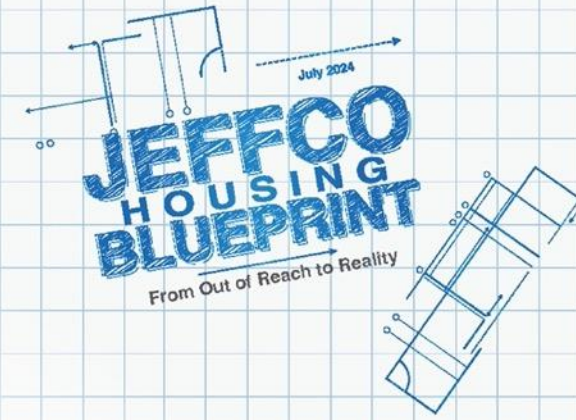


September 10, 2024  
Jefferson County Commissioners

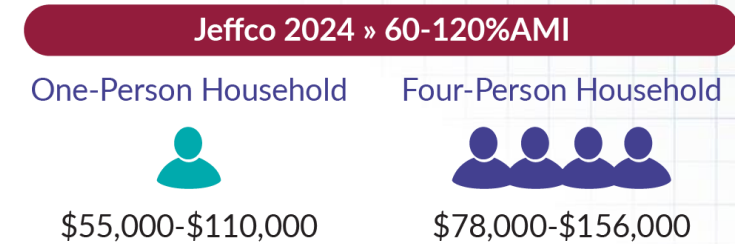


# Housing Challenges in Jeffco



Recent housing studies and community interviews revealed several specific housing challenges in Jeffco. We learned:

- ▶ Jeffco does not have enough housing inventory to meet the needs of the community
- ▶ Options are limited for middle-income households
- ▶ Housing policy can either help or inhibit housing development
- ▶ Affordability is a regional challenge that requires a regional solution
- ▶ There remain misconceptions about affordable housing



# The Missing Middle

- ▶ Lowest incomes – 30% AMI and below – are served by unique, dedicated funding programs
- ▶ Affordable rental housing, typically serving 30%-60% AMI, also have specific funding programs
- ▶ Residents making 60% AMI and higher are forced into market rate housing – those between 60%-120% AMI in particular have few options in Jeffco.
- ▶ This “**missing middle**,” those earning 60%-120% AMI, include young families, seniors, and essential workers such as teachers, nurses and firefighters.
- ▶ Limited resources and programs available to serve this part of our community – opportunity to **find solutions together**.



# The Approach

Based on the outcomes of community input and research, the Colorado Gives Foundation convened a working group of elected officials, business and nonprofit leaders to begin a collaborative discussion:

- ▶ **Jeffco Housing Steering Committee** to identify and act upon opportunities for regional collaboration to increase housing options that are affordable in Jefferson County – Specifically, the **Jeffco Housing Blueprint**

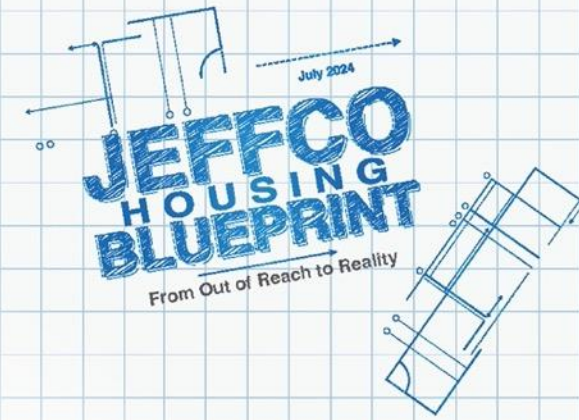
To further support this work, the CGF also **built awareness** of affordable housing challenges:

- Resident engagement and communications toolkits
- Polling Jeffco residents to understand views on affordable housing
- Funded Bell Policy Center's Housing Webinar series
- Supported development of the Jeffco Advocacy Network



