



WELCOME!

Affordable Housing Audit & Zoning Code Revisions

Public Open House #1 | June 5, 2023

Additional information is available on the project website:

<https://tinyurl.com/fremontco>

FREMONT COUNTY, CO

Affordable Housing Audit & Zoning Code Revisions



Project Purpose

- 1 Review existing County housing policies, regulations, and data;
- 2 Identify existing zoning, land use, and development policies and regulations that are currently preventing or restricting the development of affordable housing in Fremont County;
- 3 Recommend strategies and options to support new affordable housing development in Fremont County; and
- 4 Adopt potential code amendments, policy changes, and incentives to remove barriers and strengthen the capacity to enhance affordable housing development in Fremont County.

SHARE YOUR THOUGHTS!

Scan this QR code to visit the project website to learn more about Fremont County's planning process to create affordable housing strategies and revise the Zoning Code. The website will provide different tools that invite community feedback. Draft project documents will also be shared on the website for download, review, and comment.



<https://tinyurl.com/fremontco>

PROJECT SCHEDULE | *Dates subject to change*

JAN - MAY 2023

1: POLICY DIAGNOSIS

Review of the current County Master Plan, Zoning Code, Housing Needs Assessment, other affordable housing policies, regulations, and data.

COMMUNITY ENGAGEMENT

- Stakeholder Interviews
- Public Open House #1: Info Gathering [IN-PERSON & VIRTUAL OPTIONS]
- Project Website
- Traveling Exhibit
- Media Outreach

JUN - NOV 2023

2: CODE UPDATE

Recommend potential code amendments, policy changes, and incentives to remove barriers to affordable housing.

COMMUNITY ENGAGEMENT

- Public Open House #2: Draft Code & Policies [IN-PERSON & VIRTUAL OPTIONS]
- Project Website
- Traveling Exhibit
- Media Outreach

DEC 2023 - APR 2024

3: STRATEGY IMPLEMENTATION

Provide guidance to the County on refinement and adoption of qualifying affordable housing policies and regulatory strategies.

COMMUNITY ENGAGEMENT

- Final presentations to Board of County Commissioners and Planning Commission
- Project Website
- Traveling Exhibit
- Media Outreach

DEFINITIONS

Common Housing Terms

Affordable Housing

Households that pay no more than 30% of their income on housing costs. When housing costs exceed 30% of income, a household is cost burdened. When housing costs exceed 50% of income, a household is severely cost burdened.

[Source: State of Colorado Dept of Local Affairs]

Area Median Income (AMI)

AMI accounts for the typical income in a specific housing market and compares needs across markets/regions. AMI is expressed based on percentages (e.g., if a household has an income of \$40,000 in a region where AMI is \$80,000, that household would be 50% of AMI). It is calculated annually by the Department of Housing and Urban Development (HUD), which is used to benchmark households' eligibility for federal or state funded housing programs.

Attainable Housing

Housing that is unsubsidized and offered at market rates but is still within a reasonable standard of affordability (typically less than 30% of household income).

Infill

New residences built on vacant lots surrounded by existing development. Infill typically comes at lower infrastructure development costs because existing utilities are already in place.

Long-Term Supportive Housing

A combination of housing assistance with support services for those who are unhoused or at risk of being unhoused.

Market Rate

Built by for-profit developers for those in middle to higher incomes; called "market rate" because the market determines the cost rather than a intermediary such as a non-profit or government agency.

Missing Middle

Range of middle-density housing types at various price points, between two and twelve dwelling units per building, such as townhomes, quadplexes, etc. Missing middle is often referred to in conjunction with infill.

Multi-Family

Multiple separate units for residential use are contained in one or more buildings in a single complex, such as apartments and condominiums.

Seasonal Housing

Housing units intended for occupancy only during certain seasons of the year and found primarily in resort areas or areas with significant recreational activity. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal. [Source: U.S. Census]

Single-Family

A free standing (or detached) residential unit. It need not be restricted to a literally single family.

Subsidized Housing

Housing that is partially or wholly financed by government programs. Can take the form of vouchers, direct payment, fee waivers, or tax relief for the developer.

Use-By-Right

A land use that a zoning code allows as a permitted use without the need for additional procedural steps like a special use permit.

Workforce Housing

A housing program targeted at households that earn too much to qualify for traditional affordable housing subsidies. Some workforce housing programs, such as for teachers and police officers, are tied both to household income and to occupations or industries. [Source: Brookings Institute]



POTENTIAL HOUSING STRATEGIES

For evaluation as part of the County's grant application to the State of Colorado's Department of Local Affairs (DOLA)

STRATEGY

Strategy 1: The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development.

Strategy 2: The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below 120% of the area median income of households of that size in the county.

Strategy 3: The creation of an expedited development review process for acquiring housing units, including the preservation of existing affordable housing units.

