

Balanced Housing Plan

Board of County Commissioners

Community and Economic
Development Department

July 10, 2018



Presentation Outline

1. Background
2. Plan Summary
3. Review Process

Background: Process



Background: Housing Needs Assessment

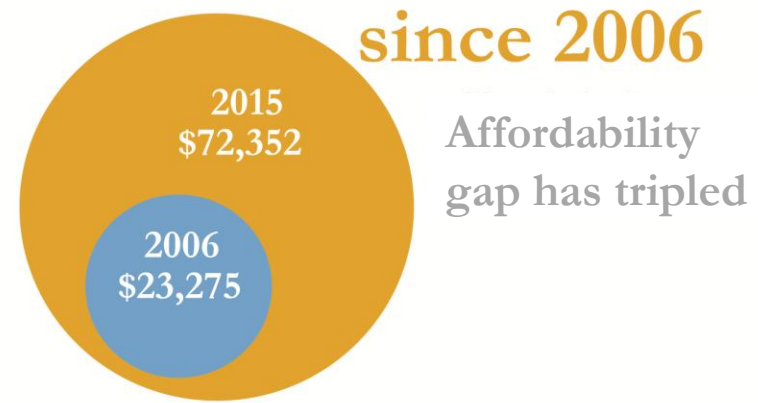
Rents are  faster than income

44% of homeowners are cost-burdened

52% of renters are cost-burdened



18.4% of new families and professionals prefer “missing middle” type housing



33%  in need for affordable housing units since 2009's Balanced Housing Plan

> 24K families make **< \$35K/yr**

Background: What is Balanced Housing?

- **Balanced Housing**

Allow all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population.

- **Affordable Housing**

- Low Income <80% AMI

- **Missing Middle**

- 80 - 120% AMI

- Townhomes, duplex, triplex, apartments, live/work units and ADU's

- **2018 AMI for Adams County = \$89,900**

Background: Key Themes and Barriers

1. Lack of funding for affordable housing and risk of Federal funding levels
2. Legislative/legal barriers
3. Cities and Counties working independently
4. Aging housing stock
5. Development costs too high and no available incentives
6. No sense of place; no clear marketing

Plan Summary: Purpose, Goals and Policies

Purpose:

Take the information collected from the HNA and stakeholder input , and present defined goals and outcomes through a multifaceted and collaborative approach.

Goals:

- Utilize new and existing tools
- Reduce constraints to Development
- Expand opportunities

Policies:

- Improve and support housing opportunities for all residents in Adams County
- Foster an environment that promotes “Balanced Housing”
- Encourage connection and access between schools and housing
- Promote the preservation of the County’s current housing stock
- Integrate development practices that increase diversity in housing options

Plan Summary: Implementation

Actions	Strategies
<u>Expand Resources</u>	<ul style="list-style-type: none">•Create a Housing Trust Fund•Utilize and leverage existing funding with housing partners•Create partnerships to leverage resources
<u>Balance Supply with Demand</u>	<ul style="list-style-type: none">•Incentivize infill development•Codify flexible land use regulations to incentivize the development of diverse housing products for affordable housing and the missing middle
<u>Maintain Housing Stock</u>	<ul style="list-style-type: none">•Continue Minor Home Repair Program and expand partnerships•Assist cities with the creation of rental inspection programs•Monitor expiring affordable housing stock
<u>Decrease Affordability Gap</u>	<ul style="list-style-type: none">•Attract higher paying jobs•Increase education and job opportunities
<u>Predictability in Development Process</u>	<ul style="list-style-type: none">•Increase Outside Agency coordination in development review•Streamline processes

Referral Comments

- Public Open Houses (3/21 & 3/28):
 - 17 comments received
 - Need for more affordable housing
 - Housing for special populations (seniors and veterans)
 - Availability of more housing options
- Referral letter and email sent to 250+ agencies:
 - Responding with Concerns: City of Westminster
 - Responding without Concerns: City of Federal Heights, Unison Housing Partners, Elbert County and City of Commerce City

Planning Commission Recommendation

On June 28, 2018 the Planning Commission voted (7-0) to recommend approval based on 3 Findings of Fact and 1 Condition.

Condition of Approval

Up until August 31, 2018 the Community and Economic Development Department staff may make minor corrections to the Balanced Housing Plan, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the Plan.