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POLICY STATEMENTS

The purpose of this section is to assist the staff, the development community and the public in understanding the Town's philosophy regarding various aspects of the program. These policy statements will be reviewed and revised by the Town Council on an annual basis.

- A. Mitigating Community Housing Impacts: The following list establishes the Town's options in order of preference depending on the site location.
1. On-site housing or off-site housing in the Urban Growth Boundary (UGB) in circumstances where the Town Council determines that off-site housing is more appropriate;
 2. Off-site housing in the UGB, including buydown units; and
 3. Purchasing Housing Credits.
 4. Cash-in-lieu for ~~up to 500 square feet of~~ required commercial mitigation or inclusionary housing.
- B. Unit types: In areas where developers wish direction regarding the types of unit to construct, the Town would like to see the following:
1. Family-oriented units; and
 2. Entry level units; and
- C. Community housing offered as mitigation shall provide for a balanced range of categories and, where possible, a diversity of unit types.
- D. Minimum Livability Requirements. All Community Housing Units developed shall, at a minimum, have the following:
1. Kitchen containing the following:
 - a. Four-burner stove
 - b. Oven
 - c. Hood that vents to the outside
 - d. Refrigerator of at least 10 cubic feet

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- e. Dishwasher if unit has 2 or more bedrooms
 - f. At least 10 square feet of counter space
 - g. 80 square feet of kitchen floor area for studio and 1-Bedroom Units
 - h. 120 square feet of kitchen floor area for 2-Bedroom Units or Larger
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- 2. Adequate dining space per the size of the units as determined by the Town
 - 3. One full bathroom that includes a tub for Studio and 1-Bedroom Units
 - 4. One and ½ bathrooms that include at least one tub for 2-bedroom Units
 - 5. Two full bathrooms with at least one tub for 3-Bedroom Units or Larger
 - 6. At least one off-street parking space for each unit
 - 7. Adequate storage space as determined by the Town.

The Special Housing Evaluation Committee (SHEC) may approve variations from the above requirements on a case by case basis after considering a recommendation from the Basalt Affordable Community Housing (BACH) Committee.

PART I. COMMUNITY HOUSING CATEGORIES

A. Area Median Income (AMI) Categories Required. The average price for all community housing sale units to be provided shall be dispersed over a range of unit prices affordable to individuals and households making below ~~150~~ 120% of Basalt's AMI. Community Housing rental units also may be developed to satisfy commercial mitigation or inclusionary housing requirements as established in Article XIX of the Town Code. Applicants shall provide housing in the following three categories, in accordance with the distribution described below:

Category 1- Only those households earning between 60% to 80% of the Area Median Income (AMI) for Basalt (as defined in the definitions section of these guidelines), may qualify to purchase or rent a community housing unit which has been priced based on Category 1 AMI levels. Units developed and deed restricted as Category 1 units shall meet the following requirements:

- 1. For-sale units shall not have a maximum initial sales price greater than would be affordable for individuals or households making 70% of Basalt's AMI using the pricing methodology established in Section 1(B) and 1(C); and,
- 2. Rental units shall meet the maximum rent requirements set forth in Table I, Section D, Part 1 of these guidelines; and,