



City of Golden Council Memorandum

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To: The Honorable Mayor and City Council
From: Cindy Pieropan, Community Development Analyst
Thru: Rick Muriby, Planning Manager
Steve Glueck, Director of Community and Economic Development
Jason Slowinski, City Manager
Date: November 2, 2017
Re: Resolution No. 2589 to Adopt the Community Housing Policies into the Golden Comprehensive Plan

I. Purpose

This item is to discuss the proposed Community Housing Policies and, if Council accepts them, to approve a resolution adopting them into Golden's Comprehensive Plan as a 2017 update. The Community Housing Policies describe what council and the community hope to achieve with respect to housing opportunities in Golden and are intended to support future Planning Commission and City Council actions regarding housing related programs and projects. Attachment D also provides an update regarding some of staff's work on affordable housing related activities.

II. Background

The Updated City of Golden Comprehensive Plan was adopted by Planning Commission and approved by City Council in June 2011. The Comprehensive Plan is the overall guiding document for land use within the City and contains policies and implementation strategies for separate areas. During the first half of 2016, Planning Commission and City Council reviewed and discussed a variety of housing related data for the city of Golden. Planning Commission then requested the development of housing related policies for eventual inclusion into the Comprehensive Plan that would establish goals and provide a foundation for future housing programs and other related local actions.

Both Planning Commission and City Council have reviewed, discussed and made changes to the proposed policies. The draft policies have been discussed with small community groups and presented as part of a larger community meeting at the end of July, 2017. Community members were invited to vote on their top 3 policies. The relative rankings that resulted from this exercise may be found in Attachment A.

The current version, which may be found in Attachment B, reflects the feedback previously received from both Planning Commission and City Council. The policies themselves are organized under the following three themes:

- Community housing goals

- Regulatory and financial support
- Programs and partners

The key policy, found under “Community Housing Goals,” is the first one:

A. Affordable Housing for the Community

Golden recognizes the importance of having and preserving a continuum of housing choices in order to meet the diverse needs of its residents while retaining our small town spirit. Affordable housing for its residents is a Heart and Soul value for Golden. Affordable housing means housing that is reasonably attainable for lower and middle income households to rent or purchase while still being able to sustainably meet other basic needs. In order to preserve housing opportunities for an inclusive range of Golden residents, the city will use its resources to ensure that at least 15% of the total housing stock is affordable to low income households, 15% affordable to moderate income households, and 15% is affordable to middle income households.

“Low income” is defined as households earning between 0% and 50% of the Area Median Income (AMI) “moderate income” is defined as households earning between 51% and 80% of the AMI, and “middle income” as households earning between 81% and 120% of the AMI.

Setting measurable goals for housing affordability is important to support any future attainable housing related programs, projects or code changes as well as to provide a benchmark against which to measure our progress towards ensuring an inclusive community. This is also the policy that received the most votes from the participants in the July 15th community open house.

Golden currently has 222 rent and income restricted units, with the majority of those reserved for very low income households. This represents 2.8% of Golden’s total housing stock. Golden has no re-sale restricted, owner occupied units and roughly 700 manufactured housing units. Manufactured housing tends to be market rate affordable to low and moderate income households and represents 8.8% of Golden’s total housing stock.

III. Recommendation

Planning Commission and City Council have reviewed and modified the proposed policies over the past several months. Members of the community have also had the opportunity to review and comment on them during the community open house, scheduled staff time, and in requested small group meetings. Changes made over the course of these meetings have included language to clarify the desirability for inclusiveness and to strengthen the percentage goals of housing that is affordable to low, moderate and middle income households.

Staff recommends that City Council solicit any final public comment during the agenda item on November 2, 2017. If Council accepts the changes made to date and is ready to act, staff recommends adoption of the Resolution, approving the Community Housing Policies as a part of the City’s official Comprehensive Plan.