Strategy 4: Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts.

Strategy 5: The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district.

High Priority Definitely implement this strategy <small>If you agree with the High Priority level, place your dot stickers in this column.</small>	Medium Priority Consider this strategy as a potential option <small>If you agree with the Medium Priority level, place your dot stickers in this column.</small>	Not a Priority Do not use this strategy <small>If you agree with the Not a Priority level, place your dot stickers in this column.</small>	
<div>Commit to reducing or subsidizing water and sewer tap fees for affordable housing development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider reducing building permit fees and plan review fees for affordable housing development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Currently no program to subsidize or otherwise reduce local development review or fees</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
<div>Commit to altering selected review stages to be administrative, rather than via Planning Commission and/or Board of County Commissioners (BOCC) action</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider reducing the number of approvals needed for preliminary and final plats associated with residential development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Currently no expedited development review process for affordable housing</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
<div>Commit to altering selected review stages to be administrative, rather than via Planning Commission and/or Board of County Commissioners (BOCC) action</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider reducing the number of review steps needed to obtain approval for acquisition or preservation of existing affordable housing units</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Currently no expedited development review process for acquiring housing units or preserving affordable housing units</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
<div>Commit to allowing for the construction of duplexes, triplexes, or other appropriate multi-family housing options in single-family residential zoning districts within the Urban Growth District (see map)</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider allowing for the construction of duplexes in single-family residential zoning districts outside of the Urban Growth district (see map)</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Currently not permitted</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
<div>Commit to allowing affordable housing development as a use by right in all County residential zoning districts provided it meets the building density and design standards</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider allowing affordable housing development as a use by right in residential zoning districts with the Urban Growth district (see map) provided it meets the building density and design standards</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Currently not permitted</div> <div>PLACE YOUR DOT STICKERS HERE</div>	

COMMENTS



POTENTIAL HOUSING STRATEGIES

For evaluation as part of the County’s grant application to the State of Colorado’s Department of Local Affairs (DOLA)

STRATEGY	<div>HIGH PRIORITY</div> <div>Definitely implement this strategy</div> <div>If you agree with the High Priority level, place your dot stickers in this column.</div>	<div>MEDIUM PRIORITY</div> <div>Consider this strategy as a potential option</div> <div>If you agree with the Medium Priority level, place your dot stickers in this column.</div>	<div>NOT A PRIORITY</div> <div>Do not use this strategy</div> <div>If you agree with the Not a Priority level, place your dot stickers in this column.</div>	COMMENTS
Strategy 6: Authorizing accessory dwelling units (ADUs) as a use by right on parcels in single family zoning districts that meet safety and infrastructure capacity considerations.	<div>Commit to allowing ADUs on residential parcels less than one acre in size located in all County zone districts that allow for single family development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider allowing ADUs on residential parcels less than one acre in size in residential zoning districts with the Urban Growth district (see map)</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Continue the current practice of allowing ADUs</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
Strategy 7: Allowing planned unit developments (PUDs) with integrated affordable housing units.	<div>Commit to requiring all PUDs which propose residential uses to include a percentage of such units to be affordable</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider the integration of affordable housing units into the PUD regulations as an option for development approval</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Continue the current practice of using PUD regulations that allow developers to include residential components, where underlying zoning allows residential</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
Strategy 8: Allowing the development of small square footage residential unit sizes.	<div>Commit to allowing for mobile home parks where appropriate and compatible with existing development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider allowing innovative construction styles and techniques such as tiny homes and barn conversions where appropriate and compatible with existing development</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Continue the current standard of allowing for minimum 400 square foot dwelling units</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
Strategy 9: Other novel, innovative, or creative approaches to incentivize affordable housing development: Obtaining deed restriction from private market.	<div>Commit to funding a county program to purchase appropriate residential properties then record an affordable deed restriction before remarketing</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>Consider funding a County or public/private program to pay homeowners to voluntarily record an affordable deed restriction on their properties</div> <div>PLACE YOUR DOT STICKERS HERE</div>	<div>No change</div> <div>PLACE YOUR DOT STICKERS HERE</div>	
Other Strategies: Please share your ideas below	<div>PLACE YOUR DOT STICKERS HERE</div>	<div>PLACE YOUR DOT STICKERS HERE</div>	<div>PLACE YOUR DOT STICKERS HERE</div>	



LEGEND

-  Accessory Dwelling Unit (ADU)
 -  Workforce Housing
 -  Subdivision
 -  Campground
 -  Person(s) Living in Camper
 -  County-Owned Property
 -  Housing Opportunity Site
 -  Urban Growth District
- AS PROVIDED IN THE 2015 COUNTY MASTER PLAN

Residential Development Opportunities

Within Cañon City; as identified in the 2019 Fremont County Housing Needs Assessment

