

STAFF MEMO

DATE OF COUNCIL MEETING: JUNE 10, 2019 / AGENDA ITEM NO. 12
JUNE 24, 2019 / AGENDA ITEM NO. 12

To: Mayor and City Council

From: Tim Cox, City Attorney, 303-987-7460

Subject: **ORDINANCE ESTABLISHING THE CITY COUNCIL HOUSING POLICY COMMISSION, DESCRIBING THE COMMISSION'S RESPONSIBILITIES, AND APPOINTING ITS FIRST MEMBERS**

This ordinance was approved on 1st Reading by a vote of 11 ayes 0 nays.

SUMMARY STATEMENT:

The City Council created an ad hoc Housing Committee in 2018, and that Committee terminated by the terms of its establishing resolution. The City Council desires to establish a permanent housing commission to study and research housing issues, and to discuss, develop and recommend to the City Council housing-related policies. The Commission's specific authority includes the items listed in Section 2.57.020. The proponents of the Commission, recognizing that policies concerning land use in general and housing in particular are or may be within the purview of other agencies, specifically provided that when a proposed housing policy involves potential land use and zoning changes, the Housing Policy Commission will defer to the broad land use authority granted to the Planning Commission by the City's Charter and Municipal Code. Likewise, if a proposed housing policy may encroach upon the jurisdiction of the Lakewood Housing Authority, now d/b/a Metro West Housing Solutions, the Housing Policy Commission may take input from MWHS and may revise its proposed policy accordingly.

The Commission would have six voting members: the mayor and one Council member from each of the City's five wards. With an even number of Commissioners, there is of course a risk of a tie vote on any given matter. To reduce the likelihood of a tie vote and to allow the City Council to consider even some items that do not gain majority approval on the Commission, the ordinance establishes a rather novel approach to voting: If a majority of Commission members present vote in favor of a proposed policy, the policy shall be presented to the City Council with a recommendation of approval; if a majority of the Commissioners present vote against the proposed policy, it shall be presented as an alternative proposal for City Council consideration; if there is a tie vote among the Commissioners present, the proposed policy may be presented to the City Council in summary form with no recommendation. In all cases, a policy presented with no recommendation may nevertheless be adopted by the City Council, rejected by the City Council, or remanded to the Commission for further proceedings.

BACKGROUND INFORMATION:

Housing issues, including but not limited to densities, affordability, locations, etc., have taken on new prominence in recent years as desirable homes at affordable rents have become more and more scarce. The City Council established the Ad Hoc Housing Committee to try to present a more complete picture of Lakewood's needs and impacts.

BUDGETARY IMPACTS:

This item will have a minimal budget impact.

STAFF RECOMMENDATIONS:

Staff recommends approval of the ordinance establishing the housing policy commission.

ALTERNATIVES:

The previously formed ad hoc housing committee terminated by its own terms, so rejection of the Housing Policy Commission would leave the City without an independent housing-related committee.

PUBLIC OUTREACH:

The public has been advised that the City Council intends to form a permanent housing policy commission, but no specific public outreach has been undertaken.

NEXT STEPS:

If approved, the Municipal Code would be amended to add Chapter 2.57, which would become effective thirty days hence.

ATTACHMENTS: Ordinance O-2019-26
1974 Resolution Establishing the Lakewood Housing Authority
2009 Minutes explaining process by which the Authority was transitioning to
new offices on Union Blvd.

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Timothy P. Cox, City Attorney