

Bridging the Divide

TURNING FRONT RANGE HOUSING FUNDS*
& MANDATES INTO WESTERN SLOPE HOMES

*PROP 123 STATEWIDE TAX



The Balancing Act

BETWEEN COMPETING COMMUNITY PRIORITIES

HOUSING V. _____

Maximizing
Housing
Policies &
Funding
Opportunities

Case Study:
Frisco's
Strategic
Housing Plan

Affordable
Housing:
Economic
Boon or
Bane?

Strategies to
Take Home
+
Q&A

Maximizing Housing Policies & Funding Opportunities

PROPOSITION 123

(Optional - State Funding)



File a Commitment

Commit to affordable housing



Build/Convert/Preserve

Produce committed housing units



Fast Track **Dec 31, 2026**

90-day review for affordable projects

SENATE BILL 174

(Required - Compliance)



Housing Needs Assessment

Dec 31, 2026

Needs analysis + policy recommendations

HAP must respond to HNA



Housing Action Plan

Jan 1, 2028

Affordability strategies responding to HNA

Comp Plan must incorporate HAP



Comprehensive Plan **As Locally Adopted**

Strategic Growth + Water Supply + HAP

STRATEGIC INTEGRATION CREATES A MARKET SIGNAL

Right-Sizing Regulations



Governmental Constraints

Growth Management

Land Use Controls

Building & Fire Codes

Application Processes & Procedures

Development Fees & Exactions



Non-Governmental Constraints

Land & Construction Costs

Infrastructure & Service Capacity

Environmental Considerations

Community Concerns

Developer Economics

+ DEVELOPER'S BENEFITS

- Fees waived: **\$84,400**
- Density bonus: **\$660,000**
- Time savings: **\$50,000**

\$794,400

- DEVELOPER'S COST

Lost rent from affordable units:
6 units × \$400/mo × 20 years

\$576,000

**ESTIMATED NET DEVELOPER GAIN
= \$218,400**

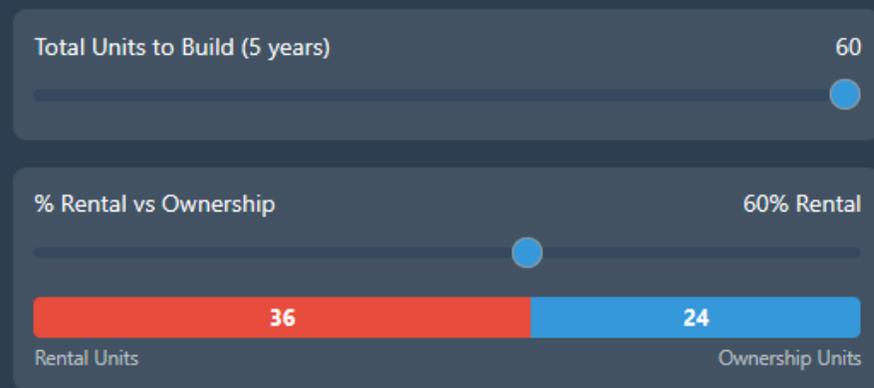
Developers CAN PROFIT while providing affordable housing!

