



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# Affordable & Attainable Housing

**Study Session**  
**December 5, 2023**

**Presenters: Kat Hammer, Senior Planner &  
Ava Pecherzewski, AICP, Development Review Planning  
Manager**



# Background



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Study Session in May 2023

Staff was given direction to define proposed amendments to the Land Development Code, specifically:

- Reduced Timelines
  - Reduced review timelines
  - 2-step PUD Process
- Reduced Fees
- Rural Commercial Overlay for Mobile Homes
- Incentives for Affordable and Attainable Housing and near TODs
- Revised Mobile Home Parks or Subdivision Regulations
- Multi-Family Zone District
- Mixed-Use Zone District



# Streamlined Planned Unit Development Process

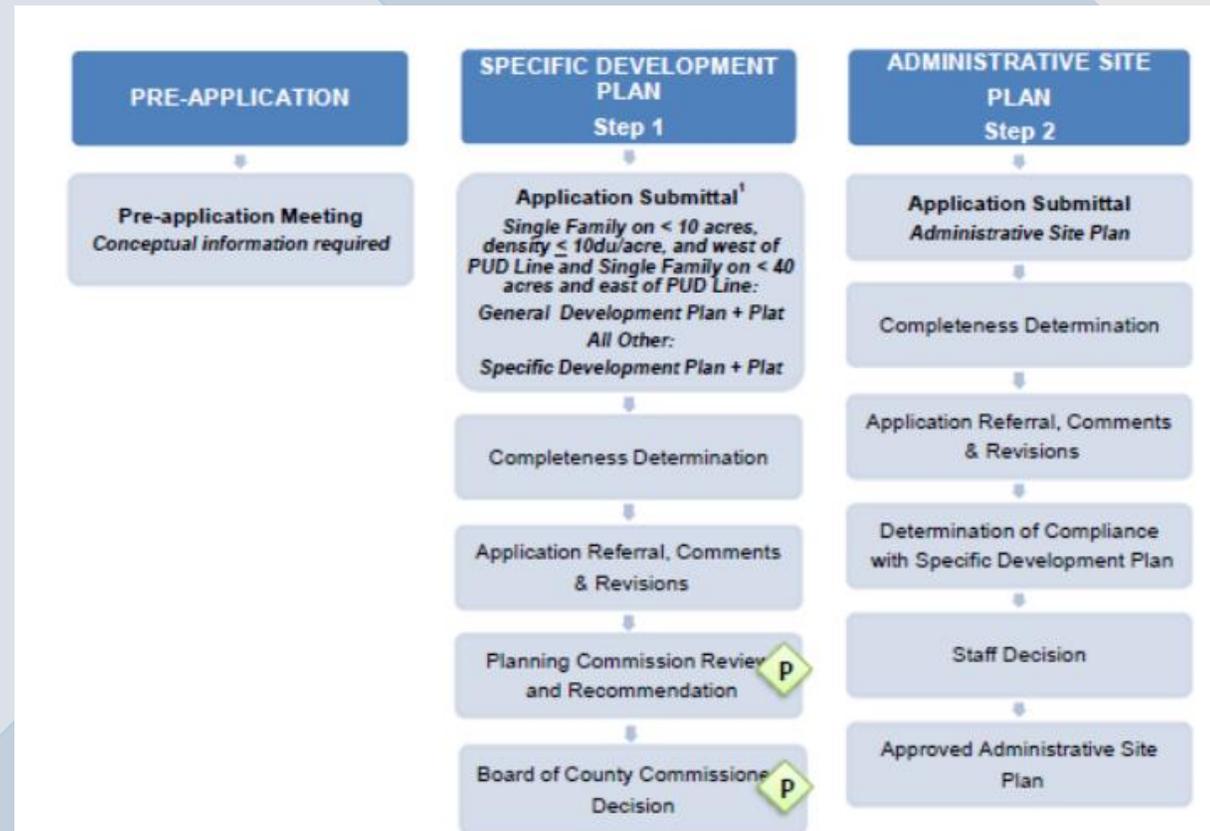
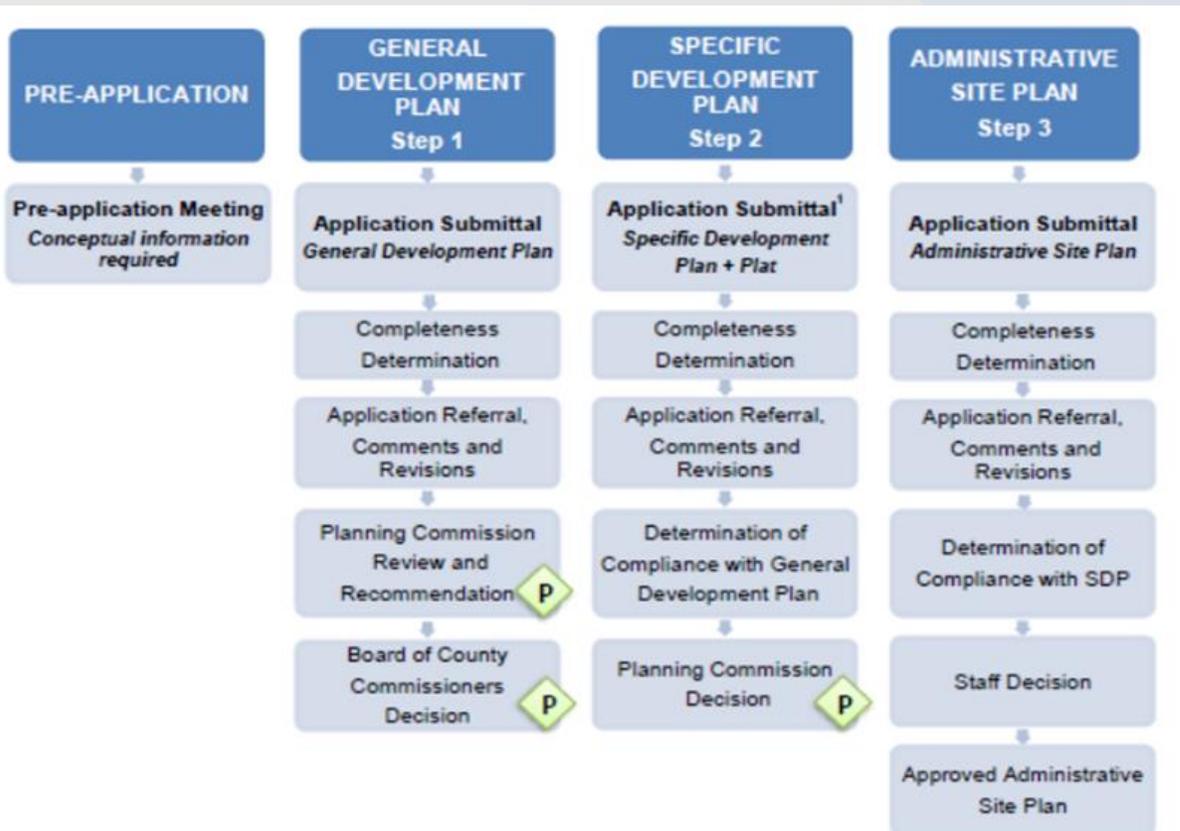


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- Amend Section 2-6 PUD, Planned Unit Development allowing all affordable and attainable housing projects to qualify for the two-step PUD process (two public hearings rather than three).

## CURRENT PROCESS

## PROPOSED PROCESS



# Streamlined Planned Unit Development Process



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- Staff is recommending reducing the timeline review for qualifying affordable/attainable housing.

