

TOWN OF LYONS, COLORADO
RESOLUTION 2016-43

A RESOLUTION SETTING A GOAL FOR AFFORDABLE HOUSING IN THE TOWN OF LYONS AND SETTING FORTH POTENTIAL MEASURES AND INCENTIVES TO ACCOMPLISH SUCH GOAL

WHEREAS, the Town of Lyons Board of Trustees (the "Board") believes that a socially and economically diverse community contributes positively to the character of the Town of Lyons (the "Town") and enhances economic sustainability; and

WHEREAS, the current housing stock in the Town is comprised primarily of market-rate, single-family homes; and

WHEREAS, the Board believes that much of the Town's diversity originates from its residents; and

WHEREAS, the Board believes it is important for people who work in the Town to have opportunities to live in the Town; and

WHEREAS, the majority of homes lost in the September 2013 flood were affordable to residents earning less than eighty percent of the average median income for Boulder County ("Boulder County AMI"); and

WHEREAS, the Town's rich history of diversity is in jeopardy due to the loss of those affordable homes as well as the trend toward housing being less affordable for individuals earning below eighty percent of the Boulder County AMI; and

WHEREAS, it has become significantly more difficult for low- to moderate-income persons, such as local workers, senior citizens, and artists, to live in Lyons without being "housing-burdened" (defined as the need to spend thirty percent or more of monthly income on housing); and

WHEREAS, certain segments of the local population, such as local workers, senior citizens, and artists, among others, may prefer smaller, more affordable housing; and

WHEREAS, Housing Objective 1.2 in the 2010 Comprehensive Plan states that diversifying the housing stock is a priority for the Town, and provides strategies for increasing housing options that are attainable for persons who do not possess the means or desire to purchase a market-rate, single-family home; and

WHEREAS, Housing Objective 1.3 of the Lyons Recovery Action Plan describes the importance of replacing the affordable housing lost to the September 2013 flood; and

WHEREAS, in order to diversify Town housing stock and to replace the housing lost in the flood, the Board of Trustees desires to explore and implement strategies that will increase the supply of housing that is attractive to a wide range of residents, and thereby to promote housing affordability, through local regulations and processes that will facilitate a variety of housing types and affiliation with programs that provide financial assistance for housing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

Section 1. The Board of Trustees hereby declares that, in order to promote the general health, safety, and welfare of the Town's residents, it is in the Town's best interest to set a goal for the number of housing units that are affordable to residents earning eighty percent or less of the Boulder County AMI at approximately ten percent of the total housing stock within the Town limits, with a majority of affordable units meeting the needs of residents earning sixty percent or less of the Boulder County AMI, with the emphasis on permanently affordable units.

Section 2. The Board of Trustees hereby declares that in order to accomplish the Town's affordable housing goal, the Board may consider adopting specific measures including, but not limited to: (1) zoning changes that allow for denser development where it otherwise would not be permitted; (2) annexation conditions that favor affordable housing; (3) conditions on further market-rate, single family home construction; (4) deed restrictions, covenant controls, and land leases on market-rate housing; and (5) use of Lyons Urban Renewal Authority funds for projects combining commercial and residential development and placing as instruments of affordable housing. This list of measures shall be considered illustrative, and shall not be interpreted to exclude any appropriate affordable housing strategy not specifically referenced herein.

Section 3. The Board of Trustees may utilize incentives to accomplish the Town's affordable housing goal. These incentives may include, but are not limited to: (1) land swaps; (2) reduced tap and permitting fees; (3) property tax exemptions; and (4) density bonuses. This list of incentives shall be considered illustrative, and shall not be interpreted to exclude any appropriate affordable housing incentive not specifically referenced herein.

Section 4. The Board of Trustees hereby authorizes Town staff to examine opportunities and propose lawful means for adopting and implementing affordable housing measures in accordance with the intent of this Resolution and as appropriate, subject to the advice of the Town Attorney, and to seek grants or other appropriate funding to assist in these efforts.

Section 5. This resolution shall be effective upon its adoption.

ADOPTED THIS 18th DAY OF APRIL 2016.

TOWN OF LYONS, COLORADO

John E. O'Brien, Mayor

Deb Anthony, MMG - Town Clerk