AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Resolution; Amending the Gunnison County Land Use

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Amend Gunnison County Workforce Housing linkage fee to allow waiver of the fee when an essential housing unit is constructed.

Fiscal Impact:

Submitted by: Cathie Pagano **Submitter's Email Address:** cpagano@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Reduction in revenue will be offset by addition of essential housing units. No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 8/10/2017

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 8/10/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 8/10/2017 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 8/10/2017

( ) Consent Agenda (●) Regular Agenda ( ) Worksession Time Allotted: 15

Agenda Date: 8/15/2017

Revised April 2015

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org
Email: planning@gunnisoncounty.org

To: BOCC

From: Cathie Pagano

Date: August 8, 2017

Re: Workforce Housing Linkage fee amendment

Attached you will find a draft resolution amending the Workforce Housing Linkage fee (Resolution No. 2012-09 attached for your review). There are several upcoming projects where an applicant desires to construct a Workforce Housing unit as part of a larger project. The current fee structure and regulations do not address if a Linkage fee is required when an Essential Unit is constructed. The draft resolution intends to allow a waiver of the fee if an essential housing unit(s) is constructed.

The construction of workforce housing units is a significant benefit to Gunnison County and its residents. There are several policy issues to consider in reviewing the amendment.

There is no minimum size requirement or particular standard that a unit must meet, other than complying with the applicable building codes. I've included a requirement that the essential unit comply with Section 9-601: Purposes of the LUR to ensure that units are located in areas that are appropriate for development and meet the intent of workforce housing. For example, it would not necessarily be beneficial for a commercial development located near the City of Gunnison to construct an essential housing unit near Powderhorn. However, there may be cases where the housing unit(s) and the project development may not necessarily be located in the same place—flexibility is advantageous.

Are the housing bid and receipts sufficient to ensure the development of adequate workforce units? It should be expected that some individuals may want to install tiny homes on a parcel for workforce housing—this may be appropriate in some cases. Please feel free to contact me with any questions. Thanks.

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY

RESOLUTION NO. _____SERIES 2017

WHEREAS, the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter the "Board") amended the Gunnison County Land Use Resolution and enacted a Workforce Housing Fee (also known as the "Linkage Fee") on June 13, 2006 by Resolution No. 06-44 and; and

WHEREAS, the Board amended certain portions of the Workforce Housing Fee, by resolution or motion, on March 4, 2008; April 1, 2008; June 2, 2009 and February 21, 2012 by Resolution No. 12-09; and

WHEREAS, the Board intends to clarify that developments which include the construction of essential residences as part of the project may be eligible for a reduced Linkage fee if an essential residence(s) is constructed in lieu of the payment of the Workforce Housing fee; and

WHEREAS, the Board has determined that it is in the best interest of the community for essential residences to be constructed; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that

1. The Workforce Housing fee for a project may be waived if an Essential Housing unit is constructed, that is equal or greater in value to the Essential Housing fee for the project. A bid verifying the total cost of the essential unit shall be submitted to the Community Development Department prior to any waiver of the fee. Receipts to verify the value of the Essential Unit are required to be submitted prior to issuance of a Certificate of Occupancy.
2. A Certificate of Occupancy for the subject project shall not be issued unless and until a Certificate of Occupancy has been issued for the Essential Housing unit(s).
3. The Essential Housing unit shall comply with the Gunnison County *Land Use Resolution* Section 9-601: *Essential Housing Purposes* and the definition of essential housing.
4. A deed restriction that restricts the use of the housing unit as essential housing shall be recorded prior to issuance of the Certificate of Occupancy.
5. If the construction cost of the Essential Housing unit(s) does not exceed the Workforce Housing fee the remainder of the Workforce Housing fee shall be paid to Gunnison County.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner _____, seconded by Commissioner_____, and passed on this ___day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS

Phil Chamberland, Chairperson	Jonathan Houck, Commissioner	John Messner, Commissioner

ATTEST:

Gunnison County Clerk and Recorder