## CURRENT PROCESS

1<sup>st</sup> Review 20 business days

2<sup>nd</sup> review 15 business days

3<sup>rd</sup> review 10 business days

4<sup>th</sup> and consecutive reviews 5 business days

## PROPOSED PROCESS

1<sup>st</sup> review 20 business days (no change to allow for referral comments)

2<sup>nd</sup> review 10 business days (completeness check would need a bit more attention than a typical case and a comment review meeting would be required to ensure all comments are addressed prior to resubmittal)

3<sup>rd</sup> review and consecutive reviews: 5 business days

**15- Days Saved – 30% Time Saving**



# Reduced Review Fees



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- **Planning** reduced fees with the 2022 LDC amendment

Affordable/Attainable Housing: Planning Division fees for applications proposing affordable or attainable housing, as defined by the Land Development Code, shall be reduced by a percentage equal to the percentage of affordable or attainable units provided in the development, but not to exceed a 50% reduction of the fees

- The **Engineering Services Division** is proposing reducing the base plan review fees by 50% for qualifying projects.



# Loss of Revenue



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Per Prop 123 projections/ Unincorporated Arapahoe County is committing to 141 units for the next three years. Assuming all the units are one development, the anticipated loss of revenue is \$25,750.00

		Planning Fees	ESD Fees	Reduced Review Fees	Loss of Revenue
<b>SDP</b>					
	141 units - 7 pages	\$14,500.00	\$5,000.00	\$9,750.00	\$9,750.00
<b>ASP</b>					
	141 units- 15 pages	\$8,000.00	\$5,000.00	\$6,500.00	\$6,500.00
<b>Preliminary Plat</b>					
	141 units - 4 pages	\$4,500.00	\$5,000.00	\$4,750.00	\$4,750.00
<b>Final Plat</b>					
	141 units - 4 pages	\$4,500.00	\$5,000.00	\$4,750.00	\$ 4,750.00
<b>Total</b>					\$ 25,750.00



# Housing Types Defined



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Modular

Mobile



# Modular/Manufactured/Mobile Homes



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- Current Code and proposed changes to alleviate burdensome barriers for mobile home park developments.

## 1) MANUFACTURED/MOBILE HOME PARKS OR SUBDIVISIONS

- ~~a) Manufactured/mobile home parks or subdivisions shall abut or have access to streets and highways no less than 60 feet wide.~~
- b) The manufactured home, or mobile home, park or subdivision shall be so arranged that all residences have direct access to an interior roadway.
- c) Approved landscaping shall not interfere with the transporting of a mobile home unit.
- d) 10-foot setbacks shall be provided along the front, side, and rear perimeter of the park to be used for no other purpose than landscaping and shall be so designated on the Preliminary Development Plan.
- e) In each manufactured mobile home park there shall be provided the following areas:
  - i) *Adequate laundry facilities for residents.*
  - ii) ~~Two off street parking spaces for each residence.~~ **One off street parking space for each residence**
  - iii) *A recreation area for the residents.*
- f) Garbage and trash containers, rodent and insect control features, and water and sewer provisions must meet with the approval of the Tri-County Health Department and/or the State Health Department.