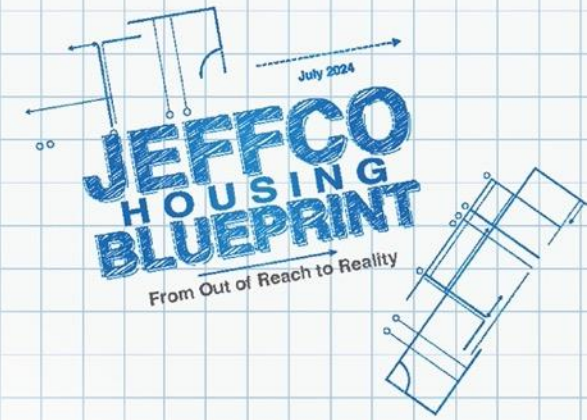
# Jeffco Housing Advocacy Steering Committee

- ▶ Multi-disciplinary group of leaders throughout Jeffco
  - Elected leaders from county and five largest municipalities
  - Developers/builders
  - Nonprofits and housing providers
  - EDC/Chambers
- ▶ Phase one (January – June 2023): Examination of policies, incentives, regulatory and land use tools available to local governments
- ▶ Phase two (July 2023 - June 2024): Collaborative strategy to support local efforts, build positive community engagement, and facilitate partnerships through the *Affordable Housing Blueprint*

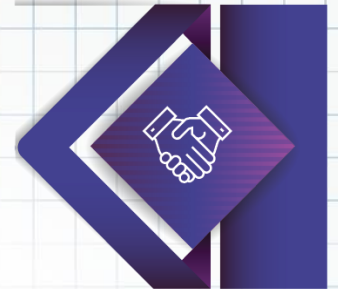


# Foundational Agreements

- ▶ Core Values and Guiding Principles
  - **Local Control and Regional Collaboration**
    - Respect, Collaboration, Innovation
  - **Inclusion and Forward Momentum**
    - Inclusion, Education, Leadership
- ▶ Legislative Policy Agenda
  - Themes include:
    - **Collaboration and partnership,**
    - **Maintaining/increasing resources,**
    - **Community development** (preserving local authority)



Collaboration  
& Partnership



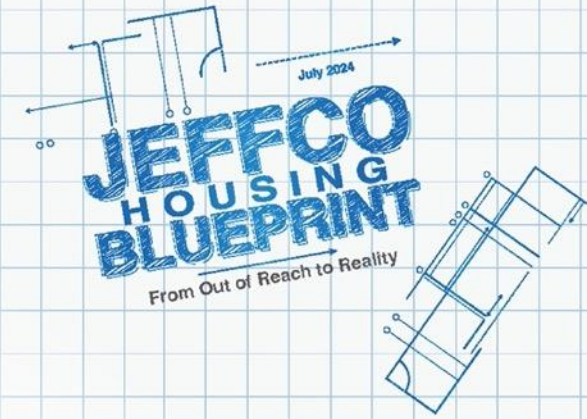
Maintaining &  
Increasing  
Resources



Community  
Development



# Affordable Housing Blueprint

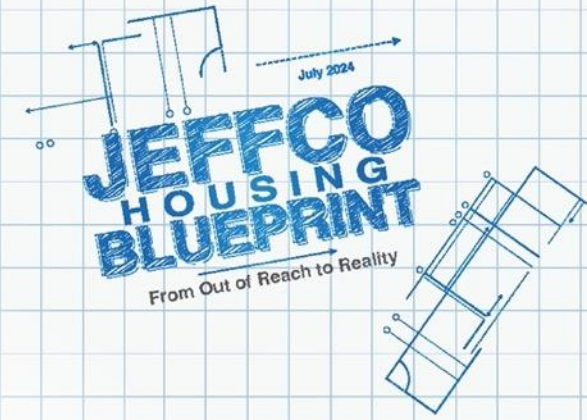


A regional collaboration policy platform with three pillars:

- ▶ Pillar One: Foster **input and participation in strategies** that support affordable housing
- ▶ Pillar Two: Support **policy development** in Jeffco jurisdictions by sharing best practices, tracking progress, and activating resources
- ▶ Pillar Three: Identify specific **programs and projects for collaboration across jurisdictions** and agencies to increase housing that is affordable in the county



