

2021-6

A RESOLUTION

ESTABLISHING RESIDENTIAL DWELLING UNIT ALLOCATIONS FOR 2021 AND ASSIGNING ALLOCATIONS TO POOLS PURSUANT TO CHAPTER 14.27 OF THE LAKEWOOD MUNICIPAL CODE

WHEREAS, Chapter 14.27 of the Lakewood Municipal Code (“LMC”) creates a building permit management system using allocations for new dwelling units;

WHEREAS, subsection A of LMC Section 14.27.050 requires the City Council to determine the number of allocations available for the current calendar year and assign such allocations to one of three “pools”: the “open pool,” the “hardship pool,” and the “affordable/low income pool;”

WHEREAS, subsections B and C of LMC Section 14.27.050 establish the formula for determining the number of allocations to be created each year, and based on that formula, 701 allocations could be created in 2021;

WHEREAS, Section 14.27.140 authorizes the City Council to temporarily reduce the 1% limit at will;

WHEREAS, City Council has previously indicated its intent to reduce the available allocations in 2020, 2021 and 2022 to prevent the dwelling units allowed to proceed without allocations pursuant to Section 14.27.160 *Authority to Continue* from causing total dwelling unit growth to exceed 1% (annualized);

WHEREAS, 428 dwelling units that can be constructed without allocations pursuant to *Authority to Continue* must be accounted for in 2021 and 2022;

WHEREAS, 701 allocations determined by subsections B and C of LMC Section 14.27.050 minus 214 (half of the number above) allocations determined to be eliminated at the discretion of City Council equals 487 allocations available in 2021; and

WHEREAS, as of December 31, 2020, the City has received application for 98 open pool allocations and none for the hardship or affordable/low income pool, which is less than the total number of allocations to be created; and

WHEREAS, as of December 31, 2020, the City has received notification of 63 anticipated housing units in projects with vested rights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The creation of 487 housing allocations is hereby authorized for use in 2021.

SECTION 2. 250 allocations are hereby assigned to the Open Pool, 174 allocations to the Affordable/Low Income Housing Pool, and 63 allocations to the Hardship Pool for Brookfield Residential LLC.

SECTION 3. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED by a vote of \_\_\_\_ for and \_\_\_\_ against at a virtual regular meeting of the Lakewood City Council held on January 11, 2021 at 7 o'clock p.m.

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Adam Paul, Mayor

ATTEST:

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Bruce Roome, City Clerk

APPROVED AS TO FORM:

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Gregory D. Graham, Deputy City Attorney