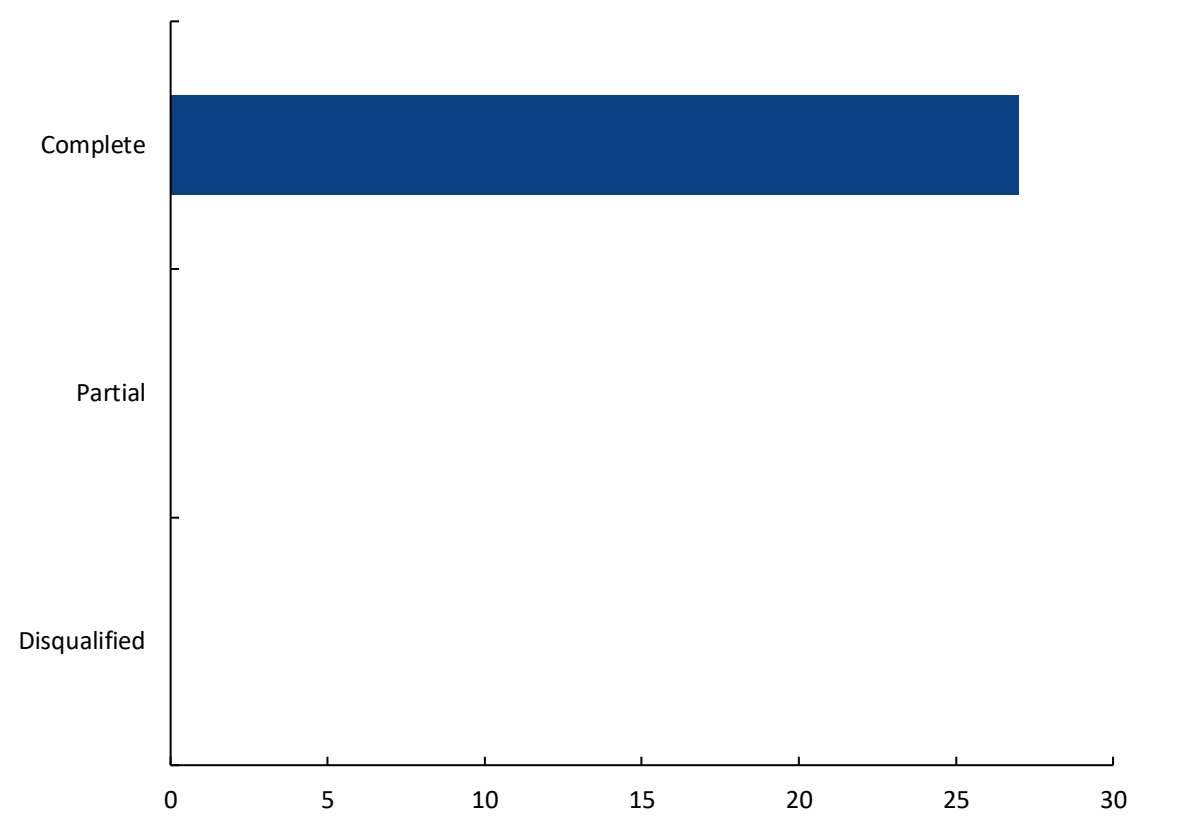


# Report for Affordable Housing Amendments

Affordable Housing Amendments

Response Statistics



	Count	Percent
Complete	27	100
Partial	0	0
Disqualified	0	0
Totals	27	

1. Please comment below on the proposed amendments to the Arapahoe County Land Development Code as it regards affordable housing regulations.

ResponseID	Response
1	There should not be any reduction to minimum parking requirements.
2	Appreciate plan to support affordable housing. Recommend add minimum parking requirement for any housing development that contains 20 or more units or contains regulated affordable housing. This is in alignment with HB24-1304.
3	am opposed to high density populations, multi family units. prefer space-single family units with yards judith marienthal englewood
4	NO. Arapahoe and its constituent cities show no understanding of actual needs for affordable housing. Littleton recently sold out the historical and genuinely affordable Geneva Village in order to build new housing the developer claimed to the city was affordable, but in an off-the-record conversation admitted will actually be priced in accordance with the million-dollar condos across the street. This is what happened to Englewood which is killing small businesses and driving families out of the city and in fact out of Colorado. Arapahoe should STOP CHANGING CODES until it looks up the meaning of "affordable" in the dictionary.