# Mobile Homes Overlay Zone



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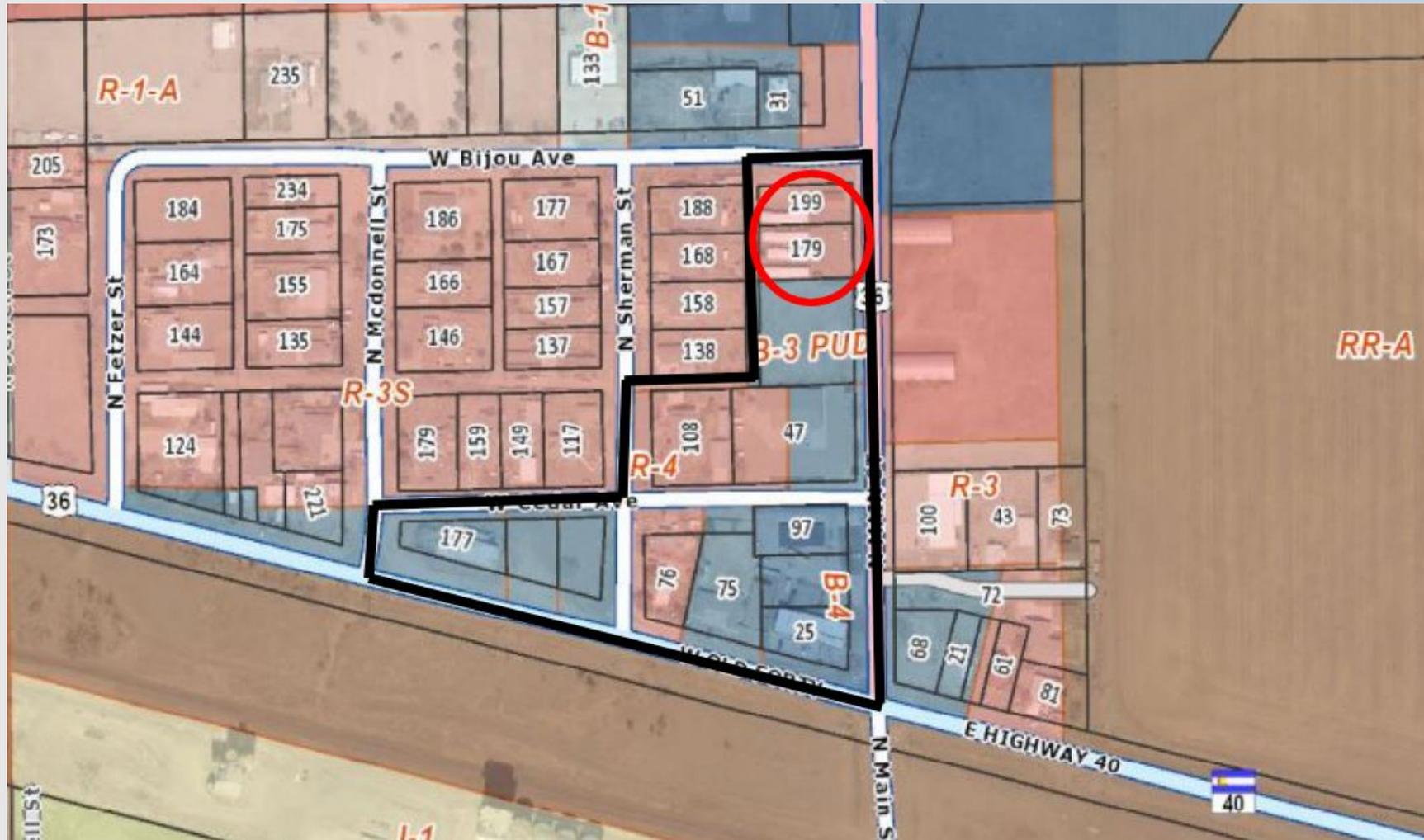
Amend Section 2-5.3 SBC-O Strasburg Business / Commercial Overlay District Regulations to include Mobile Homes and specific standards.



# Mobile Homes in Commercial Areas - Byers



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# Incentives/Bonuses for Affordable & Attainable Housing Projects

Staff is proposing the following incentives for housing projects that are 12 units or fewer:

## 80% AMI

- *Up to a 50% Planning Fee reduction per the Planning Fee Schedule*
- *Only require 1 parking space per unit*
- *Up to 10% density bonus*
- *One additional story in height*
- *Up to 10% open space requirement reduction*

## 60% AMI

- *75% Reduction in Planning Fees*
- *Only require 1 parking space per unit*
- *Up to 20% density bonus*
- *Two additional stories in height*
- *Up to 20% open space requirement reduction*<sup>11</sup>





# Incentives/Bonuses for Affordable & Attainable Housing Projects

Staff is proposing the following incentives for housing projects that are 13 units or more:

## 80% AMI

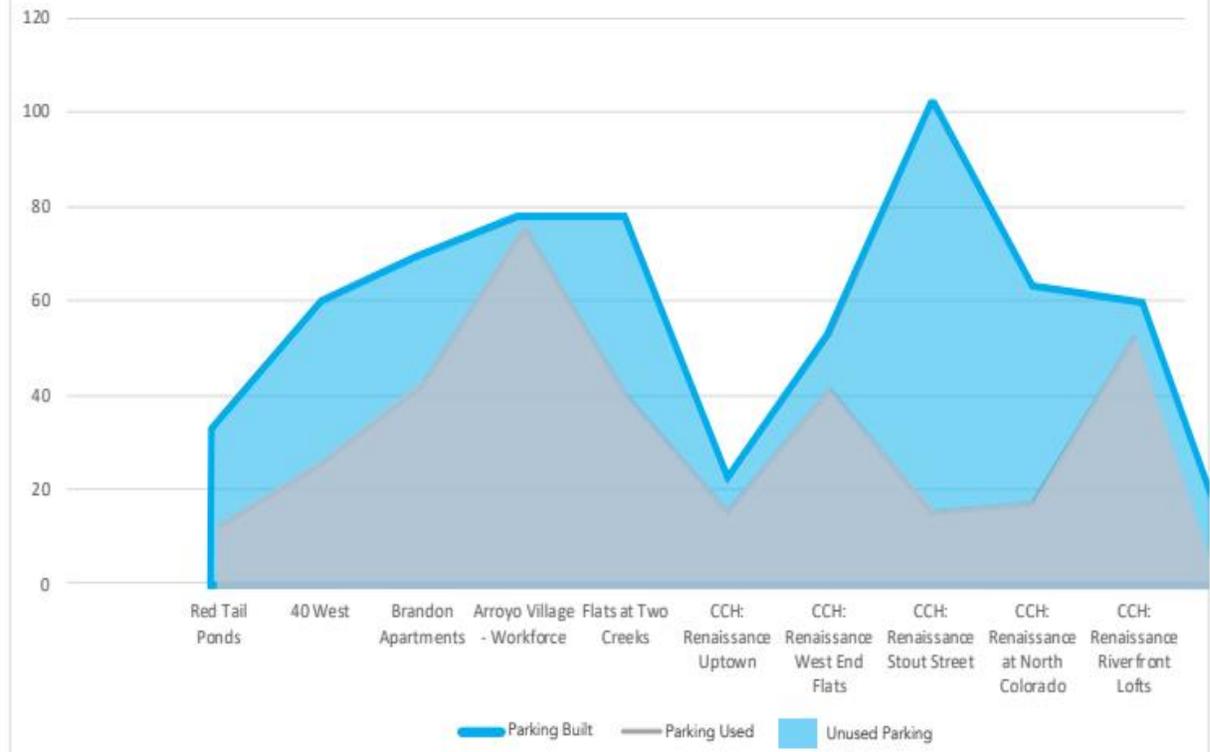
- *Up to a 50% Planning Fee reduction per the Planning Fee Schedule*
- *0.85 parking spaces per unit*
- *Up to 10% density bonus*
- *One additional story in height*
- *Up to 10% open space requirement reduction*

## 60% AMI

- *75% Reduction in Planning Fees*
- *0.8 parking spaces per unit*
- *Up to 20% density bonus*
- *Two additional stories in height*
- *Up to 20% open space requirement reduction*<sup>12</sup>