Odd Fellow Manor

Section 202 Supportive Housing for Elderly
SF: 180 units (64%)
MF: 100 units (36%)

St. Scholastica Property

Conversion of Former Residence Hall
SF: 27 units (33%)
MF: 55 units (67%)

Other Development Opportunities [Cañon City; SF units only]

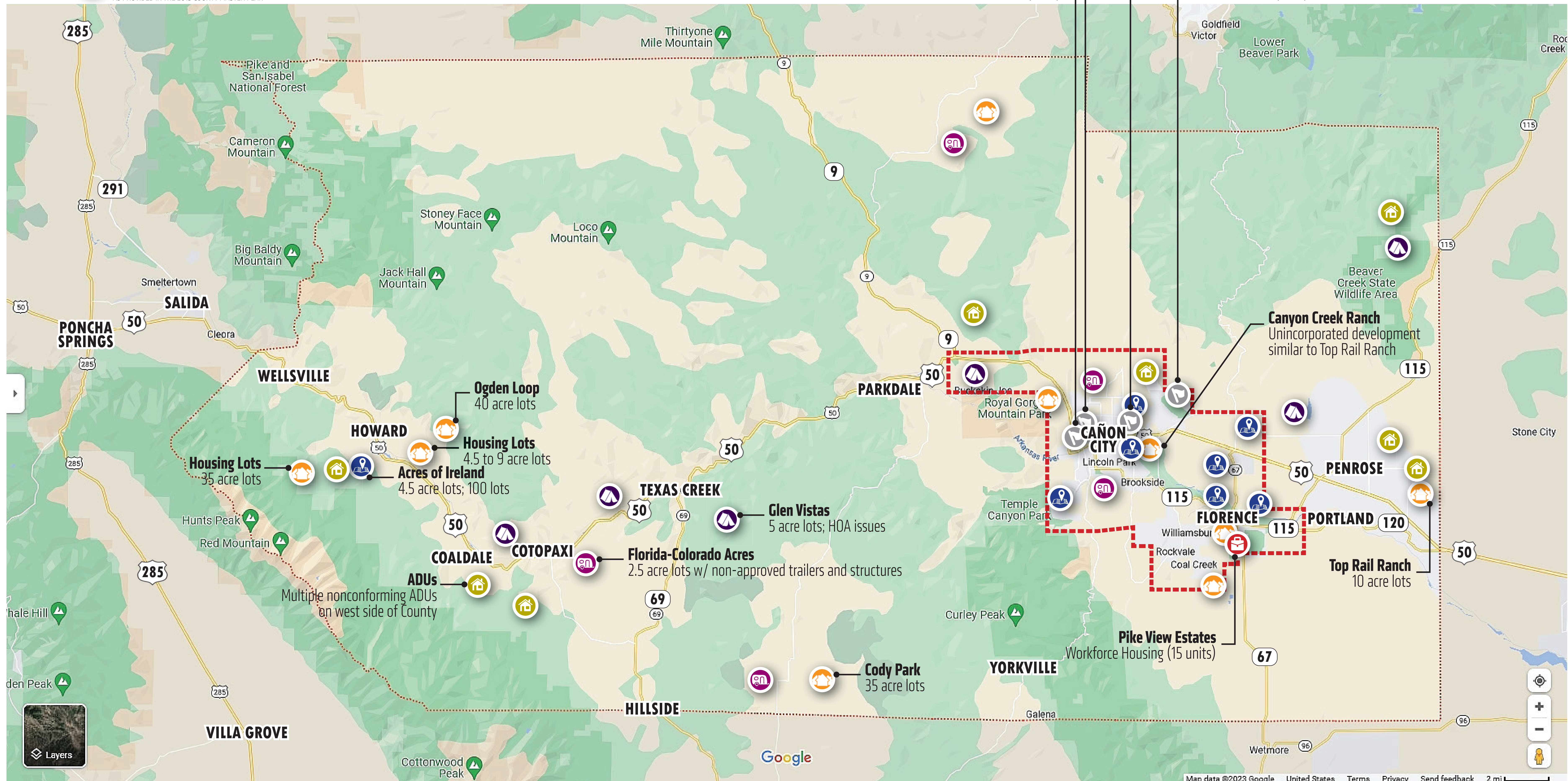
- Dawson Ranch
- Gold Cañon
- Elizabeth Street PUD
- High Street Land Holdings
- Cañon View Land Area

Abbey Land Holdings

Potential for Attainable Housing (ULI Study)
SF: 330 units (72%)
MF: 130 units (28%)

Sun Cañon Development

Next to Four Mile Ranch Golf Club
SF: 988 units (45%)
MF: 1,231 units (55%)



County Housing Options & Potential Opportunity Sites

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Last Revised: May 25, 2023