Attachments

A: Resolution No. 2589

B: Comprehensive Plan Community Housing Policies

C: Public Rankings of Proposed Community Housing Policies

D: Overview of Current Affordable Housing Related Activities

ATTACHMENT A
RESOLUTION NO. 2589

**A RESOLUTION OF THE GOLDEN CITY COUNCIL APPROVING THE
COMMUNITY HOUSING POLICIES AND INCORPORATING THE
POLICIES AS PART OF THE GOLDEN COMPREHENSIVE PLAN**

WHEREAS, by Resolution No. 2133, adopted on June 16, 2011, the City of Golden adopted the City of Golden Comprehensive Plan; and

WHEREAS, the Community Housing Polies has been prepared to supplement the Comprehensive Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed policies and held a public hearing on September 21, 2017 relative to the adoption of the policies; and

WHEREAS, the Golden Planning Commission adopted the Community Housing Policies on September 21, 2017 and recommended that City Council approve said policies.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The Community Housing Policies as adopted by Planning Commission Resolution No. PC17-29 is hereby approved as part of the City of Golden Comprehensive Plan.

Section 2. In approving said Community Housing Policies, City Council recognizes that said policies are a working and living document that must grow and remain flexible to meet the needs of the City of Golden. Therefore, said policies are approved with the understanding that Planning Commission and City Council will continue to review, analyze and amend the same as the needs of the community dictate and as based on good and proper planning considerations.

Adopted this 2nd day of November, 2017.

Marjorie N. Sloan
Mayor

ATTEST:

Susan M. Brooks, MMC
City Clerk

APPROVED AS TO FORM:

David S. Williamson
City Attorney

ATTACHMENT B

Community Housing Policies

Golden's Guiding Principles under its Heart & Soul Values are 1) Responsive Government and 2) Controlled and Directed Change. These include the value that "The diverse housing options will provide opportunity to a wide spectrum of residents."

A diverse housing stock that is accessible and affordable to a variety of households is essential to a sustainable and equitable community. Everyone benefits when current and future residents are able to thrive in a welcoming community with access to good schools, affordable homes, a robust economy, healthy social and recreational opportunities as well as a regional transportation network. Preserving a range of housing choices enables residents to remain in Golden, maintaining their connections with and contributions to their neighborhood and larger community. Golden is committed to creating and maintaining an inclusive, economically vital and environmentally sustainable community by ensuring a diversity of housing choices that enable its residents to thrive through all of life's stages.

1. Community Housing Goals

A. Affordable Housing for the Community

Golden recognizes the importance of having and preserving a continuum of housing choices in order to meet the diverse needs of its residents while retaining our small town spirit. Affordable housing for its residents is a Heart and Soul value for Golden. Affordable housing means housing that is reasonably attainable for lower and middle income households to rent or purchase while still being able to sustainably meet other basic needs. In order to preserve housing opportunities for an inclusive range of Golden residents, the city will use its resources to ensure that at least 15% of the total housing stock is affordable to low income households, 15% affordable to moderate income households, and 15% is affordable to middle income households.

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B. Inclusive Community

Economic diversity is a key attribute of an inclusive community. Golden is known as a welcoming community with a range of available economic and housing opportunities to meet the needs of all of its residents. The diversity of Golden's residents and their ability to live, work and play throughout all phases of their life is hallmark of our small town values. The city will strive to maintain an economically diverse community through the

preservation of existing housing and the creation of new housing that is affordable and attainable for low, moderate and middle income households through supportive policies and programs to keep Golden an invitingly inclusive community.

C. Integration of Affordable Housing

Affordable housing allows diverse residents and families to call Golden home and supports the uniqueness of Golden’s neighborhoods. Affordable housing should be designed and planned so that it is integrated into the fabric of Golden’s existing neighborhoods, distributed geographically, compatible with adopted planning guidelines and accessible to all. The city will encourage a shared responsibility among the public and private sectors for addressing our affordable housing needs.

D. Manufactured Housing

Manufactured housing is a key source of market rate affordable housing in Golden. The city values the preservation of existing manufactured housing communities as an affordable housing choice and will encourage opportunities to create resident-controlled communities that remain affordable to low and moderate income households, provide resident stability and enhance the diversity of Golden’s neighborhoods.

2. Regulatory & Financial Support

E. Reduce Regulatory Barriers & Create Opportunities

The city will periodically assess its regulations, policies and programs to identify and mitigate barriers to the production and maintenance of affordable housing. These periodic reviews will inform creative solutions to preserve or enhance the range of housing choices in our community, aid in the evaluation of our ability to anticipate and meet our housing needs as well as facilitate the identification of opportunities to alleviate unhelpful market influences on the cost of housing.

F. Maintain Public Investment in Affordable Housing

Golden is a compact, mature, developed community with limited opportunities for future, expansive residential growth. In order to help meet current and future housing needs, whenever significant public resources are used to create affordable housing in the community that benefit will remain available to the community through deed restrictions, non-profit ownership or other mechanisms that are commensurate with the public investment used to create the affordable housing.

