibited.

- (a) No person shall operate, nor shall the owner permit the operation of, any motor vehicle or combination of motor vehicles at any time or place when such operation exceeds the following noise sound pressure levels for the category of motor vehicles as specified in Table 10-B below. The standards in Table 10-B shall apply to all noise emitted from a motor vehicle, including any and all equipment thereon, and under any condition of acceleration, deceleration, idle, grade or load, and whether or not in motion; excepting audible backup safety warning devices.
- (b) It is unlawful for any person to drive or move, or for the owner of any motor vehicle to permit to be driven or moved, any motor vehicle which is not equipped with an approved exhaust muffler satisfying the requirements of this Section; and/or to modify or change an approved exhaust muffler, air intake muffler or any other sound-reducing device in such a manner that the noise emitted from the motor vehicle exceeds the sound pressure levels as established in Table 10-B below, or is increased above the sound pressure level of the vehicle as originally manufactured. Muffler cutouts, bypasses or other devices which increase sound pressure levels or change the original manufactured exhaust system of any motor vehicle shall be considered a violation of this Article.

TABLE 10-B**Maximum Allowable Noise Sound Pressure Levels for Motor Vehicles**

<i>Type of Vehicle</i>	<i>Time Period</i>	<i>Maximum Allowable Sound Pressure Level</i>	<i>Measurement Distance from Motor Vehicle</i>
Motor vehicles weighing less than 10,000 lbs., manufacturer's gross vehicle weight (GVWR)	At any time	80 dB(A)	25 feet
Motor vehicles weighing 10,000 lbs. or more, manufacturer's gross vehicle weight (GVWR)	At any time	86 dB(A)	25 feet

Sec. 10-9-70. - Sound level measurements.

Sound level measurements made pursuant to this Article shall be made with a sound level meter of standard design using the weighting network/scale.

Sec. 10-9-80. - Sound permits.

- (a) A permit to vary or temporarily waive the maximum allowable noise levels as specified in this Article may be applied for and obtained from the City for special events or activities, including, without limitation, musical performances or other entertainment events, fireworks displays, parades and seasonal commercial activities. Applications for a permit shall be made on approved forms and be submitted along with any application fee to the City Clerk not less than five (5) working days prior to the date for which the permit is sought. The application shall be promptly routed by the City Clerk to the City's zoning and police officials, who shall forward their comments concerning the same to the City Administrator.
- (b) The City Administrator may grant or deny a permit application taking into consideration the nature and duration of the noise/activity sought to be permitted, the location of the proposed noise/activity, the anticipated impact of the proposed noise/activity on surrounding properties and neighborhoods, and whether the public health and safety will be injured or served by the issuance of the permit. The City Administrator may also waive the permit application deadline set forth in subsection (a) above for good cause shown.
- (c) The City Administrator may conduct a public hearing to consider a permit application if he or she deems it necessary or appropriate. Notice of the hearing must be sent to the permit applicant at least three (3) days in advance thereof by either telephone, facsimile, electronic mail, regular mail or such other method

as will likely and timely reach the applicant. Notice to the public of the hearing shall be timely posted at the place or location annually designated by the City Council under Section 24-6-402(2)(c), C.R.S., as amended.

- (d) The City Administrator may prescribe such permit conditions or requirements as he or she may deem necessary to minimize the adverse impacts the proposed noise/activity may have upon the community or surrounding neighborhood, including, but not limited to, the hours of operation, maximum decibels, the type of any sound amplification equipment and the type of sound that may be amplified. A permit granted by the City Administrator under this Article shall contain all conditions upon which the permit has been granted and shall specify the locations and times that the permit shall be effective.
- (e) An applicant dissatisfied with a decision of the City Administrator may seek an appeal of the same to the City Council by submitting a written notice of appeal to the City Clerk within five (5) days from the date of the decision sought to be appealed.

Sec. 10-9-90. - Inspections.

- (a) For the purpose of determining compliance with the provisions of this Article, the Chief of Police or other designated City representative shall be authorized to make inspections of all noise sources and to take measurements and tests whenever necessary to determine the volume and character of noise. If any person refuses or restricts entry and free access to any part of a premise, or refuses to allow the inspection, testing or noise measurement of any activity, device, facility or motor vehicle where inspection is sought, the City official seeking such access and/or testing may petition the Municipal Court for a warrant for inspection requiring that such person permit entry and free access to the subject premises without interference, restriction or obstruction at a reasonable time for the purpose of inspecting, testing or measuring noise. The Municipal Court shall have power, jurisdiction and authority to enforce all orders issued under the provisions of this Article.
- (b) It is unlawful for any person to refuse to allow or permit City officials charged with enforcing this Article free access to any premises when such official is acting in compliance with a warrant or court order issued by the Municipal Court.
- (c) It is unlawful for any person to violate the provisions of any warrant or court order requiring inspection, testing or measurement of noise or noise sources.
- (d) No person shall hinder, obstruct, delay, resist, prevent in any way, interfere or attempt to interfere with any City official performing his or her duties under this Article.