Housing Trade-Offs Simulator

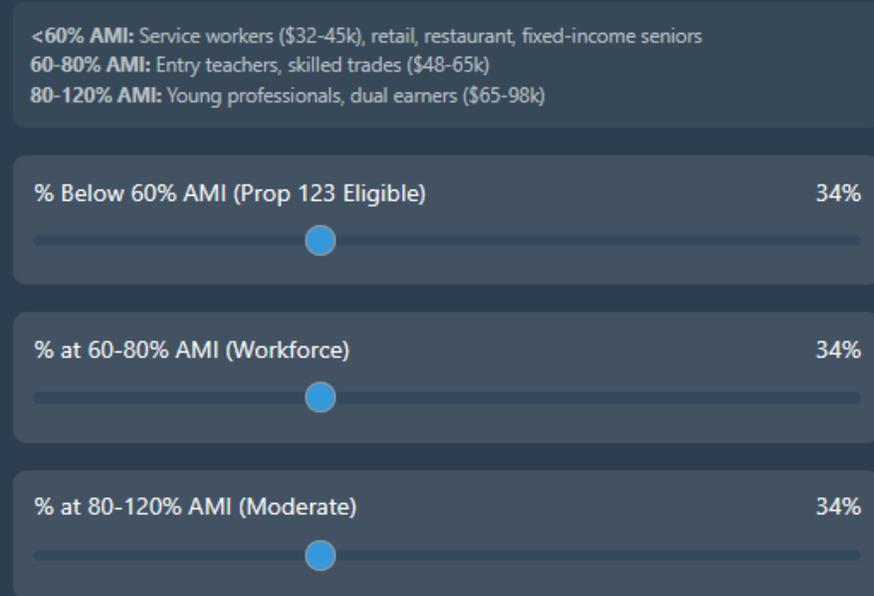
TOWN OF LAKE CITY'S BALANCING ACT



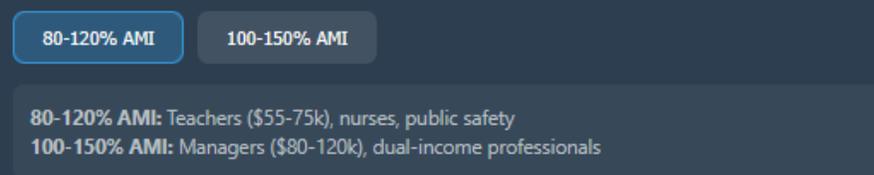
Housing Production Choices



Rental Income Targeting



Ownership Income Targeting



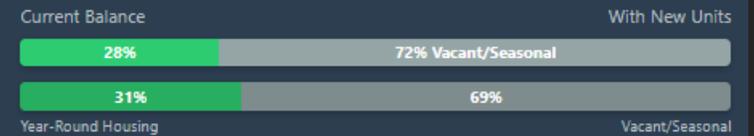
Community Impacts



Community Benefits



Impact on Housing Balance



Investment Required



Case Study: Frisco's Strategic Housing Plan

PROJECT APPROACH

1. Estimate Housing Need
2. Capture Pipeline
3. Estimate Remaining Need w/Pipeline
4. Estimate Land Inventory to Build Remaining Need
5. Model Impacts to Accommodate Need



Frisco's [Workforce] Housing Need

WORKFORCE HOUSING DEMAND

Frisco's Housing Need (All Incomes) = 680

- Pipeline + Market Rate = (351)
- Current + Possible Housing Programs = (70)
- Remaining Gap = 259

Workforce Housing Need By 2034 = 329

Including Pipeline Projects Coming Online

Catch-Up ●

What do we need to build *today*?