G. Affordable Housing & Transit Oriented Development

Recognizing the interrelationship between affordable housing, public transit and access to employment and services, the city will advance the inclusion of affordable housing in transit oriented developments and adjacent to existing transit service through its regulations and available incentives.

H. Sustainability

The city, through its land use regulations and development policies, will support the integration of its policy goals for jobs, transportation, energy efficiency and affordable housing in order to maintain a sustainable community in which all its residents may prosper.

I. Preserve Existing & Integrate New Affordable Housing

Recognizing the value of existing affordable housing and the community's value of controlled, thoughtful residential growth, the city will encourage the preservation and rehabilitation of existing affordable housing, the mitigation of units lost through redevelopment, and the retention of older housing that may be more affordable to low, moderate and middle income households. New affordable housing should complement Golden's existing neighborhoods and be compatible with adopted planning guidelines. Affordable housing allows diverse residents and families to call Golden home and supports the uniqueness of Golden's neighborhoods. The city will encourage a shared responsibility among the public and private sectors for addressing our affordable housing needs through its land use policies, regulations, available incentives and revitalization programs.

J. Service Area Expansion and Density Increases

Annexation requests for areas with substantial development potential, or other land use decisions that result in significant additional residential development, will be considered if the proposed annexation or residential density increase can demonstrate a valuable opportunity or benefit to the community of Golden. Community benefits may include without limitation: permanently affordable housing; land or facilities for public purposes, such a transportation, open space or other public benefits as determined by the City Council. Annexations of developed parcels that would allow for limited additional development will be considered if community benefits, commensurate with the impacts of the additional development potential, may be attained. Urban growth will be managed so that it improves the quality of life for future residents and upholds the values of the existing community.

K. Fair Housing

The city will periodically assess fair housing conditions and barriers in the community in order to ensure equitable access to housing for all its community members. The city will encourage and support the development of housing that is affordable for and accessible to residents with special needs, including seniors, persons with disabilities and other vulnerable populations as well as ensuring that such housing is connected to supportive services and the social, recreational, retail and transit opportunities that make our community a small town at its heart.

3. Housing Programs & Partners

L. Community Partnerships

The city recognizes that local government actions taken to address the affordable housing needs of the community will have the most immediate and lasting impact if they are undertaken in partnership with other community agencies. These partnerships are important for promoting community stability, creating a welcoming environment for young adults, families and seniors and ensuring an available workforce for vital local economy. The city will work to leverage existing resources as well as explore additional financing options, regulations, partnerships and other mechanisms that may be used to secure a range of affordable housing choices in the community.

M. Regional Collaboration

Many of Golden's challenges and opportunities regarding affordable housing, transportation, the environment and the economy are shared throughout the region. Golden will actively support legislation and participate in regional efforts to initiate and articulate collaborative solutions that further our shared affordable housing, transportation and sustainability goals.

N. Homelessness Prevention

The city will strive for a comprehensive approach to programs which prevent and stabilize homeless households and individuals, assist the transition to permanent housing and promote long-term self-sufficiency.

O. Workforce & Student Housing

Golden appreciates the contributions of its employers and the university to the local economy and recognizes the influence that they have on the housing market. Golden will encourage and support efforts to provide workforce housing and student housing that is responsive to housing needs and consistent with our community character. The city will pursue opportunities to increase the supply of housing affordable to Golden's workforce through creative financing options, local employer engagement, support for employer assisted housing programs and ensuring that public transit adequately serves transit dependent populations.

ATTACHMENT C

Relative ranking of and “votes” for the proposed Community Housing Policies from the July 25, 2107 community open house. They are ordered with the policy having the most votes first and policies with the same number of votes having the same rank. Participants were asked to take 3 adhesive stars and use them to indicate their top policies.