Sec. 10-9-100. - Penalties.

Violations of this Article shall be punishable in accordance with the provisions of Chapter 1, Article IV of this Code. Additionally, violations of this Article are hereby deemed and declared to be public nuisances and may be abated by injunction or such other remedy as provided by law or equity.



Permit #: _____

Item 2.

**CITY OF SALIDA
AMPLIFIED SOUND PERMIT**

Pursuant to Article IX Section 10-9-80 S.M.C., _____ (Permittee) has been granted this permit to exceed the maximum sound levels established in Article IX Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: _____

Address: _____

Telephone: _____

Individual supervising sound (if different from Permittee): _____

Activity/event: _____

Type of sound amplification equipment authorized (if any): _____

Location: _____

(If address in a residential zone, must fill out back of application).

Date(s): _____

Hours of operation: _____

Additional terms/conditions (attach additional sheets if necessary): _____

Expiration: _____

The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.

Accepted and agreed to by the Permittee: _____ Date: _____

Approved by the City Administrator on the ____ day of _____ 20__

City of Salida: _____

(City Administrator)

Updated 07.06.2019

Copies to: Police ___ Public Works ___ Fire ___ City Clerk ___

LEVELS OF NOISE In decibels (dB)

PAINFUL & DANGEROUS		
Use hearing protection or avoid	140	<ul style="list-style-type: none"> • Fireworks • Gun shots • Custom car stereos (at full volume)
	130	<ul style="list-style-type: none"> • Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous over 30 seconds	120	<ul style="list-style-type: none"> • Jet planes (during take off)
VERY LOUD		
Dangerous over 30 minutes	110	<ul style="list-style-type: none"> • Concerts (any genre of music) • Car horns • Sporting events
	100	<ul style="list-style-type: none"> • Snowmobiles • MP3 players (at full volume)
	90	<ul style="list-style-type: none"> • Lawnmowers • Power tools • Blenders • Hair dryers
Over 85 dB for extended periods can cause permanent hearing loss.		
LOUD		
	80	<ul style="list-style-type: none"> • Alarm clocks
	70	<ul style="list-style-type: none"> • Traffic • Vacuums
MODERATE		
	60	<ul style="list-style-type: none"> • Normal conversation • Dishwashers
	50	<ul style="list-style-type: none"> • Moderate rainfall
SOFT		
	40	<ul style="list-style-type: none"> • Quiet library
	30	<ul style="list-style-type: none"> • Whisper
FAINT		
	20	<ul style="list-style-type: none"> • Leaves rustling

OCTOBER IS NATIONAL AUDIOLOGY AWARENESS MONTH AND NATIONAL PROTECT YOUR HEARING MONTH

Visit www.HowsYourHearing.org to learn more about audiology and hearing loss.

Think you may have a hearing loss? Click on the "Find an Audiologist" link of the Web site to locate and set up an appointment with an audiologist in your area to get your hearing tested.



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: July 6th, 2021

AGENDA ITEM: Updating the Water and Wastewater Services Fee Schedule to charge commercial system development fees (SDFs) for rental projects that meet certain criteria

FROM: Bill Almquist, Community Development Director

Salida, like many Colorado mountain towns, is experiencing an unprecedented housing crisis that is exacerbated by both the high cost of for-sale homes, as well as the very limited supply of rental units (especially higher-density rental complexes) for our workforce. The 2015 Chaffee County Housing Needs Analysis indicated that nearly 300 affordable/attainable units across the County (perhaps up to 100 in Salida alone) would need to be built each year for the following 10 years to fully meet the community’s needs. At the moment, we are even further behind the curve, as fewer than 100 rental units having been built in the city since the publication of that report.