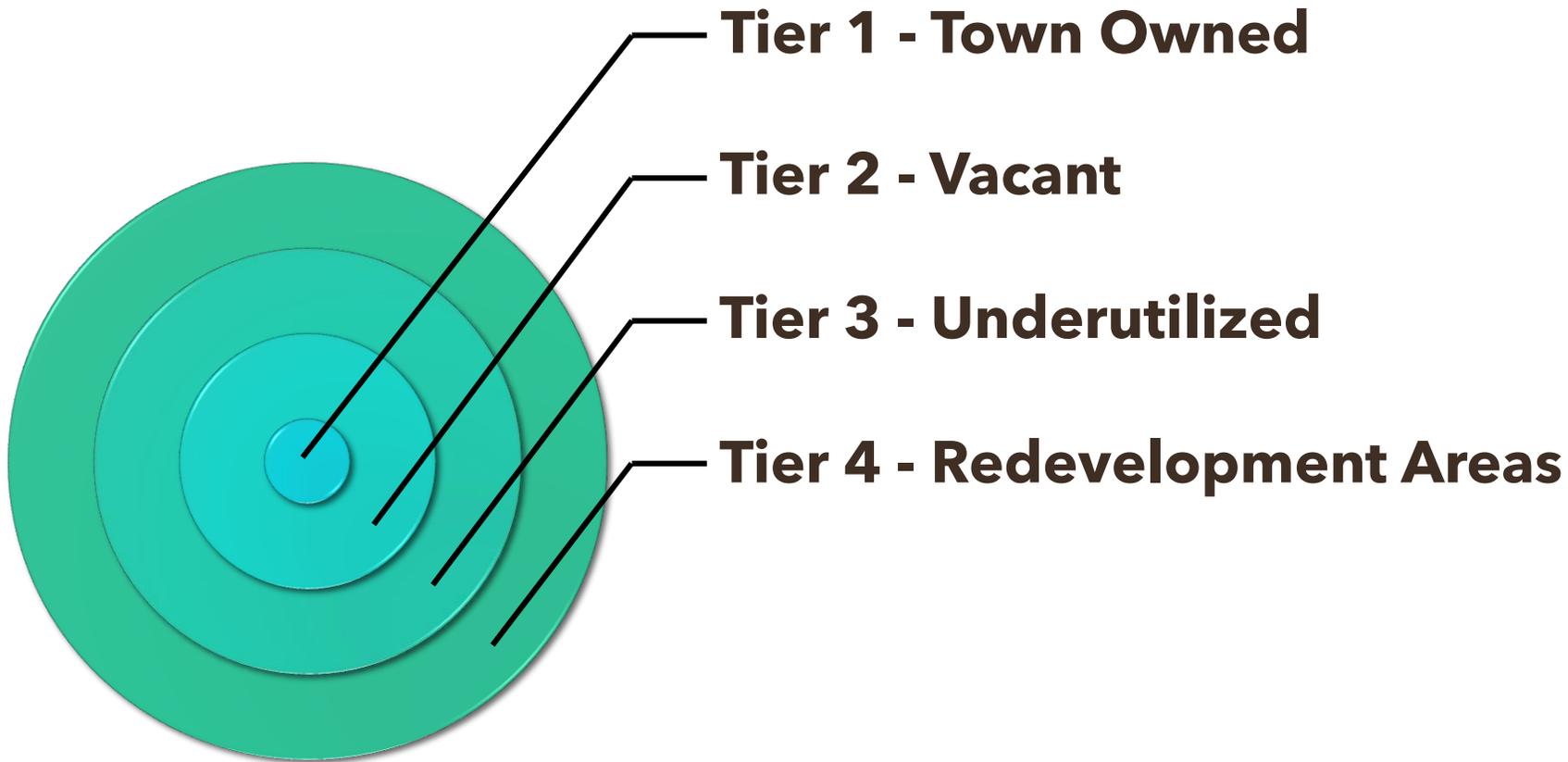
*Rental Market Vacancy Rates
Filling Vacant Jobs (~10%)
Job Growth to 2029
Retiring Employees to 2029*

Keep-Up ●

What do we need to build *in the future*?