5	<p>These regulations seem like a very reasonable step towards addressing the urgent need for additional housing. I applaud these actions for directly aiming to fix one of the chief culprits of housing under supply - zoning. While I expect some pushback for any proposals which might lead to more housing, this is the right thing to do and the evidence supports it. Thank you, Ben Richards</p>
6	<p>I am always going to root for more affordable housing so I am in solidarity with this amendment. Please keep residents updated, as you already do well, and I think the county is on the right track. For people who complain that there might be too much traffic can relax and consider the fact that the county is growing and needs to serve younger communities as well, and those communities need adequate transportation, safe roads, affordable houses and access to everything the county has to offer. Thank you for fighting for those people and for all of us.</p>
7	<p>I strongly oppose The proposed amendments. What you are suggesting for affordable housing, I see infrastructure that can't handle it. Littleton has been a place that was safe. You add more multi units instead of single family houses without better infrastructure, especially water, roads and electricity, and you create a problem for everyone. The more people you squish in, the less safe everything becomes in Littleton. I'm not just thinking " not in my backyard ". I</p>

	<p>would propose a new housing section be built further from the center of the city. There's already enough people in this area for the available infrastructure.</p>
8	<p>Too much density in areas that could be next to homes. Going to look like NYC.</p>
9	<p>Fantastic! I am all for this modification to the land use code! We need more available and affordable housing in Arapahoe County!.</p>
10	<p>Has the County considered the permitting process for private and non-profit affordable housing developers? Often these developers are utilizing other funding for their projects that require the use of funds within a certain time frame. If the process itself takes too long the affordable housing developer will loose its funding and the project. If not, look at San Antonio TX affordable housing as an example.</p>
11	<p>Vote NO. This is bad for the long term including the following areas</p> <ol style="list-style-type: none"> <li>1. Crime: It will increase crime by attracting low rent individuals with comprised values</li> <li>2. Lower housing values: The community will be changed and it will not be as attractive to stable and successful families.</li> <li>3. Future demand on single family homes: This will attract more population including some that will eventually want normal single family homes that will drive up the demand for housing even more, and thus making the problem worse.</li> <li>4. Stress infrastructure: Most of the</li> </ol>

	<p>infrastructure was not designed for the high-density capacity: Roads (traffic), utilities (more water), safety (more police) Don't do this.</p> <p>Affordable housing is a macro issue affecting the entire United States and the correct solution is at a national level and not an individual county level. Arapahoe county should not be making policies that disproportionally attracts marginal individuals, instead it should be attracting the best, brightest, and most successful that want to really build a community and add value to society. This plan does nothing for Arapahoe county and its current citizens. Arapahoe country is a great place to live, why ruin it?</p>
12	Hi- I'm so support
13	<p>There is a reference that there are four maps to review, however there are no maps provided or linked. The link to review the proposed amendments also does not include the maps.</p>
14	<p>I think the change to zoning for housing only near large roads is a problem. This seems like it will create a form of segregation where poor people must endure the horrible conditions next to large roads. Please remove references to collector and arterial roadways as these should not define how a road is to be used. In fact, it really doesn't seem suitable to have housing near these conditions. Kids still need green spaces and safe areas to play and this seems incompatible with high traffic speeds.</p>

15	<p>- Waiving tree preservation as an incentive for affordable housing creates equity concerns considering low-income communities tend to have lower tree coverage, increasing heat and other health impacts. - Similar concern with equity implications of removing landscaping and screening requirements for higher % affordable developments. - Thank you for permitting shelters and transitional housing - Why no temporary construction yard or office permitted when it is allowed in other residential zones? - The summary notes incentives are tied to LIHTC which typically requires 15-30 year affordability periods and usually at least 20% affordability, how many scenarios are there under LIHTC that would trigger the proposed 10% affordable for a 10-year period incentives? Is that level more intended for the 'county incentives per written agreement'? What are the parameters the county considers for that type of agreement? Is removing the LIHTC tie for incentives a possibility to further spur affordable housing development? - The language under J Affordable Housing is confusing. The summary states it has to have LIHTC to qualify, J 1. says LIHTC, J 2. talks about County agreements and J 3. is 10%.</p>
16	<p>With Arapahoe county already struggling with funding, it needs to change zoning on existing land developments to meet the housing needs. There is a lot of wasted space in parking lots and single family neighborhoods that would</p>