# Working Together for Affordability



While the Jeffco Housing Blueprint targets housing options for the middle income of the housing continuum, it is complementary to other specific efforts:

- ▶ Jeffco Housing Continuum Task Force and 15 Year Housing Plan
- ▶ Local municipal housing plans
- ▶ DRCOG Regional Housing Needs Assessment

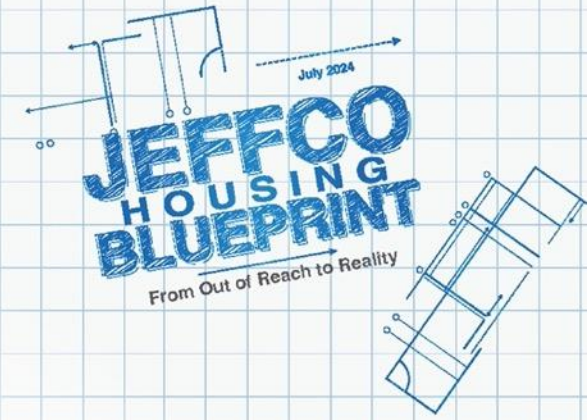
We will accomplish more as a county when we work together to create housing options that are affordable for all Jeffco residents.





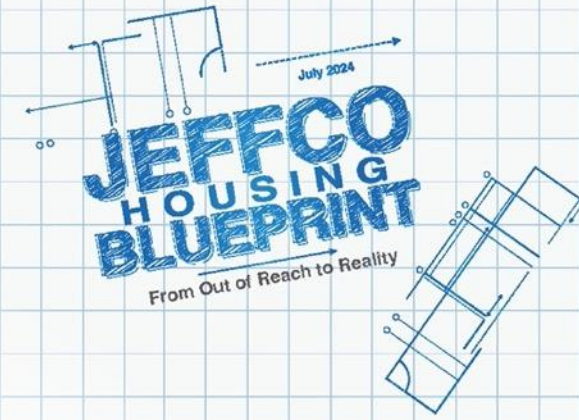
# Please Endorse the Blueprint!

- ▶ Why your support matters
- ▶ Current phase – securing from all Steering Committee organizations
- ▶ Communications and rollout plan



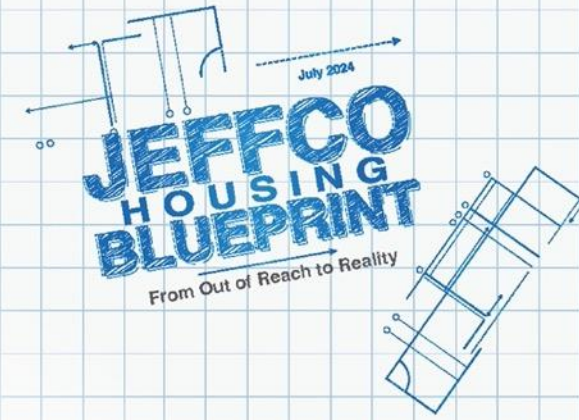
# Blueprint Implementation

- ▶ Steering Committee will remain in oversight role and will provide guidance to prioritize strategies at each stage
  - More direct role in implementation via subcommittees and working groups dedicated to specific strategies.
- ▶ Blueprint is a “living document,” allowing us to learn from our progress, adapt as needed and build on success
- ▶ Begin using the Blueprint now to start the conversation in your community and organization.



# Learn More and Engage!

- ▶ Our journey towards housing opportunity for all Jeffco residents is just beginning.
- ▶ Leaning into our core values of **inclusion** and **collaboration**, it will take all of us *working together for affordability*.
  - Subcommittees and working groups to begin implementation.
  - Visit the *JeffcoAdvocacyNetwork.org*, sign up for updates and stay current on events.
- ▶ Our core values also include **education** and **leadership** – everyone can help by learning more about housing and possible solutions:  
*www.bellpolicy.org/facts/housing/*





July 2024

# JEFFCO HOUSING BLUEPRINT

From Out of Reach to Reality

## THANKS!