



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

LDC22-003 AFFORDABLE HOUSING LAND DEVELOPMENT CODE & FEE SCHEDULED AMENDMENT

**Public Hearing
November 22, 2022**

Planners: Kat Hammer & Bill Skinner



Purpose & Background



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Arapahoe County Housing Needs Assessment (HNA)

- Need for more rental housing units
- Especially for the very lowest income households
- Greatest problem for low income households is housing costs

House Bill 21-1271

- 16 Affordable Housing Strategies in order to qualify for grants from Department of Local Affairs (DOLA)
- Currently meeting three (#9, #11, & #12)
- If the proposed changes are approved the County will meet four of sixteen qualifying strategies
- Currently working on implementing two strategies:
 - # 13 Lower minimum parking requirements
 - #10 Accessory Dwelling Units as a permitted use in single-family zone districts



Discussion

The Board held a study session regarding housing strategies on April 18, 2022 and directed staff to prepare draft code amendments. If adopted, this initial set of amendments would clearly link the Arapahoe County Land Development Code to HB22-1271 Qualifying Strategies 9, 11, and 12.

The proposed change to the Planning Fee Schedule would help implement Qualifying Strategy 2 (Adoption of Planning Fee Schedule is on Consent Agenda).

Staff will schedule a future study session to address other strategies endorsed by the Board in April.

Discussion

- The Planning Commission reviewed the proposed amendments at the October 18, 2022 meeting
- Vote: 5-2 to recommend approval
 - Commissioners Wollman and Rieck dissenting votes
- No members of the public spoke regarding the proposed changes.
 - Attached to this report are the draft meeting minutes from the October 18, 2022 Planning

Discussion

- Section 7 Definitions
Add definitions for Affordable Housing and Attainable housing to the LDC.
- Section 1-3 General Purpose
Add language supporting affordable housing found in the Comp Plan as items 1-3.P and Q.
- Section 2-3 Agricultural and Residential Districts
Add language supporting a range of housing types and clarifying the lack of minimum unit size restrictions unless otherwise stated.
- Section 2-3.1 General Purposes for Agricultural Residential Zone Districts
Remove language pertaining to distribution and concentration of small lots in a limited area.

Discussion

- Section 2-6 Planned Unit Development
Add language clarifying the lack of minimum unit size restrictions unless otherwise stated.
- Section 3-3 Use Specific Standards – Manufactures/Mobile Home Parks or Subdivisions
Remove language pertaining to required parking as this should be regulated in the Parking Requirements section of the LDC.
- Section 4-2 General Development Design Principles
Add “and attainable” where the term “affordable” is used.
- Section 5-3 Zoning Procedures
Add “affordable and attainable” to the PUD approval criteria.

Outreach & Public/Referral Comments



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Staff posted the proposed amendments on the County website on September 9, 2022 .

Notice of public hearing was also published in the October 6, 2022 edition of the Littleton Independent, the Centennial Citizen and the Englewood Herald, and the October 4, 2022 edition of the I-70 Scout newspapers.

Staff received three comments from the public:

The **League of Women Voters of Arapahoe and Douglas Counties (LWVADC)** applauds Arapahoe County's efforts to update the LDC to enhance the county's likelihood to qualify for DOLA affordable housing grant funding - and ultimately to increase affordable and attainable housing in the county

Development Pathways supports the proposed code changes per the letter dated October 7, 2022

One citizen expressed concerns regarding revision of 2 parking spaces per mobile home and suggests at least 1 parking space per mobile home.



Staff Findings & Recommendation



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1. The proposed regulations clarify the land use regulations to encourage and promote affordable housing development that is eligible for DOLA grant funding.

Considering the findings and other information provided in this report and its attachments, staff and the Planning Commission recommends approval of case number LDC22-003, Land Development Code Amendment for Affordable Housing.