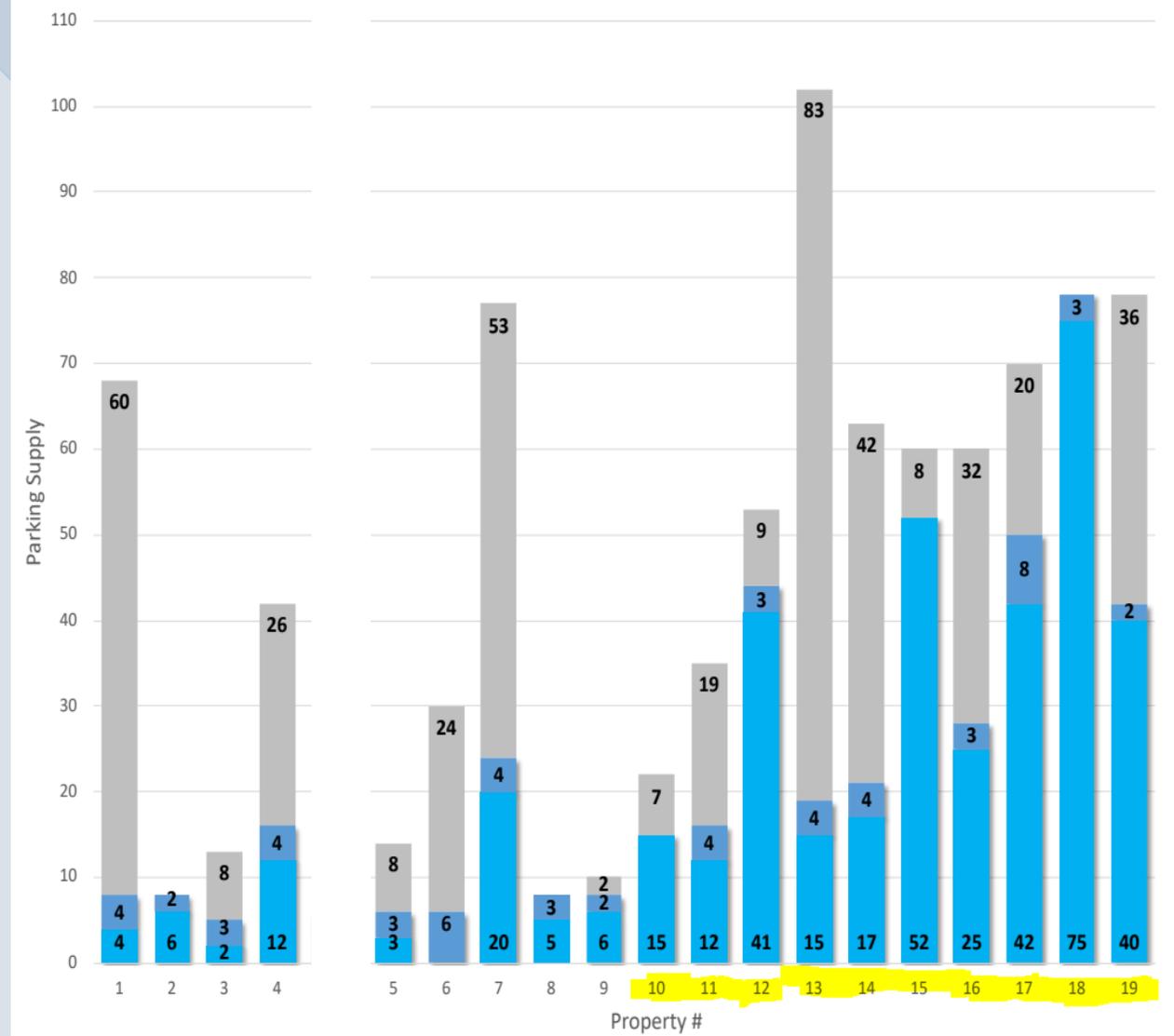
### 30-60% AMI



2020 Fox Tuttle & Shopworks Architecture parking audit in affordable housing along the Front Range.

Across the board the affordable housing facilities are overparked and requirements can be up to 5 times the need, especially in lower Area Median Income levels.

