



**NOTICE AND AGENDA OF A  
WORK SESSION  
Idaho Springs City Council  
and Planning Commission  
August 19, 2020  
6:00 p.m.**

❖ **Workforce housing needs**

The Public will be able to view and hear this meeting remotely at the following address:  
<https://www.colorado.gov/pacific/idahosprings/city-council-live>

# City of Idaho Springs City Council Communication



Meeting Date: August 19, 2020

Presented By: Jonathan Cain, Assistant City Administrator

Item: Combined Housing Work Session Presentation for City Council and Planning Commission

## **Background**

Planning Commission and City Council have a joint work session on Wednesday August 19, 2020 to discuss Housing Policy in Idaho Springs. Planned is a presentation by Nina Williams and Jonathan Cain regarding a Housing Primer and Demographics for Clear Creek County and Idaho Springs, and an analysis of Results of the Worksheet distributed to City Council and Planning Commission by Community Planner Barbara Cole.

## **Outline of Presentation**

1. Useful Definitions in Housing Policy
2. Idaho Springs and Clear Creek County Demographics
3. Rental Standards by Income in Idaho Springs
4. Labor Force Breakdown
5. Types of Housing
6. Types of Housing Subsidies
7. Results from the Council & Planning Commission Worksheets



Planning Commission and City Council

August 19, 2020

# City of Idaho Springs Housing Needs Joint Worksession

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# Intent of the Joint Worksession

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1. To understand City Council and Planning Commission's perspective on local housing needs.
2. To provide a Housing 101 primer.
3. To determine how to move forward to provide more housing options within the City.



# Housing Policy Primer

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## Useful Definitions

**Continuum of Housing:** “housing and related services that meets the specific needs of persons and households at every income level”

**Cost Burdened Household:** a household that “pay(s) more than 30% of it’s income for housing”

**Affordable Housing:** The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing for which the occupant pays no more than 30% of the household’s gross income for gross housing costs, including utilities” .

Glossary of HUD Terms: HUD User. (2020). Retrieved August 14, 2020, from <https://archives.huduser.gov/portal/glossary/glossary.html>

# Area Median Income

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**Area Median Income** is the average income earned in a certain region. In Idaho Springs, the Area Median Income is X. Low income households are generally considered to make 60% or less of AMI.

# Income Charts for Clear Creek County

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# Labor Breakdown for Idaho Springs

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# Idaho Springs Housing Needs

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# Housing Needs Assessment Idaho Springs Numbers

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# Some General Tools to Provision Housing

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# ADU's

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# Inclusionary Zoning

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# Impact and Other Fees

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# What is are the Housing Needs in Idaho Springs?

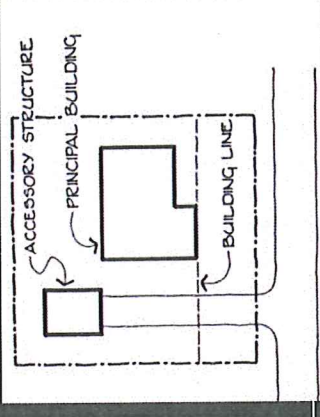
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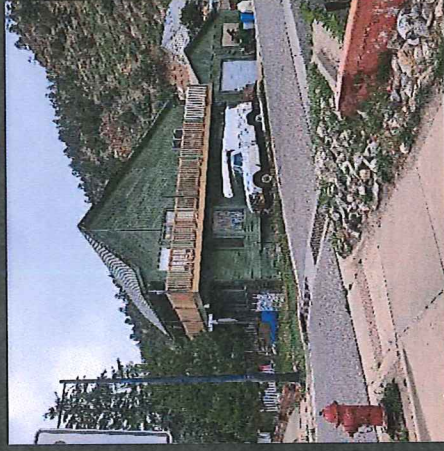
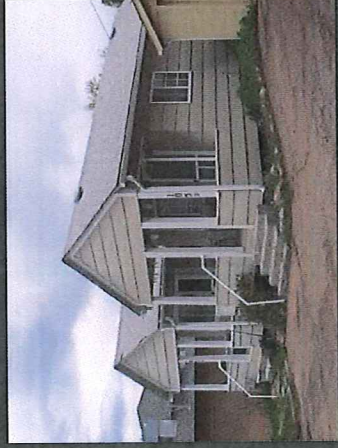
## *Results of the Pre- Meeting Housing Survey*

- 9 officials filled out the survey
- All that answered the survey see a need for a broader mix of housing types and a broader range of housing prices
- Address both *current and long-term needs*.
- Remember that housing choices are blind to jurisdictional lines.

# Question 1: What type of housing is needed?



- Almost everyone favored 3-6 units while almost no one favored duplexes.
- 5 officials supported stacked units (apartments)
- Only 3 people wanted to see Accessory Dwelling Units, 1 person supported the idea of mixed-use development suggesting more information on what accessory dwelling unit options look like
- One official was concerned that density may create servicing issues and impact quality of life

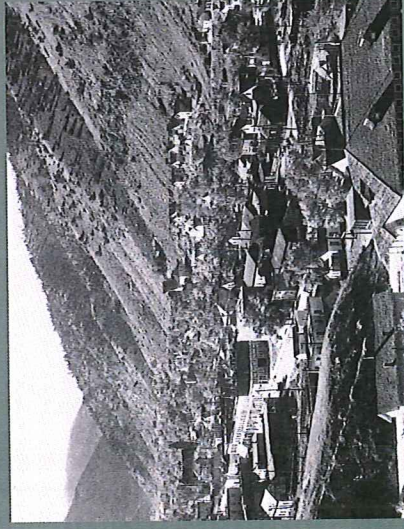
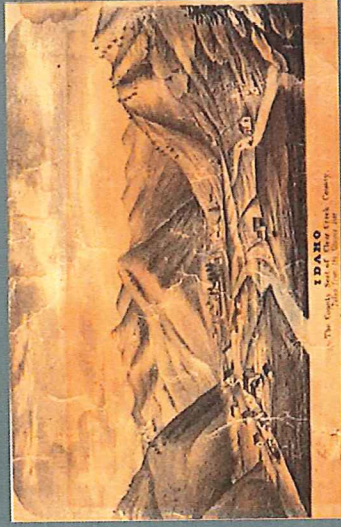


