

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO,
ADOPTING THE 2009 BASALT COMMUNITY HOUSING GUIDELINES**

**TOWN OF BASALT, COLORADO
RESOLUTION NO. 02
SERIES OF 2009**

WHEREAS, the Town of Basalt Town Council (hereinafter Council) is authorized by Section 1.3(H) of the Home Rule Charter to adopt and maintain a comprehensive Master Plan for the Town; and

WHEREAS, the Council adopted the 2007 Basalt Master Plan in October of 2007, pursuant to Resolution No. 14, Series of 2007; and

WHEREAS, the Community Housing Guidelines are a tool used to implement the goals and objectives of the Master Plan related to community housing; and

WHEREAS, Town Code Chapter 16, Article XIX requires the Town to adopt Community Housing Guidelines to implement the community housing requirements established in the Town Code; and

WHEREAS, the Town last updated the Community Housing Guidelines in 2001 pursuant to Resolution No. 17, Series of 2001; and

WHEREAS, the Council desires to amend the Community Housing Guidelines;
and

WHEREAS, the Council held a public hearing on April 14, 2009, to review the 2009 Basalt Community Housing Guidelines which include the changes desired by the Council; and

WHEREAS, the Town of Basalt conducted a study of housing needs in 2008, which found as follows:

- (1) Approximately 34% of households live in home that are more expensive than they can afford given their incomes, making it difficult for those households to pay for other necessities, like food, utilities, transportation, and health care.
- (2) Nearly 40% of households with at least one essential employee spend more than 30% of their income on housing.
- (3) Nearly 70% of employers surveyed consider the availability of affordable workforce housing in Basalt to be the most critical or one of the more serious problems in the community.
- (4) 683 additional housing units will be needed to keep up with the demand for workforce housing by the year 2012.

WHEREAS, the Council finds that adoption of the 2009 Community Housing Guidelines further implements the 2007 Basalt Master Plan and provides policy direction for Elected officials and specific direction for developers and others developing community housing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF BASALT, COLORADO:

1. The Town Council hereby finds, determines, and declares that all findings made above in the Recitals are adopted as a part of this Resolution, and this Resolution and the adoption of the 2009 Community Housing Guidelines are necessary and proper for the health, safety, and welfare of the Town of Basalt, Colorado, and the inhabitants thereof.

2. The 2001 Community Housing Guidelines are hereby rescinded and shall be replaced by the 2009 Community Housing Guidelines as attached in Exhibit "A".

3. The 2009 Community Housing Guidelines are hereby adopted and shall be in full force and effect.

4. The language in the recorded deed restrictions of existing community housing units shall determine whether the 2009 Community Housing Guidelines will apply to such units. However, the Special Housing Evaluation Committee as defined in the 2009 Community Housing Guidelines shall have reasonable discretion to interpret the existing deed restrictions to determine the applicability of the 2009 Community Housing Guidelines to community housing units that had executed and recorded deed restrictions prior to the adoption of the 2009 Community Housing Guidelines.

5. A Copy of the 2009 Community Housing Guidelines shall be available for review and at the Office of the Town Clerk of the Town of Basalt and as feasible on the Town's website.

Approved by a vote of 6 to 0 this 14th day of April, 2009.

TOWN COUNCIL OF BASALT, COLORADO

ATTEST:

By: _____
Leroy Duroux, Mayor

Pamela Schilling, Clerk