	organically convert to multi-family housing if given the opportunity.
17	<p>It seems like the decrease in parking minimums at mobile home parks would hurt the families living there more than help. It also seems like it's putting an unfair burden on that segment of the population while the rich folks in large single family homes get garages and unlimited free street parking. There needs to be more safe and efficient alternatives to driving before you take away the parking for the poorest in our communities.</p>
18	<p>It seems like the decrease in parking minimums at mobile home parks would hurt the families living there more than help. It also seems like it's putting an unfair burden on that segment of the population while the rich folks in large single family homes get garages and unlimited free street parking. There needs to be more safe and efficient alternatives to driving before you take away the parking for the poorest in our communities.</p>
19	<p>I would NOT agree with the proposition, "Multi-Family zoning would allow single-family attached, two-family, townhome, and multi-family dwelling units with between 13-35 housing units per acre on land near major roadways that provide easy access to business centers and public transportation. For Mixed-Use zoning, there would be a minimum density of 35 housing units per acre" if it would apply to</p>



	<p>ANY single-family neighborhoods. Single family neighborhoods should ONLY have single-family homes on them!</p>
20	<p>These amendments are entirely unnecessary and are not at all desired by citizens. They are unnecessary because the birth rate is so low - and has been since 2018 - in the US and especially in other countries where prior immigrants to the US, such as Japan and South Korea. As a result, these unsightly and if we wanted to live in a dense city, you create a situation that cannot be undone a few years from now when our population plummets. If we wanted to live amongst this density, we would move to a dense city. Over 800 people a day moved out of CA during COVID, when they were able to work from anywhere, because nobody wants to live amongst that many people.</p>
21	<p>We need more housing and affordable housing. Thank you for working on this issue.</p>
22	<p>I don't believe there is a need to create more high density housing in Arapahoe County. I do believe there is already enough traffic and people, and "affordable" is misleading.</p>
23	<p>Comments on Proposed Land Development Code Amendments: Affordable Housing – LDC24—004 The League of Women Voters of Arapahoe and Douglas Counties (LWVADC) supports these proposed Land Development Code changes designed to encourage</p>

	<p>development of affordable housing in the unincorporated areas of Arapahoe County. There is a critical need for housing for those whose income is less than 60% AMI.</p> <p>LWVADC is encouraged that the County sees fit to adopt changes that will comply with legislation enacted by the Colorado General Assembly in 2024 and also meet the requirements of Proposition 123. We commend the County's effort to reduce zoning barriers to the development of affordable housing. Sonya Pennock, Chair Housing and Homelessness Committee League of Women Voters of Arapahoe and Douglas Counties  <a href="mailto:sonsu@earthlink.net">sonsu@earthlink.net</a></p>
24	<p>Do not make any changes. Housing market is about to collapse and these changes will allow developers to create low quality housing when the market turns and the value of housing is cut in half. Arapahoe county needs to look at rules for short term rentals and corporate ownership of properties by raising property taxes of these types of investments to discourage inappropriate use of residential property as revenue generating assets. Stop building dense housing now before it turns into a problem later.</p>
25	<p>These proposed changes are NOT what is in the best interest of a majority of Arapahoe county residents. These changes will ultimately create extreme high density areas where infrastructure is not in place to handle the volume of people. Multiple things need to be addressed BEFORE</p>

	<p>considering these density changes, not after they have already caused problems. This seems to be an avenue for Arapahoe county to increase revenue, while decreasing quality of life for existing residents. I do not support these changes.</p>
26	<p>4 square needs to be cleaned up before increasing the density. The county is unable to enforce current ordinances related to junk cars up and down our streets, tractor trailers stored in residential neighborhoods, and increased gang activity; adding more cars will make this problem worse. We absolutely need more housing options in Colorado for people, but we need services like police, parking enforcement, fire and EMS to go along with with this growth. I would like to see the county include strategic plans for these services as well. It will take anyone 5 minutes driving around 4 square to see that the county has no control over the management of the current issues that residents have been furious about for years. If you talk to current developers it is also very well known that Arapahoe County is extremely difficult to permit and develop in as evident by lots such as the abandoned lot on S Syracuse that has had zone review board for years, and the lot of S Quebec that is frequently filled with homeless starting fires.</p>
27	<p>From City of Centennial • 2-4.11.C.1 (p 4)</p> <p>o Why is Centennial Airport AIA treated differently than other airports for Mixed Use</p>

	<p>developments? • 2-4.11. (p 4) o D-F reference R-MF, but I believe they should reference MU. •Expedited Review P 37 o</p> <p>Centennial does not support removal of neighborhood meeting requirements.</p>
--	--