Some members of the local development community have pointed to the City’s existing water and wastewater system development fee (SDF) structure as one particular barrier to the construction of apartment units, in particular. Currently, SDFs are charged on a per-unit basis for “residential multi-family” units, which is 75% of the fee for a single-family home (or just over \$10,000 per unit). Some have requested that rental projects which are under single-ownership and on a single-lot instead be charged as a commercial project. Such a fee would vary based on the required meter size, which would correspond to total fixture counts and other variables, but would likely be less costly per unit than under the current methodology (estimated to be approximately 25% - 50% of the fee for a single-family home).

Communities across the country, and even within Colorado, vary in how they charge SDFs for rental complexes. Specifying that certain rental projects be charged at commercial rates instead of per unit would likely have some negative impacts on the water and wastewater fund. However, in light of the current housing situation (and potential ramifications if the trends are to continue), such a sacrifice could also be considered a long-term investment in the community and may be absorbed via other means. Staff recognizes the critical importance of increasing the rental housing stock and is supportive of working with developers to find solutions to this housing emergency. Staff also recognizes that, in the current market, the development of rental projects may be less attractive than developing single-family homes for sale—therefore reduced SDFs could very well make rentals more appealing to build. Of course, should enough rental units be constructed to meet housing goals (or if other circumstances arise), Council always has the ability to adjust fees as necessary to ensure the long-term health of the water and wastewater fund.

In order to ensure that such a reclassification/reduction of SDFs will help meet Council's goal of addressing the housing dilemma, Staff has provided several recommended project requirements in order for commercial fees to be applied:

1. The size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida, and verified by the project engineer. *(David Lady has been working to synchronize our calculations sheet with that of Buena Vista's so that developers are using the same information, County-wide)*
2. The rental development may take on a variety of forms, including pocket-developments such as that at 6906 Vandaveer Rd, four-plexes, traditional "apartment" complexes, etc., but it must be located on a single lot and under single ownership.
3. If any of the individual units ever convert to separate ownership property (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the already-paid per unit cost (averaged over the total number of units) and the SDF for a non-rental unit applicable at the time of conversion (that would be the "residential multi-family" per-unit fee today).
4. The development must include a minimum of three (3) units. *(This aligns with the minimum number of units in our definition of "apartment")*
5. The number of residential units in the development must be equal to or greater than 50% of the maximum number of units allowed on the lot per density standards. Consistent with the Comprehensive Plan, such developments are also encouraged to strive towards maximum density, as appropriate.
6. Individual units may not exceed 1200 SF, excluding garage space.

Staff appreciates the input of Council on such potential changes/recommendations.

