

1 ~~which are included in the city's affordable housing program guidelines~~, available
2 through the city's ~~CDBG—~~*Housing and Community Investment* office. The
3 planning director shall base the amount of fee reduction or subsidy upon the
4 following factors:

5 1. *For applicants requesting fee reductions or subsidies for constructing*
6 *affordable housing:*

7 *a.* The number of units to be occupied by tenants or purchased and occupied
8 by homeowners whose incomes meet the specific percentages of the median
9 income by occupancy type as set by sections 15.04.030.A.2 and 15.10.020;

10 ~~2~~*b.* Whether or not there is a commitment by the applicant to provide
11 permanently affordable housing;

12 ~~3~~*c.* Whether or not there is a commitment by the applicant to provide a
13 minimum of five percent of the total units to one or more special needs
14 populations including, but not limited to, large family (four or more bedrooms),
15 homeless, elderly, physically disabled and agricultural workers;

16 ~~4~~*d.* Whether there is a commitment by the applicant to giving a priority to
17 households on the city housing authority waiting list for low rent housing;

18 ~~5~~*e.* Whether or not there are construction features that lower the cost of
19 housing for low income consumers;

20 ~~6~~*f.* The number and type of affordable housing units to be constructed in
21 excess of the minimum requirements of this Code; and

1 ~~7g.~~ Any other factors consistent with the intent of this chapter that the
2 ~~planning director~~city manager or designee may from time to time set forth in an
3 administrative regulation.

4 2. *For applicants requesting fee reductions or subsidies for constructing*
5 *attainable housing:*

6 a. *The number of units to be sold at a price below the median sales price in*
7 *the city of Longmont for a given unit type, as published by the City of Longmont*
8 *to individual homeowners whose incomes meet the specific percentages of the*
9 *median income by occupancy type as set by subsection C of this section.*

10 b. *Whether or not there is a commitment by the applicant to provide deed*
11 *restrictions on the attainable housing for a period of time as determined by the*
12 *city manager or designee. Such deed restrictions shall contain all terms*
13 *determined by the city manager or designee to be appropriate to ensure the*
14 *affordability of the unit and compliance with this section. The council may*
15 *consider allowing an owner of an attainable unit to sell to a buyer who does not*
16 *meet the qualifications of subsection C of this section in exceptional*
17 *circumstances involving significant disruption to the local economy or individual*
18 *financial hardship. In exchange, the owner would transfer equity to the city at*
19 *that time. The city manager or designee may specify in the deed restriction the*
20 *amount of such equity. The amount shall be revised upon each sale of the*
21 *attainable unit and shall be based on the difference between the most recent*
22 *attainable sales price and the estimated market price of the unit at the time of*
23 *most recent sale.*

1 c. Whether or not there is a commitment by the applicant to grant employees
2 a preference to purchase a percentage of units that is proportional to the
3 percentage of employer invested funds in the development.

4 d. Whether or not there is a commitment by the applicant to grant preference
5 to individuals employed or relocating to Longmont for employment.

6 e. Whether or not there is a commitment by the applicant to enter into a
7 development agreement with the city, the terms of which shall be negotiated at the
8 discretion of the City manager to further the housing goals of the city. Satisfaction
9 of this criteria shall be a requirement to be eligible for consideration of fee
10 waivers greater than 45%.

11 f. Whether or not the project provides an exceptional benefit to the
12 community. Satisfaction of this criteria shall be a requirement to be eligible for
13 consideration of fee waivers greater than 45%.

14 g. Whether or not the project aligns with City Goals. Satisfaction of this
15 criteria shall be a requirement to be eligible for consideration of fee waivers
16 greater than 45%.

17 h. Any other factors consistent with the intent of this chapter that the city
18 manager or designee may from time to time set forth in an administrative
19 regulation.

20 B. The application shall contain the name and address of each property
21 owner, the developer, a description of the project and such supporting information
22 deemed necessary by the ~~planning director~~city manager or designee.

1 C. For the purposes of this chapter, “attainable housing” shall be defined as
2 follows:

3 1. Attainable owner housing means a dwelling unit sold for occupancy to a
4 homeowner whose income is between 80.1 percent and 120 percent of the area
5 median income and sold so as to be affordable to homeowner whose income is
6 between 80.1 percent and 120 percent of the area median income.

7 . . .

8 Section 4

9 To the extent only that they conflict with this ordinance, the Council repeals any
10 conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and
11 invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance.

12 Section 5

13 The Council deems passage of this ordinance to be for the immediate preservation of
14 public peace, health and safety. This ordinance shall take effect five days after final publication,
15 provided at least three-fourths of the Council approve this ordinance on final reading.

16 Introduced this _____ day of _____, 2023.

17
18 Passed and adopted this _____ day of _____, 2023.

19
20
21
22 _____
23 MAYOR

24
25
26 ATTEST:

27
28
29 _____
30 CITY CLERK

1 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
2 7:00 P.M. ON THE _____ DAY OF _____, 2023, AT THE
3 LONGMONT CITY COUNCIL MEETING.
4

5
6 APPROVED AS TO FORM:
7
8

9 _____
10 ASSISTANT CITY ATTORNEY

DATE

11
12
13 _____
14 PROOFREAD

DATE

15
16
17 APPROVED AS TO FORM AND SUBSTANCE:
18
19

20 _____
21 ORIGINATING DEPARTMENT

DATE

22
23 CA File: 22-001857