### Overall Parking Demand



- Resident's Parking Demand
- Staff Parking Demand
- Unused Parking Spaces

# Multi-Family Zone District



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Multi-Family Designation	Intent/Purpose	Maximum Density	Maximum Building Height
Neighborhood Multi-Family	The MF-N district is intended to promote and preserve various types of medium-density housing. This district is intended for use close to collector streets and public transit facilities. The primary use in this zone district is multi-family, including apartment complexes, and some attached single-family residences.	36 du/acre	45 feet
Corridor (baseline) Multi-Family	The MF-C district is intended to be conveniently located near collector and arterial streets, with easy access to major employment and activity centers, and public amenities or complementary uses and activities, such as schools, parks, open space, and public transit. The district is primarily intended for residential uses but may also include limited nonresidential uses that support the surrounding area.	52 du/acre	55 feet
TOD Multi-Family	The TOD MF district is intended to allow for high-density residential development to occur near public transit facilities. Residential uses in this district shall be limited to multi-family housing and may include ground-floor commercial uses.	Minimum 52 du/acre No maximum density	65 feet (Portions of Affordable Housing structures located more than 75 feet from a single-family zone district have a maximum height of 75 feet).



# Mixed-Use Zone District



Mixed-Use Designation	Intent/Purpose	Maximum Building Height	Residential Density
Mixed-Use Neighborhood	The MU-N district is intended to provide ped-friendly mix of attached residential and smaller moderate-scale non-residential. It is intended to serve as a transition between established single-family neighborhoods and more intensive corridor, activity centers, or employment areas.	3 stories/45 feet (one additional story or 15 ft for affordable housing, development within 1/4 of transit center)	Maximum of 25 du/acre
Mixed-Use Corridor	The MU-C district is intended to be conveniently located along primary corridors in the county with easy access to public transit and other amenities, with a focus on vertical integration of residential and nonresidential uses.	4 stories/55 feet (one additional story or 15 ft for affordable housing, development within 1/4 of transit center)	Minimum of 20 du/acre





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## Apartment Complex in Renton, WA

18 Dwelling units per acre

Three-story building with  
surface parking



## Condominiums in Kirkland, WA

27 Dwelling units per acre

three-story building with underground  
parking





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## Townhouses in Redmond, WA