Attachments

- Draft Amended Fees and Charges for Water and Wastewater Services

Fees and Charges for Water and Wastewater Services, effective January 2021

Description of Fee, Rate or Charge	Code Section	Fixed Fees					Commercial Fees (3) (4)					
		Special Charges	Residential Single-Family and Duplexes (1)	Residential Multi-Family (1)	Accessory Dwelling Units (2)	Legally-Restricted Affordable Housing (1)	3/4" line	1.0" line	1.5" line	2.0" line	3.0" line	4.0" line
Water System Development & Associated Fees												
System Development Fee	13-3-20 (c)		\$ 8,512	\$ 6,384	\$ 3,405	\$ 3,405	\$ 8,512	\$ 14,270	\$ 28,316	\$ 52,472	\$ 106,742	\$ 217,534
Surcharge in High Zone	13-3-20 (d)		\$ 1,936	\$ 1,452	\$ 774	\$ 774	\$ 1,936	\$ 2,904	\$ 4,352	\$ 6,530	\$ 9,797	\$ 14,695
Irrigation only (plus 50% of applicable surcharge above)	13-3-20 (c)		\$ 4,256	\$ 4,256	-	\$ 4,256	\$ 4,256	\$ 7,135	\$ 14,158	\$ 26,236	\$ 53,371	\$ 108,767
Water Meter - Disc	13-02-90		\$ 352	\$ 352	-	\$ 352	\$ 352	\$ 469	\$ 770	\$ 1477	-	-
Water Meter - Turbine	13-02-90		-	-	-	-	-	-	1629	1928	2319	3387
Water Meter - Compound	13-02-90		-	-	-	-	-	-	-	3382	4081	5623
Note: Meter prices are based on supplier prices and, therefore, are subject to change outside of the City's control.												
Wastewater System Development Fees												
System Development Fee for water & sewer customer	13-3-20 (c)		\$ 5,206	\$ 3,905	\$ 2,082	\$ 2,082	\$ 7,808	\$ 16,918	\$ 30,190	\$ 42,199	\$ 79,834	\$ 132,732
Fee per 1.0 EQR if no municipal water service	13-3-20 (c)		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Monthly Water Rates and Charges for Service												
Service charge	13-3-30 (b)		\$ 19.13	\$ 19.13	\$ 9.56	\$ 19.13	\$ 19.13	\$ 25.44	\$ 38.26	\$ 50.88	\$ 76.33	\$ 101.77
Water maintenance charge			\$ 6.64	\$ 6.64	\$ 3.32	\$ 6.64	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Volume (usage) charge (over 2,000 gallons only)												
Tier I (2,000 to 13,333 gallons/month)			\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75	\$ 1.75
Tier II (over 13,333 gallons/month)			\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34	\$ 2.34
Demand fee up to 100,000 gallons							\$ 6.64	\$ 6.64	\$ 6.64	\$ 6.64	\$ 6.64	\$ 6.64
Demand fee 101,000 to 500,000 gallons							\$ 19.92	\$ 19.92	\$ 19.92	\$ 19.92	\$ 19.92	\$ 19.92
Demand fee 501,000 to 1,000,000 gallons								\$ 49.79	\$ 49.79	\$ 49.79	\$ 49.79	\$ 49.79
Demand fee over 1,000,000 gallons									\$ 66.38	\$ 66.38	\$ 66.38	\$ 66.38
Monthly Wastewater Rates and Charges for Service												
Service charge	13-3-30 (b)		\$ 21.57	\$ 21.57	\$ 10.78	\$ 21.57	\$ 22.34	\$ 31.18	\$ 46.53	\$ 69.80	\$ 88.41	\$ 109.35
Residential volume charge (based on winter water usage) (2,000 gallons usage included in residential service charge)			\$ 1.42	\$ 1.42	\$ 1.42	\$ 1.42						
Commercial volume charge (based on actual water usage)							\$ 2.64	\$ 2.64	\$ 2.64	\$ 2.64	\$ 2.64	\$ 2.64
Sewer only service charge - per equivalent living unit			\$ 37.25									
Other												
Permanent disconnection of water line	13-2-210		\$ 50.00									
Accessory Structure Service Charge Suspension Agreement	13-3-10(a)(1)		\$ 40.00									
System Development Fee Deferral Agreement	13-3-10(a)(1)		\$ 40.00									
Bulk water - untreated for construction within the City of Salida (per 1,000 gallons)	13-3-30 (a)		\$ 2.50									
Bulk water - treated (up to 1,000 & per each add'l 1,000 gallons)	13-3-30 (a)		\$ 6.00									
Bulk water - set hydrant meter	13-3-30 (a)		\$ 50.00									
Inactive account (sewer only customers) per month	13-3-30 (g)		\$ 0.00									
Returned check charge	13-3-30 (h)		\$ 25.00									
Final billing and new account charge	13-3-30 (i)		\$ 62.00									
Sewer only final billing and new account charge	13-3-30 (i)		\$ 31.00									
Temporary water disconnection fee - once annually	13-03-50		\$ -									
Temporary water disconnection fee - more than 1x per year	13-03-50		\$ 40.00									
Delinquent Charge - water service	13-3-30 (h)		\$ 3.50									
Delinquent Charge - wastewater service	13-3-30 (h)		\$ 3.50									
Late Fee (SteamPlant, Public Works, Finance, Fire, Pool, Wastewater - 30 day delinquent, charged monthly) \$3.50 or 5% (whichever is greater)			\$3.50 or 5%									
Period of time after which service is subject to termination	13-3-50 (c)		45 days									
Water termination (shut-off) fee	13-3-70 (d)		\$ 40.00									
Account reinstatement charge (waived if shut-off fee paid)	13-03-80		\$ 40.00									

Notes:
 (1) All fixed fees are multiplied by the number of such units associated with each account.
 (2) Fees for accessory dwelling unit apply unless use of property is legally restricted for non-rental use.
 (3) Includes mixed-use developments in a single building where 50% or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council.
 (4) Also applies to single-ownership, single-lot rental projects of 3 units or more. The required size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida and verified by the project engineer. The development must meet a minimum of 50% of the maximum allowed density for the lot, and individual units may not exceed 1200 SF excluding garage space. If any of the individual units ever convert to a single-ownership property (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the paid per unit cost (averaged over the total number of units) and the SDF for a non-rental unit applicable at the time of conversion.



The Effects of Short-Term Rentals on the Housing Market and Affordability

As we all know by now, Colorado mountain and destination towns, including the City of Salida, are finding themselves in an affordable housing crisis. Some of these problems that communities are facing stem from the increase of short-term rentals within communities.