*Continued Job Growth
Retiring Employees from 2030 to 2034*

Inventorying Potential Housing Sites

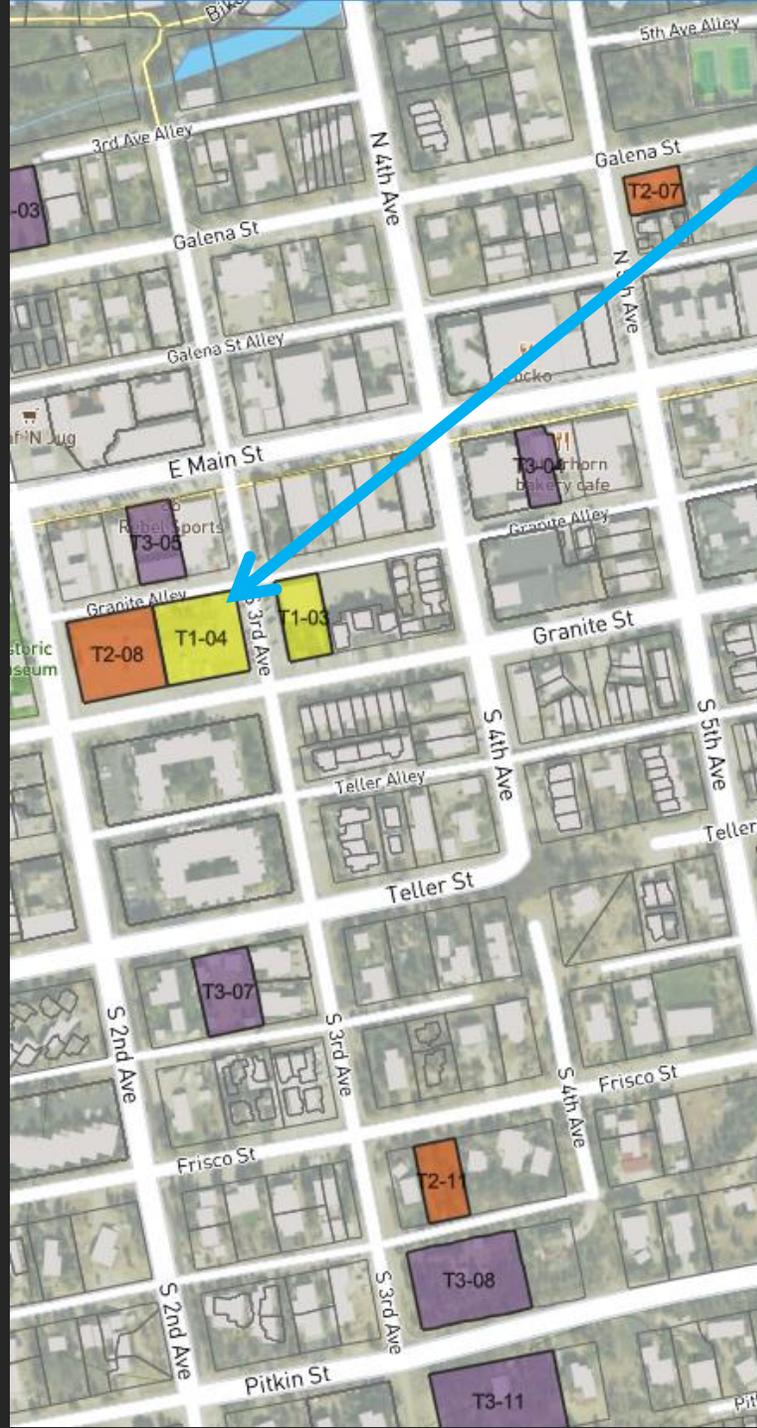


Tier	Sum of Units
1	79
2	266
3	29
4	20
Total	394

Frisco's Site Inventory

Workforce Housing Need = 259

- 36 Total Sites
- 18 Selected Priority Sites
- 394 Workforce Units Could Be Produced = 120 Unit Surplus



Site ID		T1-04			
Address/Project	275 Granite ST				
Category	Tier 1				
Zoning					
Zoning	CC	Alt. Zoning Used?	N		
Default Density	16	Density w/ Bonus	55		
Lot Size					
Lot Coverage	70%				
Gross Acreage	0.48	Buildable Acreage	0.34		
Development Assumptions					
Dwelling Type	SFR	Rent/Own	Owner		
Total Units	18				
Units by AMI					
<60%	60-80%	80-100%	100-120%	120-150%	>150%
5	4	0	4	4	1
Anticipated Year of Completion		2026 - Catch Up			
Included in Plan?		YES			
Capital Investment					

Affordable Housing: Economic Bane or Boon?

FRISCO BEGAN WITH "WHAT IF..." QUESTIONS FOR SCENARIO PLANNING

What if...