34 Dwelling units per acre

Urban, street-oriented development with corner retail space



Live-work and regular townhouse units in Seattle, WA

44 Dwelling units per acre

Underground parking



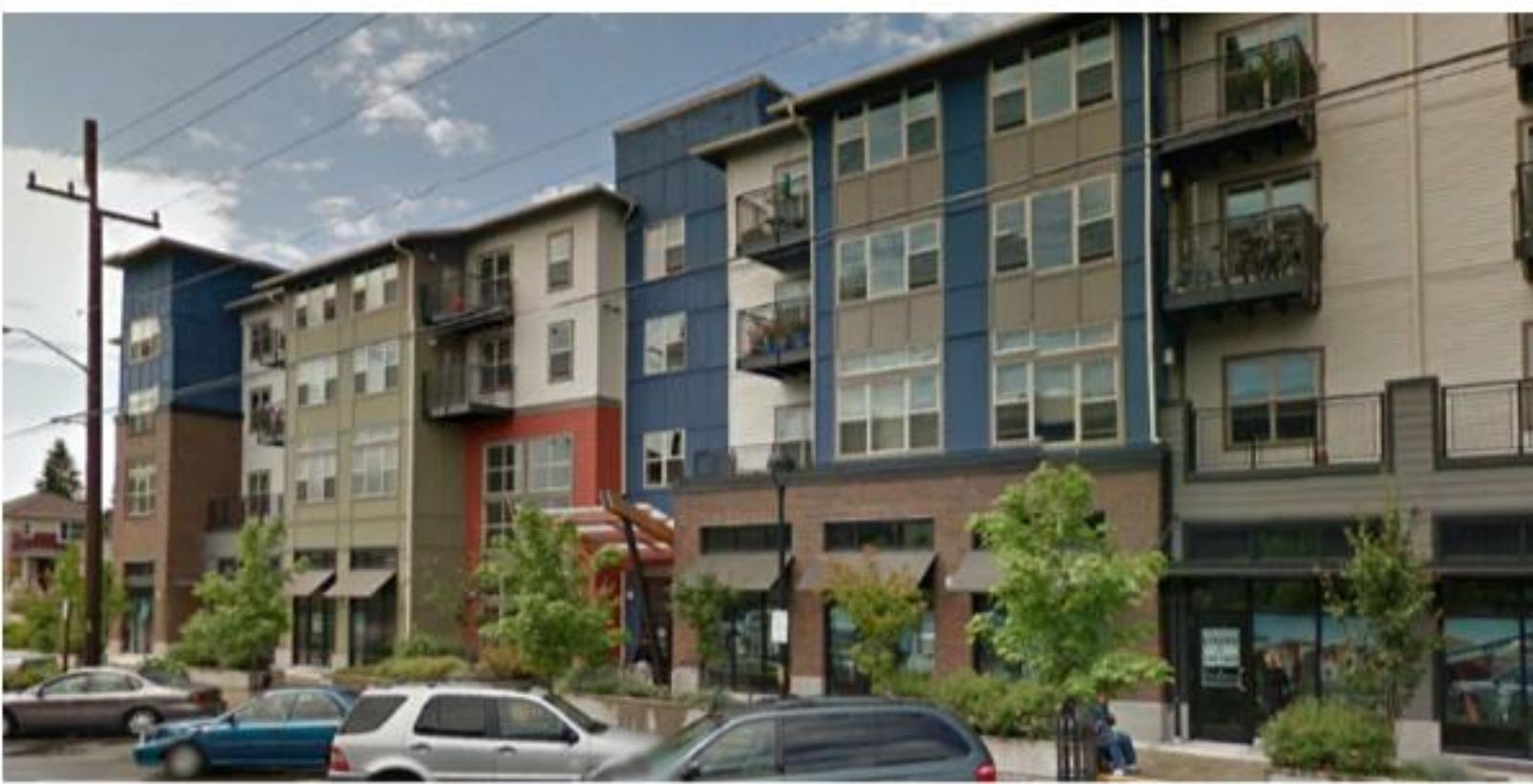


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Apartments and townhomes  
in King County, WA

59 Dwelling units per acre

Four-story apartment  
buildings with ground level  
retail and one-story  
townhomes



# The Apartments at Yale Station- TOD

## Senior Affordable Housing



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104.16 Dwelling units per  
acre

50 units

Six-story, mixed use  
building, four-stories of  
residential

Commercial space and  
underground parking

The AMI levels are between  
40-60%.four stories



# The Point Crossing- TOD

## Affordable Workforce Housing Project located adjacent to RTD's Nine Mile Station



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78.91 Dwelling units per acre

64 units in a four-story elevator-served building

The first floor includes tuck-under parking for 23 of 48 provided parking spaces.

The AMI levels are between 30-80%.



# Tempo Nine Mile-TOD Luxury Apartments within the Point at Nine Mile Station Mixed-Use TOD



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101 Dwelling Units per  
Acre

248 Market Rate units

400 parking spaces in a  
parking structure





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# Discussion & Questions



# Housing Terms Defined



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## ➤ Affordable v. Attainable Housing

### ▪ Affordable Housing

Housing that addresses the housing needs of households that earn **less than 80 percent of the Area Median Income** (AMI), and where **monthly housing costs are not more than 30 percent** of the household's monthly income.

### ▪ Attainable Housing

Housing that addresses the housing needs of households that earn **less than 120 percent of the Area Median Income** (AMI), and where **monthly housing costs are not more than 30 percent** of the household's monthly income.

## ➤ **Area Median Income of Arapahoe County: \$82,710 (Household)**

- *Affordable Units – Households Earning \$66,168 or less and not spending more than \$1,654/month on housing*
- *Attainable Units – Households Earning \$99,252 or less and not spending more than \$2,481/month on housing*