The short-term rental (“STR”) issue can be thought of like this: short-term rentals reduce the affordable housing supply by distorting the housing market. In terms of simple conversion, any housing unit that was previously occupied by a city resident but is now listed on one of the rental sites (VRBO, Airbnb, etc.) year-round, is a unit that has been removed from the rental market and instead been added to the community’s supply of hotel rooms. And so long as a property owner or leaseholder can rent out their property cheaper than the price of a hotel room, there is an overpowering incentive to list each unit as a short-term rental rather than rent to local residents.

There are numerous academic studies that show these effects on communities. A study done in Los Angeles showed that a 10% increase in short-term rental listings lead to a 0.42% increase in rents and a 0.76% increase in house prices. Overall, the short-term rental industry has grown by 800% since 2011. Therefore, these studies conclude that if a 10% increase in the number of short-term rental listings led to a 0.42% increase in rents, the actual 800% STR increase since 2011 would be responsible for a 33.6% rent increase over that same period.

A *Harvard Law & Policy Review* article similarly found that STRs increase rents, incentivize hotelization and reduce the affordable housing stock. This scholarly journal details how short-term rentals increase rents in neighborhoods with a high density of STR listings, and how they lead to a citywide reduction in affordable housing. The article also concluded that Short-Term Rentals are also correlated with gentrification in adjacent neighborhoods. They reduce integration by displacing lower-income tenants, exacerbate racial and socioeconomic inequality, and result in inequitable housing in the community.

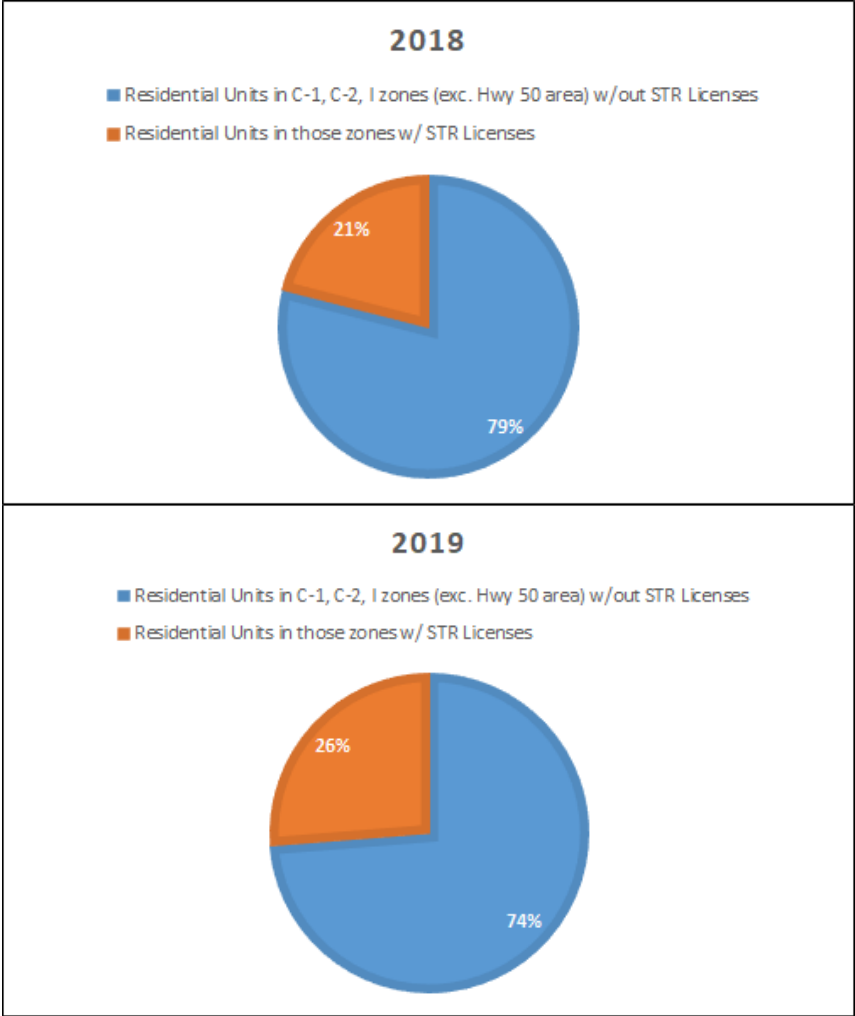
Some Colorado communities have begun looking at the direct impact that short-term rentals are having on affordable housing. For example, the Summit County Housing Needs Update, prepared for the Summit Combined Housing Authority, determined that there is a gap of about 2,400 housing units and it is expected to increase to around 5,100 units in the next few years. More specifically, this study found that there are nearly 10,000 units being listed for short-term rental purposes, which accounts for 50% of the entire vacant housing inventory, and a third of the entire County housing inventory. It concluded that these STRs have absorbed much of the available housing inventory from the long-term rental and ownership market. Finally, the Summit County Housing Needs Update indicated that one of the biggest opportunities to address housing issues included “discouraging short-term rentals”

