POTENTIAL HOUSING STRATEGIES

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

NOTE: The number of votes and comments regarding this strategy prioritization activity reflect public feedback received at the Public Open House held on June 5, 2023.

STRATEGY	HIGH PRIORITY Definitely implement this strategy If you agree with the High Priority level, place your dot stickers in this column.	MEDIUM PRIORITY Consider this strategy as a potential option If you agree with the Medium Priority level, place your dot stickers in this column.	NOT A PRIORITY Do not use this strategy If you agree with the Not a Priority level, place your dot stickers in this column.	COMMENTS
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.	*Commit to reducing or subsidizing water and sewer tap fees for affordable housing development* 7	*Consider reducing building permit fees and plan review fees for affordable housing development* 3	*Currently no program to subsidize or otherwise reduce local development review or fees* 2	Shorten applications Limit items for submittal
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.	*Commit to altering selected review stages to be administrative, rather than via Planning Commission and/or Board of County Commissioners (BOCC) action* 2	*Consider reducing the number of approvals needed for preliminary and final plats associated with residential development* 4	*Currently no expedited development review process for affordable housing* 0	
Strategy 3: The creation of an expedited development review process for acquiring housing units, including the preservation of existing affordable housing units.	*Commit to altering selected review stages to be administrative, rather than via Planning Commission and/or Board of County Commissioners (BOCC)0 action* 6	*Consider reducing the number of review steps needed to obtain approval for acquisition or preservation of existing affordable housing units* 2	*Currently no expedited development review process for acquiring housing units or preserving affordable housing units* 0	
Strategy 4: Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts.	*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)* 3	*Consider allowing for the construction of duplexes in single-family residential zoning districts outside of the Urban Growth district (see map)* 3	*Currently not permitted* 6	
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.	*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* 0	*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* 5	*Currently not permitted* 2	

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	PRIORITY			
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.	*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* 8	*Consider allowing ADUs on residential parcels less than one acre in size in residential zoning districts with the Urban Growth district (see map)* 3	*Continue the current practice of allowing ADUs* 0	Cost of H_2O/Sewer Problem: Requirement of owner occupancy one unit Affects sale Process to permit existing nonconforming
Strategy 7: Allowing planned unit developments (PUDs) with integrated affordable housing units.	*Commit to requiring all PUDs which propose residential uses to include a percentage of such units to be affordable* 0	*Consider the integration of affordable housing units into the PUD regulations as an option for development approval* 2	*Continue the current practice of using PUD regulations that allow developers to include residential components, where underlying zoning allows residential* 5	Most citizens don't really understand the concept of PUDs
Strategy 8: Allowing the development of small square footage residential unit sizes.	*Commit to allowing for mobile home parks where appropriate and compatible with existing development* 7	*Consider allowing innovative construction styles and techniques such as tiny homes and barn conversions where appropriate and compatible with existing development* 3	*Continue the current standard of allowing for minimum 400 square foot dwelling units* 2	
Strategy 9: Other novel, innovative, or creative approaches to incentivize affordable housing development: Obtaining deed restriction from private market.	*Commit to funding a county program to purchase appropriate residential properties then record an affordable deed restriction before remarketing* 3	*Consider funding a County or public/ private program to pay homeowners to voluntarily record an affordable deed restriction on their properties* 0	*No change* 2	
Other Strategies: Please share your ideas below				What makes housing "unaffordable" or "unattainable" is cost without an analysis of cost drivers, the result will be addressing "symptons" rather than "causes" Assess existing conditions to be grandfathered One page applications
Cluster development	4	0	0	
Cost share of utilities	1	0	0	
Infill	1	0	0	