## Question 2: Who needs housing?

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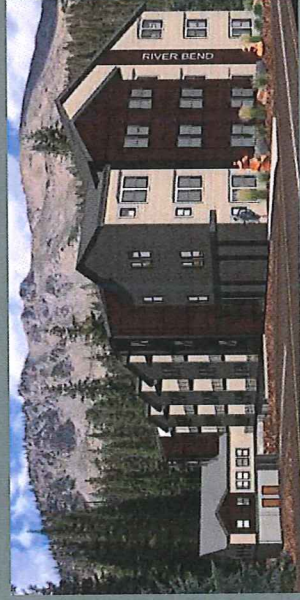
Some talked about income ( low to middle income), some talked about the kind of worker in the community ( teachers, firefighters, service and tourism workers) and some talked about characteristics of the population (young families, seniors, individuals

## Question 3: Housing Insecure



1. Consensus - low income individuals and families
2. People that work in the community- public sector, service industry workforce
3. Senior citizens
4. Renters

*Survey response: “service industry workers and teachers make up almost 1/2 of Idaho Springs population”*



Question 4:  
Action  
Items *list* was  
from CC  
*housing needs*  
report

## Weighted results- Top 3 actions

1. Adopt rules for new development, must contain a % of affordable units (4.66)
2. Establish target # of affordable and rental units in the next 10 yrs. (4.33)
3. Identify sites for affordable housing owned by public and private entities. (4.22 -*note PC has completed per comments*)

Do your priority actions address the housing need?

## Question 4: Action Items *continued*



## Weighted results- Lowest rated

1. Advocate for mobile home residents (2.11)
2. Pursue a senior housing facility (2.66)
3. Establish a dedicated revenue stream to support affordable housing work. (3.11- *note a few people do not know what this means*)

Do your priority actions address the housing need?

## Question 5:

Municipal Code Sec. 21-77 Inclusionary Housing

....“The City may require a certain percentage of affordable units be set aside or establish fees in lieu thereof... requirements will be set by City Council and implemented as part of the development impact fee schedule.”

*Most respondents are in favor of a % set aside or fee in lieu of set aside, this was more favorable than an impact fee, though most were in favor of discussing how to implement this clause in the Code (Sec. 21-76).*

Development Fees require more discussion. With respect to development impact fees one commented that the “biggest impact is traffic.”

*The City currently has 1 development impact fee – Traffic Impact Fee imposed at subdivision- \$5,000 per residential unit or \$2,500 per parking space (see fee schedule)*

## Question 6- Personal Measure of Success

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- “Mix of affordable and market rate housing”
- “Help folks fix their houses”
- “Better flow of traffic, better control of traffic through neighborhoods”
- “More affordable and subsidized housing”
- “Success= not having residents with full time jobs live in motels/hotels”
- “Establish # of deed restricted units”
- “Incentives to improve and upgrade property by building ADU’s”

# Question 7: Biggest Impact

## AUTHORITY EXISTS

## MECHANISM TO BE DEFINED

“All future development provides a % of affordable housing or pay a fee-\$700-\$800 cost to rent”

“ Small scale developments”

“ We don’t need all affordable housing, balance with market rate.”

“Focus on workforce housing”

“Work with developers.”

“Form City Housing Authority”

“More affordable rentals”

[Target area] “Frontage Road west of City, Stanley Mine property and Hidden Valley”

“Provide Incentives for Low and Middle-income housing”

“Help people fix houses”

“Important to have all levels of housing..”

The City Officials are in agreement that a broader range of housing is needed.

Officials wanted more information on a number of items

## Questions from Officials

- ❖ What are some options when working with employers to fund and control housing?
- ❖ Did the County Housing Needs Assessment or other study establish a targeted # of affordable housing units needed?
- ❖ What are techniques to minimize the cost of development?
- ❖ What are some incentives to promote more affordable units?
- ❖ What kind of payments offset increases in affordable housing demand? Linkage Fees?
- ❖ How do you establish a dedicated revenue stream for affordable housing?

# Agreements in Principle:

## Edit and Modify to reflect areas of agreement

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1. The City currently has the authority to provide a % set aside or payment in lieu of the set aside. Staff should provide the officials with what % might be workable and what the in lieu of fee might be.
2. Increasing density in certain areas (indicated in the Comprehensive Plan) will allow us to provide a broader range of housing both the type of housing and the cost of housing. The City should [market, undertake a public /private development, reduce barriers to development, rezone, etc \_\_\_\_\_.] *Decide what should be done with the areas that can take more density*].
3. The City's current definition of workforce housing is housing that rents for \_\_\_\_ of AMI or about \$1,300 per month for a X bedroom.
- 4 . Staff shall provide an overview of what type of additional units could 'fit' and respect the character of traditional residential lots. What types of requirements could ensure that these units provide needed housing and income for existing owners especially seniors.
5. The Planning Commission has identified sites for housing. As a first step, determine how many units could be built on the publicly owned sites and determine how to best achieve some housing on these sites.