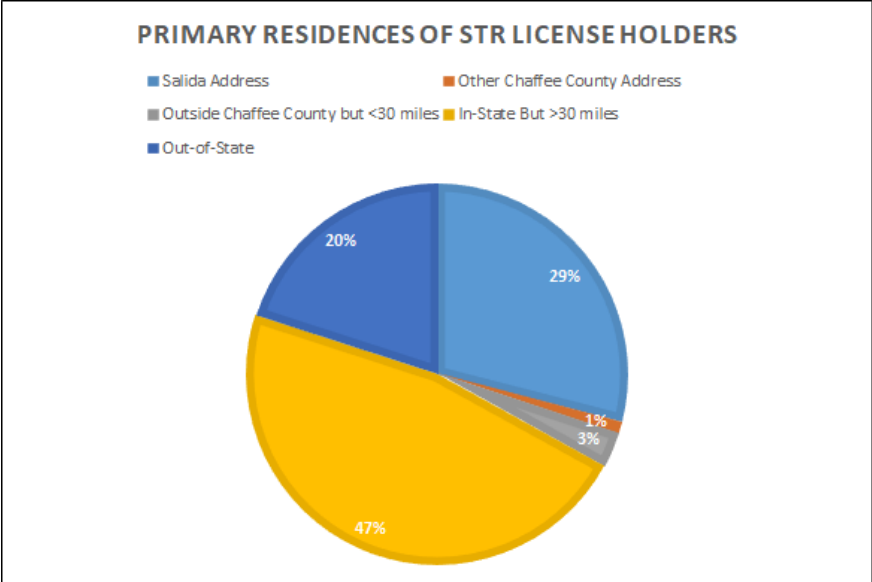
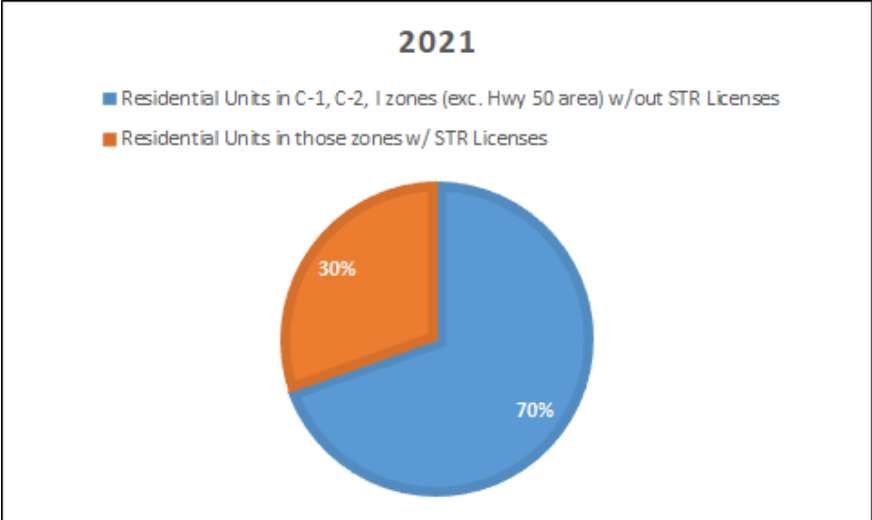
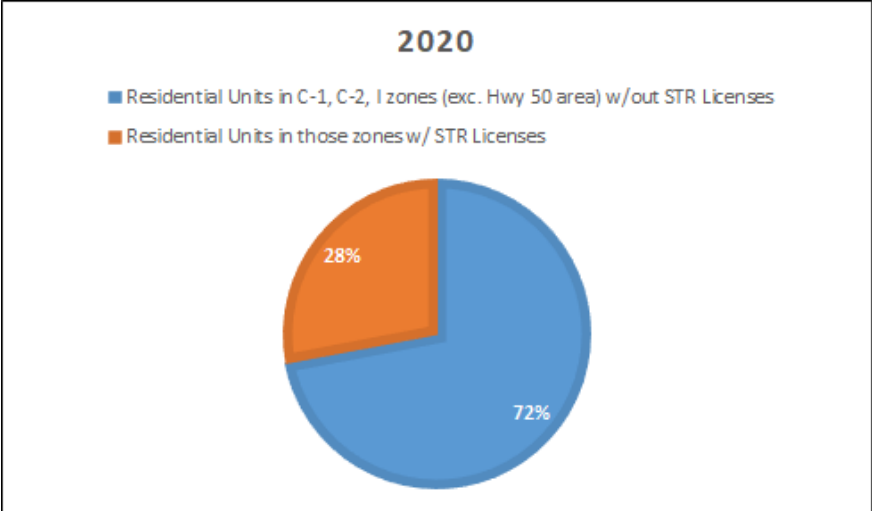
Finally, the NWCOG (Northwest Council of Governments) prepared a 2021 Mountain Migration Report, entitled “Are COVID Impacts on Housing and Services Here to Stay?” This report concluded many housing changes, and overall impacts on communities, over the 16 months.