| RANK | STARS | POLICY |
|-------------|--------------|---|
| 1 | 19 | A. Affordable Housing for the Community - goals for low, moderate and middle income housing. |
| 2 | 17 | J. Service Area Expansion and Density Increases – require some type of community benefit as part of the negotiation process |
| 3 | 14 | C. Integration of Affordable Housing – ensure that it is distributed and accessible throughout the community |
| 3 | 14 | N. Homelessness Prevention – comprehensive approach, support for transitional housing and achievement of self-sufficiency |
| 4 | 12 | F. Maintain Public Investment in Affordable Housing – If public resources are used to create affordable housing, that housing should remain affordable as an asset to the community |
| 5 | 12 | G. Affordable Housing & Transit Oriented Development – include affordable housing in the planning for transit oriented development and support development and acquisition of affordable housing near transit. |
| 6 | 9 | I. Preserve Existing & Integrate New Affordable Housing – keep existing affordable housing, ensure new affordable housing complements existing neighborhoods and plans |
| 7 | 8 | D. Manufactured Housing – preserve as a housing option and encourage opportunities for resident controlled communities. |
| 7 | 8 | E. Reduce Regulatory Barriers & Create Opportunities – review city policies and regulations that might inhibit the production of affordable housing and identify creative solutions. |
| 7 | 8 | H. Sustainability – integrate policies for jobs, transportation, energy efficiency and affordable housing. |
| 8 | 7 | B. Inclusive Community – goal to maintain an economically diverse community via creation and maintenance of affordable housing. |
| 8 | 7 | K. Fair Housing – support for both the requirements and the concept of fair housing |
| 8 | 7 | O. Workforce & Student Housing – support the provision of housing for these two impactful populations. |
| 9 | 5 | L. Community Partnerships – support for partnering with existing community agencies and leveraging existing affordable housing resources with new ones. |
| 10 | 4 | M. Regional Collaboration – support for working on affordable housing within our region |

ATTACHMENT D

Current Activities

Rental Assistance Pilot The City issued an RFP for a local agency to administer a small amount of grant funds to help low income households stabilize or secure rental housing in the community. The Action Center was chosen and staff are currently working on the administrative aspects of the award.

Jefferson County Based Initiatives

- County-wide Community Needs Assessment. Staff has participated in and supported a Jefferson County Community Needs Assessment. The report should be available later this year.
- Staff collaborated with colleagues and community leaders to advocate for Jefferson County continuing to receive federal CDBG and HOME funds. The County Commissioners voted unanimously to continue to accept the funds for the next five year Consolidated Plan period, enabling existing programs and future affordable housing projects in Golden to be eligible to apply for and receive these funds.
- As part of the Heading Home initiative, staff has been exploring options for county based collaborative affordable housing policy and program options as well as supportive housing opportunities.
- As part of the Community Development Advisory Board, staff is beginning the review of requests for county managed CDBG funds for affordable housing projects and programs for 2018.
- Staff from the cities within Jeffco as well as the county are exploring ways to more effectively direct existing financial resources and secure additional resources for the benefit of projects and programs within the county as a whole, including the cities.

Golden Based Initiatives

- The community open house on July 25 illustrated a gap between residents in need of assistance with housing issues and knowledge of what resources currently exist to help with those issues. As a result, in addition to connecting individual residents with available resources, staff is planning a housing resource fair where agencies and companies that provide affordable housing related services can share that information with interested residents. The resource fair is scheduled for Monday, October 30th at the Community Center.
- In addition to the housing resource fair, on the other side of the room will be a space for exploration and discussion of program options. It will be framed by a review of Golden's development history and context within the region. It will include the two options under consideration for building flexibility into the 1% system so that it is not a barrier to a future, approved, new construction affordable housing project and options for meeting the community's affordable housing need from existing housing. Currently, the meeting is planned as open house with periodic introductions to the material by staff during the course of the 3 hours.

- Staff participated in the preparations for the Colorado Housing Finance Agency (CHFA) Low Income Housing Tax Credit (LIHTC) application and interview for the potential family housing project at 24th & Ford. CHFA declined to award tax credits to this project. We will find out the reasons why it was not as competitive as the awarded projects in early October.
- Staff is preparing to participate in the upcoming CHFA Qualified Allocation Plan process that will determine the types of projects that are eligible to apply for and receive LIHTC's in 2018. This will also be done in collaboration with our colleagues throughout the county.
- Staff is working on ways to address the issue of distressed properties that are owned by low income or vulnerable members of the community in a manner that is coordinated, supportive and effective.
- Staff continues to meet with non-profit and for-profit developers to explore opportunities for affordable housing projects in Golden.
- Staff is working on determining how employee or employer assisted housing could best work in Golden.
- Foothills Art Center is planning an installation in late spring, 2018 that would engage patrons in a discussion of what housing means on a personal level. Staff is providing technical assistance for this effort.