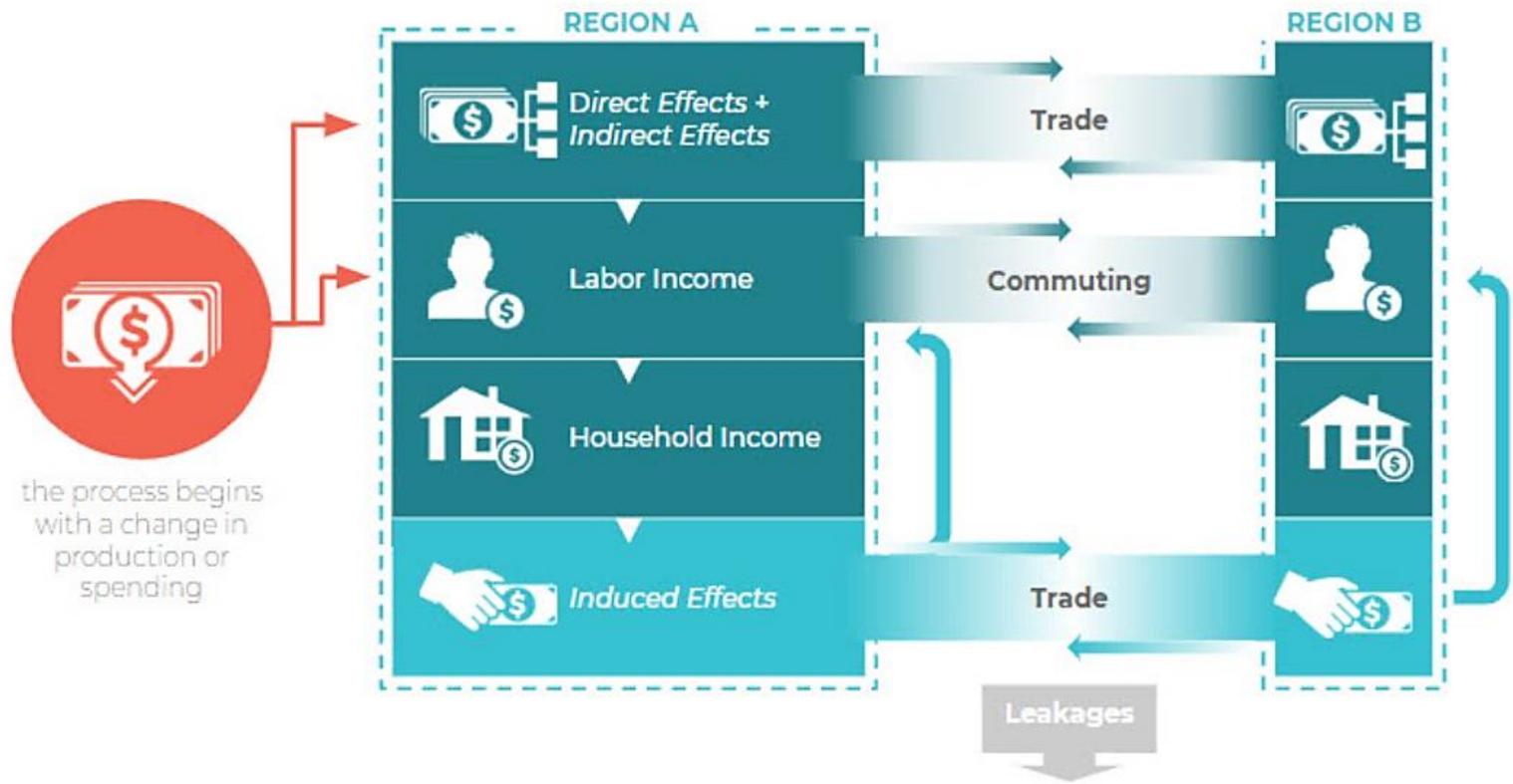
- We spend \$10 million and build ___ units of subsidized housing, what will be the ongoing benefits and detriments to Frisco?
- We build 0 units and let the free market control housing, what will Frisco look like in 10 years?
- The prices for housing drop by 20% (or 30%), what does that do?

Frisco also wanted to know what additional workforce housing units would imply for all services, public and private

"WHAT ELSE IS NEEDED?"

Modeling Frisco's Housing Future

- Economic modeling tools like IMPLAN used to assess "what if" scenarios and impacts
- Simulating future buildout scenarios anticipates needs and supports effective planning