This included: the change in housing unit use from long-term to short-term rentals, and owners moving into their short-term rentals, removing them from the rental pool. The study also found that cost was not an issue for many short-and mid-term renters. Additionally, only 50% of the housing unit in the study area were occupied by full-time residents. And, part-time residents (24%) and newcomers (13%) were found much more likely than full-time residents (3%) to lease their homes short-term. The report concludes with various policy recommendations to address these recent impacts to housing and services.

Recent Data in Salida

Below you will find some Salida-specific data regarding the relative percentage of STR licenses for residential units within the C-1, C-2, and Industrial zones, excluding Highway 50 corridor properties (this is because there are only a handful of licenses there, and not many residential units within those Commercial zones). The numbers represented by these pie charts are for those in the general vicinity of Hwy 291/1st Street, and is based off of 400 total residential units. Notably, the relative percentage of STR licenses has been growing over the last few years; up from about 10% in 2016. The final chart shows where those license holders consider to be their primary residence – almost 70% of them are either out of state or outside the area.





Resources:

Summit County Study: <https://www.summithousing.us/wp-content/uploads/2020/03/2019-Summit-County-Housing-Needs-Update.pdf>

2021 Mountain Migration Report: <https://www.nwccog.org/wp-content/uploads/2021/06/Mtn-Migration-Report-FINAL.pdf>

Harvard Law & Policy Review article, “How Airbnb Short-Term Rentals Exacerbate Los Angeles’s Affordable Housing Crisis: Analysis and Policy Recommendations”

<http://blogs.ubc.ca/canadianliteratureparkinson/files/2016/06/How-Airbnb-Short-term-rentals-disrupted.pdf>

“Short-term rentals are creating a problem in Colorado ski towns. Is there a solution?”
(Steamboat Springs)

<https://www.steamboatpilot.com/news/short-term-rentals-are-creating-a-problem-in-colorado-ski-towns-is-there-a-solution/>



MEMORANDUM

DATE: July 6, 2021
FROM: Drew Nelson, City Administrator
TO: Mayor PT Wood and Salida City Council
SUBJECT: Affordable Housing Financial Contributions – Jane’s Place

Background

The Salida City Council approved the Jane’s Place Planned Development at the Council’s regular meeting held on June 1st, 2021, allowing for a 17-unit mixed-use development to be constructed at the southwest corner of State Highway 291 and West 3rd Street. The City has been approached by the project’s developers – the Chaffee County Community Foundation (CCCF) and the Chaffee Housing Authority (CHA) for matching funds to close the fiscal gap in financing the project. Attached is a formal request from the CCCF that further explains the funding stacks for the project.

Analysis

As noted in the CCCF letter, total projected construction costs are \$3.6M, with approximately 65% of the funding to be procured as debt for the project. Currently, fundraising has garnered \$310,000 from individuals in the community towards total costs. CCCF has requested matching funds in the amount of \$350,000 from the City to be broken into two silos - \$50,000 for immediate pre-development costs, and \$300,000 for construction costs to be invested later in 2021. In discussions with CCCF and the CHA, there appears to be an opportunity to challenge the community to match a total City investment of \$350,000 by encouraging further charitable giving of at least \$40,000 by individuals.

