



Jefferson County Affordable Housing Fee Refund Program

In Support of IHOP Grant Implementation

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INTRODUCTION

Purpose of the Presentation



The purpose of the Innovative Housing Planning Grant Program (IHOP) is to assist political subdivisions to assess the housing needs of its communities and promote the development of affordable housing.



Jefferson County hired a qualified consultant to develop a Comprehensive Housing Plan which was approved by the BCC by resolution on 2/25/25.



The last requirement remaining for the grant is to adopt a qualifying innovative affordable housing strategy.

Jefferson County Proposed Strategy for IHOP Grant

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.

WHY THIS MATTERS

Housing Affordability Challenges in Jeffco



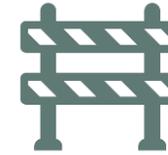
Homelessness is increasing faster in Jeffco than elsewhere in the metro.

Housing production is not on pace with demographic and economic growth.



Rapidly rising rents are outpacing income gains.

Seniors on a fixed income, people with disabilities, and manufactured housing community residents are vulnerable to housing challenges.



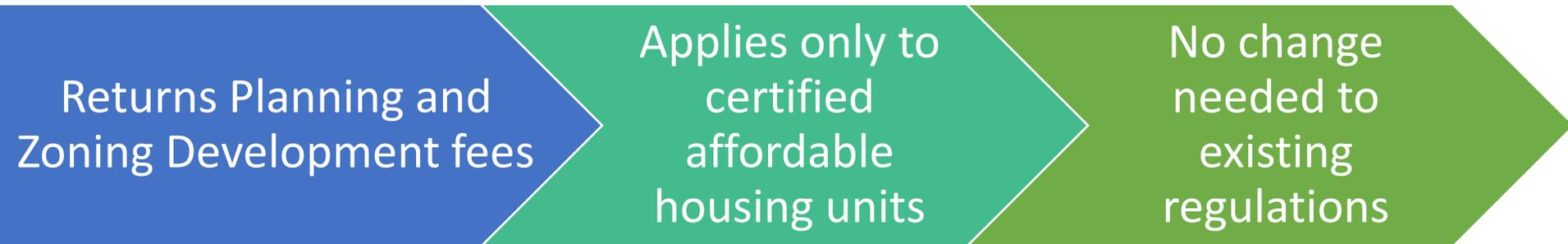
There are serious housing disparities for minorities.

Affordable developers face uncertainty, risk, additional time, and rising costs which are barriers to affordable housing.

PROGRAM OVERVIEW



What the Development Fee Refund Program Does



16 Strategy Choices from the IHOP Grant HB21-1271

Qualifying Land Use Strategies

1. The use of vacant publicly-owned real property within the local government for the development of affordable housing development
2. 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
3. The creation of an expedited development review process for affordable housing aimed at households at the annual income that is at or below 120% of the area median income (AMI)
4. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units
5. The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the community
6. With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing
7. With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associate fees related to publicly owned water, sanitary sewer storm sewers, and roadways infrastructure
8. Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts
9. 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
10. Authorizing accessory dwelling units as a use by right on parcels in single-family zoning districts that meet the safety and infrastructure capacity considerations or a given zoning district
11. Allowing planned unit developments (PUDs) with integrated affordable housing units
12. Allowing the development of small square footage residential unit sizes
13. Lessened minimum parking requirements for new affordable housing developments
14. The creation of a land donation, land acquisition, or land banking program
15. DOLA added: An inclusionary zoning ordinance (per CRS 29-20-104(1)); and
16. Other novel, innovative, creative approaches to incentivize affordable housing development



"Affordable Housing" means housing that costs a household no more than 30% of the households monthly income on housing costs, including utilities.

1. For a household residing in housing on a rental basis, annual income of the household is at or below eighty (80) percent of the area median income (AMI) of households of that size in Jefferson County; or
2. For a household residing in housing on a home ownership basis, annual income of the household is at or below one hundred forty (140) percent of the area median income of households of that size in Jefferson County.