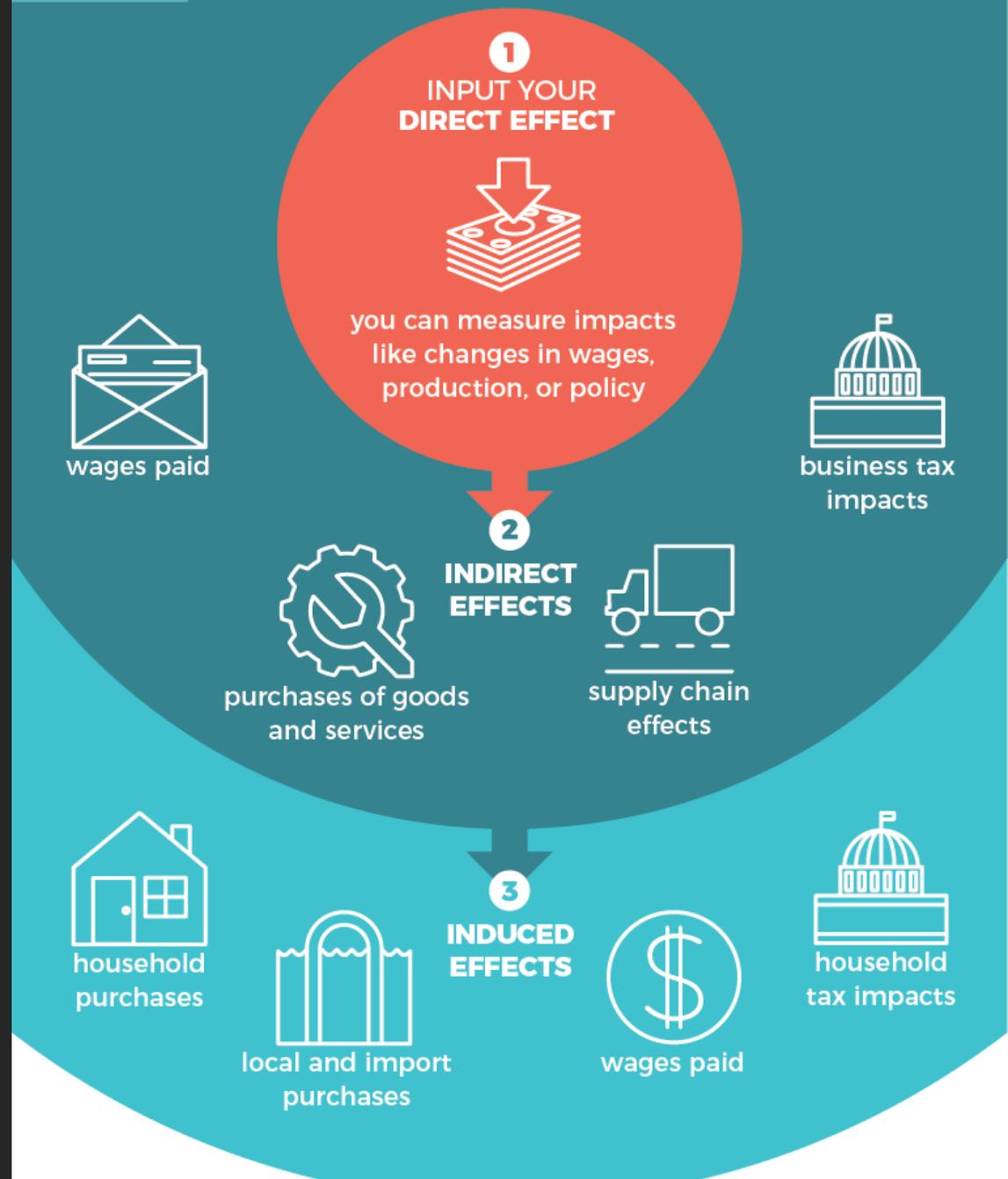


ENV-IO	Buying industries	Final demand	Sales	Emissions & Wastes
Selling industries	Intermediate consumption	Households Government Investment Exports	Total Output	GHG Dirty water Particulates Wastes, etc.
Foreign mkts	Imports	Imports		
Income	Value added	Value added = Final demand		
Costs	Total input			
Natural resources	Land Water Energy Minerals, etc.			Households