Overall, the investment of \$350,000 in a 17-unit project focused on the Salida workforce appears to be a wise investment. While rent rates are not capped by a percentage of Area Median Income, the project will utilize incomes to determine rent rates and to cap those at no more than 30% of a tenant’s income. This approach provides a considerable amount of flexibility to both the renters and CCCF/CHA that does not rely on federal or state formulas that may not fit Salida’s needs. At a cost of \$20,600 per unit to the City for this project, it appears that such an investment would match the City Council’s commitment to affordable and workforce housing.

Recommendation

Staff recommends that the City Council provide feedback on the parameters identified in the attached letter as well as preferences for funding options. In addition, there will be a separate specific request for City Council action during the regular meeting to provide \$50,000 in funding for pre-development costs. Staff would suggest that any remaining contribution be identified in the upcoming Development Agreement for Jane’s Place.



Jane's Place Investment Request

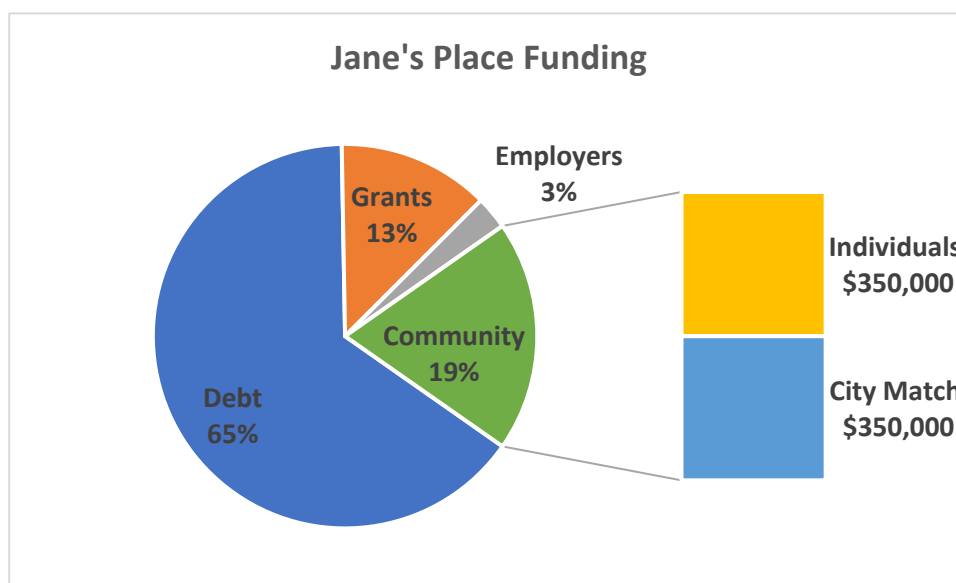
July, 2021

Mr. Mayor, City Councilmembers, and City Administrator Nelson,

I am honored to once again elevate Jane's Place to you for your consideration – your leadership, values, and actions have propelled this project forward, and now I look forward to discussing with you how you can leverage a financial investment to ensure this vital project comes to fruition.

As you know, CCCF and the Chaffee Housing Authority recognize the importance of funding sources in ensuring a project's flexibility to truly serve its community and the needs of a diverse population. This concept is at the foundation of the capital stack for Jane's Place. Whereas tax credit projects and many other state and federal housing funding sources impose strict income and lease length limits on developments, Jane's Place will use traditional debt mixed with philanthropy and community support – enabling the resulting housing units to serve those who need it the most while maintaining affordability by capping rents at 30% of tenant income.

While construction prices are fluctuating an incredible amount, we anticipate the project costs to be \$3,600,000, and in order to keep terms and debt service at optimal levels, we're seeking no more than 65% of project costs in the form of debt. As you can see, we're seeking various other philanthropic forms of support from grant funders, local employers, and the community directly.



We know you have a deep commitment to addressing the housing crisis – your leadership on this issue is clear county-wide. We ask for you to continue this leadership with a matching commitment to Jane's Place – matching every dollar raised from individuals with a dollar from the City – up to \$350,000. The community support has already been substantial, with individuals giving over \$310,000 to date, so we are very close to our goal and a commitment from the City will help us close the final \$40,000 gap.

While we do not need the majority of this investment until we are ready to file for permits (mid-to-late September), we ask you to consider paying \$50,000 of this total commitment immediately to CCCF to help us ensure we can cover the project pre-development costs.

I look forward to discussing this with you in person on Tuesday, and until then, be well. Thank you.

Joseph Teipel
Joseph Teipel