ELIGIBILITY CRITERIA



Fee Reductions	
Home Ownership - AMI	Fee Reduction
Certified Units at 140% AMI	50%
Certified Units at 110% AMI	75%
Certified Units at 80% AMI	100%
Rental - AMI	
Certified Units at 80% AMI	100%

Long-term affordability guaranteed via:

- Deed restriction
- Covenant
- Other legally binding mechanism

OTHER JURISDICTIONS

Definitions of Affordability



City of Lakewood	<ul style="list-style-type: none">Residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30% of their monthly income.
City of Wheat Ridge	<ul style="list-style-type: none">A dwelling unit required to be used as affordable housing for income-qualified residents for a specified number of years pursuant to a restrictive covenant.
City of Golden	<ul style="list-style-type: none">Affordable housing means residential housing located within the boundaries of the City of Golden, designed for and restricted to households with incomes at or below 120 percent of area median income.
City of Arvada	<ul style="list-style-type: none">Arvada currently has some affordable incentives in place for Low Income Housing Tax Credit (LIHTC) projects, including a 1-story height bonus and parking reduction.
City and County of Denver	<ul style="list-style-type: none">The city council hereby finds that a severe housing problem continues to exist within Denver with respect to the supply of housing relative to the need for moderately priced dwelling units or MPDUs.
Larimer County	<ul style="list-style-type: none">Sales or rental costs serves persons with incomes less than or equal to 80% of the Area Median Income (AMI), as determined annually by the US Department of Commerce and adjusted by HUD.

FEE EXAMPLES



Development fees contribute significantly to housing costs, creating barriers to the construction of affordable units. This proposal would allow the County to refund Planning and Zoning fees for both single-family and multifamily affordable housing units.



For example:

- A 20-acre rezoning costs \$8000
- The Site Development Plan fee for a 20-unit apartment building is \$5,500.
- A 20 lot subdivision costs \$4350 for the Preliminary and Final Plat process
- Zoning Review Fee for Building Permits is \$250

PROGRAM BENEFITS



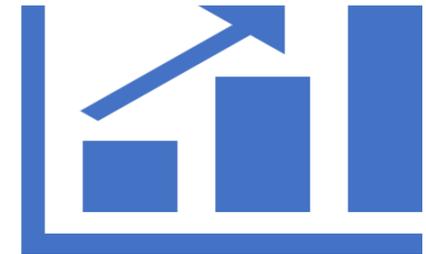
Supports IHOP compliance



Encourages private-sector participation



Reduces financial burden on affordable housing developers



Measurable tool to track affordable housing development

FISCAL & ADMINISTRATIVE CONSIDERATIONS



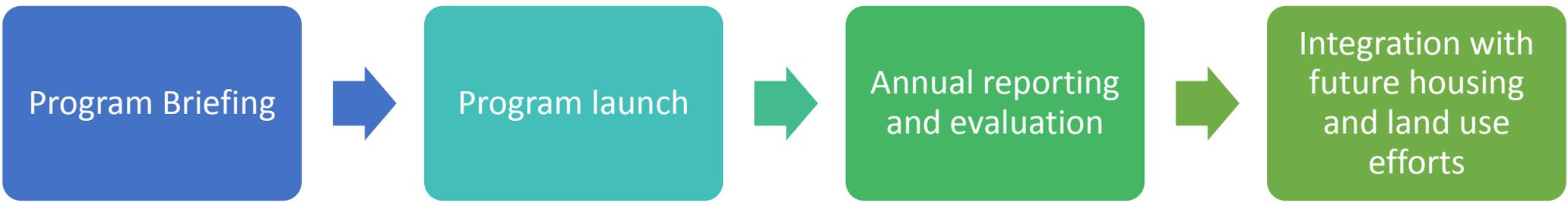
Minimal fiscal impact projected

Administered by Planning & Zoning Director/Housing Planner

Uses existing policy authority (Resolution CC20-292)

Easily trackable

TIMELINE & NEXT STEPS



CONCLUSION



Program is simple, impactful, and ready for implementation



Fulfills IHOP grant requirements



Lays groundwork for broader housing efforts



Q&A / DISCUSSION