Modeling Frisco's Housing Future

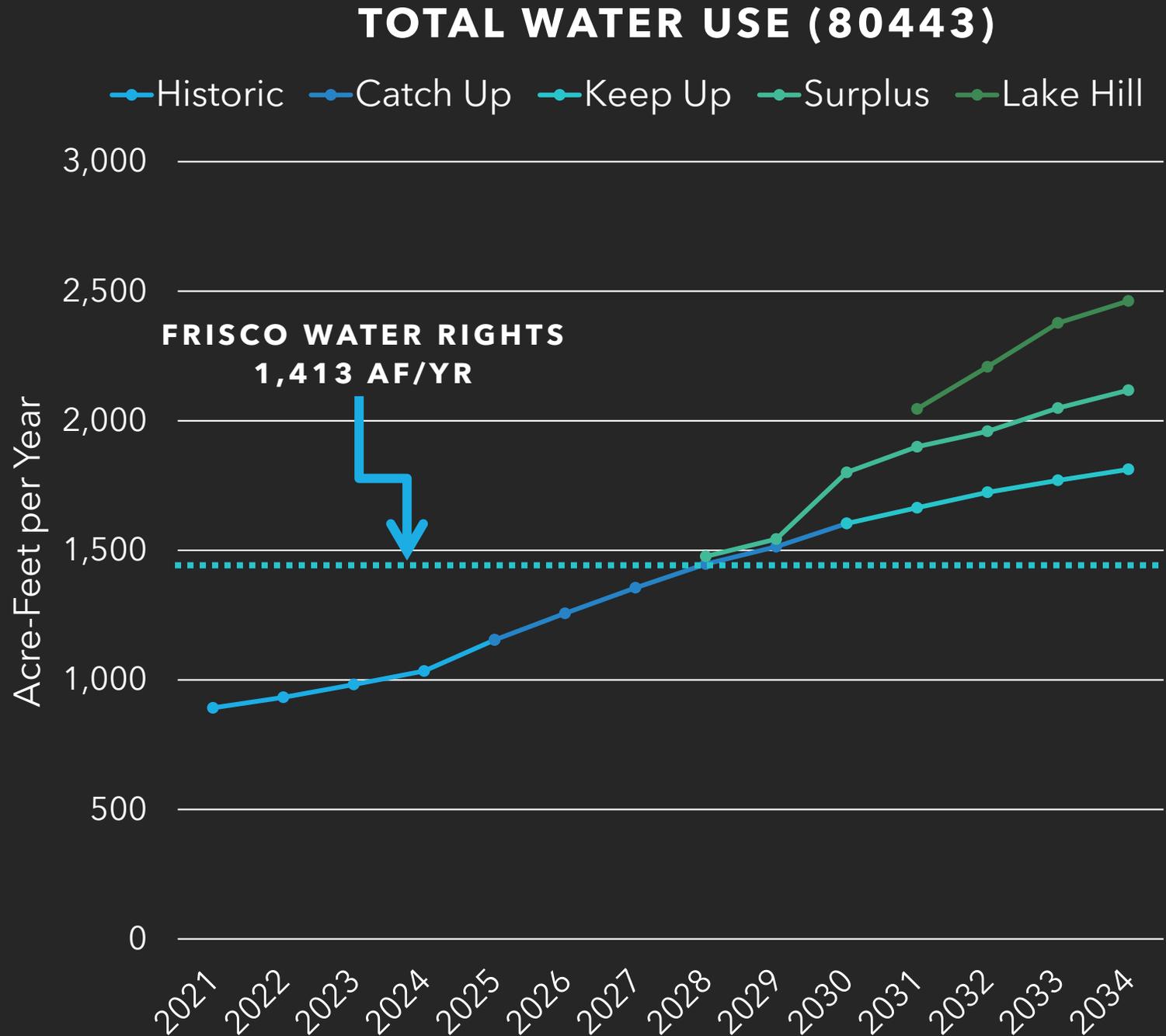


Service Sector	2022	2034	% Change
Education	177	205	16%
Health Care Practitioners	482	593	23%
Health Care Aides/Assistants	167	204	22%



Forecasting Frisco's Housing Impacts

- Economic
 - Jobs and Labor Income
 - Economic Output by Industry
 - Taxes
- Greenhous Gas Emissions
- Pollutants
- Water Consumption



Affordable Housing: Economic Bane or Boon?

TAX REVENUES: MUNICIPAL & SPECIAL DISTRICT (\$THOUSANDS)

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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Historic	\$7,500	\$8,400	\$8,800	\$9,300	\$10,400									
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Catch-Up				\$10,400	\$11,300	\$12,200	\$13,000	\$13,600	\$14,500					
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Keep-Up										\$14,500	\$15,000	\$15,500	\$16,000	\$16,300
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Surplus							\$13,300	\$13,900	\$16,200	\$17,100	\$17,700	\$18,500	\$19,000	
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Lake Hill											\$18,400	\$19,900	\$21,400	\$22,200
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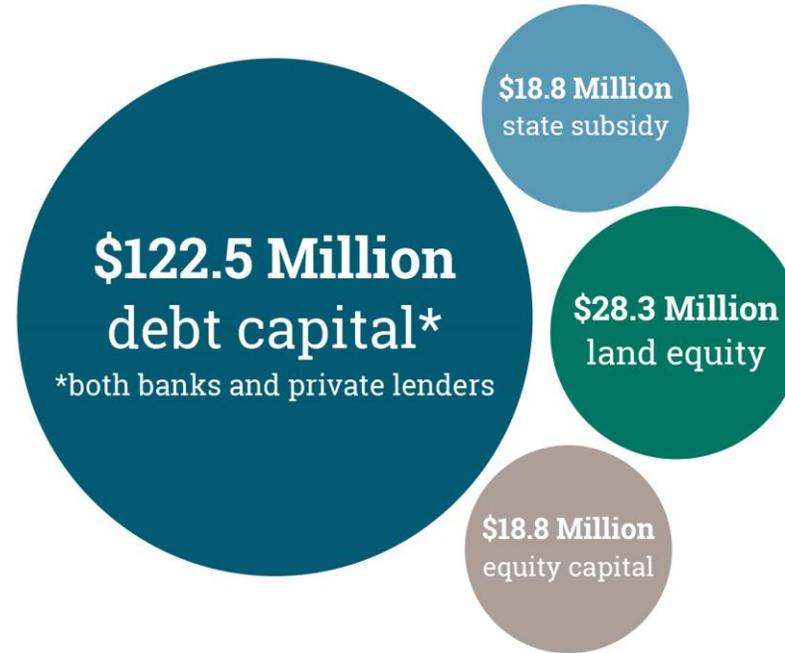
Assessing Feasibility in Frisco

