

**CITY OF CORTEZ
CITY COUNCIL
RESOLUTION NO. 03, SERIES 2019**

**A RESOLUTION PROVIDING ECONOMIC DEVELOPMENT INCENTIVES BY MEANS OF
AUTHORIZING THE REDUCTION OR WAIVING OF BUILDING PERMIT AND/OR USE
TAX FEES AND OTHER INCENTIVES, BY LAUNCHING THE "CORTEZ HOUSING
AFFORDABILITY AND MITIGATION PLAN" (CHAMP) INCENTIVE PROGRAM**

WHEREAS, pursuant to Article XX Section 6 of the Colorado Constitution and the City of Cortez Home Rule Charter, the City Council has the authority to provide economic development incentives, including waivers, refunds, and abatements of fees, charges, and sales taxes associated with land development and building activities; and,

WHEREAS, pursuant to the Prefatory Statement in the Cortez Home Rule Charter which states that: First—That the Charter must reserve to the people of the city absolute right and power of self-government under the home rule provision of the Constitution of the State of Colorado; that it must provide for the well-being of all inhabitants and look forward to the future growth and development of the community; and,

WHEREAS, finding affordable housing is an ongoing challenge for residents of the City of Cortez, and older existing neighborhoods and developments are experiencing little growth and are now, or are in danger of becoming blighted through lack of development, and some subdivision developments were started but never completed; and,

WHEREAS, the City of Cortez believes that when it comes to success as a community in ensuring that neighborhoods be free from the negative effects of blight, and that all persons should have access to affordable housing, and that the City should take proactive steps to stimulate development of, and the rehabilitation of residential areas, and to create jobs, and generally working with the development and building community to increase the odds of a favorable outcome; and,

WHEREAS, by establishing the ***Cortez Housing Affordability and Mitigation Plan (CHAMP)*** economic development and affordable housing program, it is the City's intent to establish policy guiding the use of economic incentives in keeping with the City of Cortez Comprehensive Plan to incentivize the development of residential properties by making it attractive for local builders, developers, lenders, and real estate professionals to invest in single and multi-family home building to provide additional housing opportunities for those in most need and to rejuvenate existing neighborhoods; and,

WHEREAS, in keeping with the City's Comprehensive Plan by identifying areas of the City that are underdeveloped, blighted, and/or in decline, it is in the City's best interest to offer incentives to promote new construction to provide affordable housing and stimulate the local economy by providing additional local jobs through our local builders through incentives within the means of the City upon the affirmative vote of City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ CITY COUNCIL THAT:

Section 1. The City Council has reviewed the map titled as the "CHAMP Incentive Area Map 2019-2020" that identifies areas of the City that are in need of revitalization and development.

Section 2. The areas so identified will be eligible to builders, developers, home owners, etc., for the following incentives:

- A. All new single family, two-family, and multi-family townhomes as defined and governed by the 2015 International Residential Code and compliant with the proposed zoning classification wherein the property lies shall receive a 75% discount on both Building Permit and Use Tax fees if purchased in the time period beginning March 1, 2019 through March 1, 2020.
- B. All new (not used) manufactured HUD homes and new (not used) Colorado state IRC approved Manufactured Modular homes that are compliant with the proposed zoning classification wherein the property lies shall receive a 100% discount on both Building Permit and Use Tax fees if purchased in the time period between March 1, 2019 and March 1, 2020.

Section 3. This Resolution shall take effect on March 1, 2019 and be in effect through March 1, 2020.

MOVED, SECONDED, AND ADOPTED THIS 12th DAY OF FEBRUARY, 2019

Karen W. Sheek, Mayor,

ATTEST:

Linda L. Smith, City Clerk