Frisco's Workforce Housing Need = 259

- 18 Selected Priority Sites
- 394 Workforce Units
 - 151 Ownership Units
 - 178 Rental Units

\$188 Million

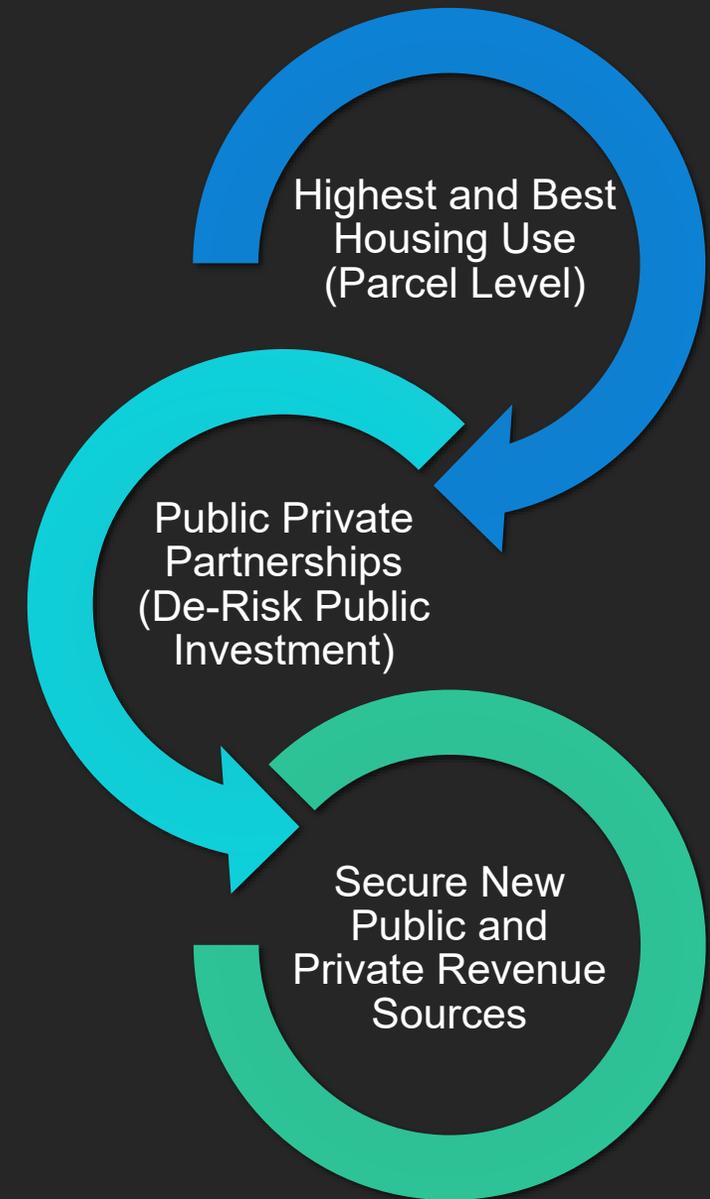
to build workforce housing need by 2034



... represents less than **0.002%** of the total value of Colorado's residential housing market

THE SOLUTION

Identify "Highest and Best Use" for Top Tier Parcels





The Balancing Act

BETWEEN COMPETING COMMUNITY PRIORITIES

HOUSING V. _____

Strategies to Take Home

1. Recognize interrelatedness of good data and the planning process
2. Understand how local regulations support or constrain housing development
3. Leverage existing resources, opportunities, and partnerships
4. Understand the potential negative and positive impacts
5. Help stakeholders appreciate (and face) the tough choices

TAKE-HOME CHECKLIST >>>



Thank You! Questions?

