



AGENDA
Regular Meeting of the
PLANNING COMMISSION
Council Chambers/Virtual Meeting
October 07, 2025
6:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES

Approval of minutes from September 16, 2025
5. PUBLIC HEARINGS
 - A. A public hearing concerning a resolution to amend Chapter 18, Article V of the Development Code to provide regulations for existing oil and gas facilities.
6. STAFF REPORTS/PRESENTATIONS
 - A. Introductory discussion regarding an affordable (essential) housing assessment of the Development Code
7. OTHER MATTERS
 - A. Upcoming Planning Commission Meeting on October 21, 2025.
8. ADJOURNMENT

To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 3894
- [Zoom Meeting quick link](https://thorntonco.zoom.us/j/89011138943) or you can type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/89011138943>
- Scan the QR Code to the right to attend virtually





**Planning Commission Meeting
Minutes
September 16, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, and Stephen Butler. Absent/Excused – Vice-Chair Andrew Bryant.

STAFF MEMBERS PRESENT – Erika Delaney Lew, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Collin Wahab, Principal Planner; Matthew Koenig, Traffic Engineer; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLAX202101187: A resolution concerning the Annexation of approximately five acres of land situated in the northeast quarter of Section 28, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street and assigning the annexed property to Ward 3 (Timberleaf Estates).

PLZ202101189: A resolution concerning a Zoning Amendment for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).

PLCSP202101190: A resolution concerning a Conceptual Site Plan for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).

The floor was opened at **6:04 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Mr. Wahab was the case presenter for PLAX202101187, PLZ202101189 and PLCSP202101190. Mr. Wahab entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting*. Mr. Wahab presented slides and information on the proposed development.

Mr. Wahab introduced the applicant.

Doug Small, 25950 Village Circle, Golden, Colorado, from the applicant team confirmed he had been sworn. Mr. Small introduced additional slides and information regarding the project.

Mr. Wahab reviewed public comments submitted regarding the applications and entered into the record *City's Exhibit C, two additional letters of opposition*, which were received after the Planning Commission packet had been finalized.

Mr. Wahab recommended the approval of PLAX202101187, PLZ202101189 and PLCSP202101190.

Rick Mendez, 8372 East 132nd Drive, Thornton, Colorado, expressed concerns that approving additional housing at this time may be premature due to the existing traffic conditions, proximity of nearby schools, and the anticipated impact of approximately 50 undeveloped DR Horton homes.

Mr. Koenig responded to concerns related to traffic impacts in the area.

The floor closed to further testimony at **6:52 pm.**

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PLAX202101187 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 5-0.

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY

COMMISSIONER TOMPKINS TO APPROVE THE PLZ202101189 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 5-0.

MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PLCSP202101190 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 5-0.

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

Next meeting is scheduled for Tuesday October 7, 2025.

THE MEETING WAS ADJOURNED AT 7:10 P.M.

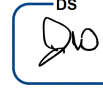

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Andrew Bryant, Vice Chairperson Signature

ATTEST:

Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: October 7, 2025	Agenda Item: 5A	Agenda Location: PUBLIC HEARINGS	Legal Approval: 
Subject: A public hearing concerning a resolution to amend Chapter 18, Article V of the Development Code to provide regulations for existing oil and gas facilities.			
Recommended by: Mike Garrott, Planning Director Warren Campbell Current Planning Manager 			
Presenter(s): Mike Garrott, Planning Director			

SYNOPSIS:

This proposed amendment to Chapter 18 would require operators with existing oil and gas facilities to register with the City and renew registration on an annual basis, and authorize City inspectors and contractors to inspect existing oil and gas facilities, and charge fees therefor, for specified reasons related to public health, safety, and welfare and the environment (e.g., noise, stormwater, weed control).

RECOMMENDATION:

Staff recommends Alternative Number 1, approve the resolution as presented.

BUDGET/STAFF IMPLICATIONS:

An inspection program would cost approximate \$20,000 per year. Inspection fees would be imposed to offset this cost.

ALTERNATIVES:

1. Approve the ordinance as presented.
2. Approve the ordinance as amended by Council.
3. Do not approve the ordinance.
4. Continue the public hearing.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

The City's current oil and gas regulations are provided in the Development Code under Chapter 18, Article V. These regulations apply to prospective oil and gas operations. Existing facilities are generally exempt.

Pursuant to Section 18-58, Development Code text amendments require a public hearing before the Planning Commission and City Council.

PUBLIC NOTICE AND RESPONSE:

A notice of public hearing was posted on September 26, 2025. No comments have been received.

INTRODUCED BY: _____

A RESOLUTION OF THORNTON PLANNING COMMISSION RECOMMENDING TO CITY COUNCIL CERTAIN AMENDMENTS TO THE CITY'S OIL AND GAS REGULATIONS SET FORTH IN CHAPTER 18, ARTICLE V TO PROVIDE REGULATIONS FOR EXISTING OIL AND GAS FACILITIES.

WHEREAS, pursuant to the Thornton City Charter, Colo. Rev. Stat. §§ 29-20-101 et seq. and 31-15-401, and Colo. Const. Art. XX, § 6, the City has the authority to regulate the surface impacts of oil and gas operations in a reasonable manner to protect and minimize adverse impacts to public health, safety, and welfare and the environment; and

WHEREAS, Colo. Rev. Stat. § 29-20-104(2)(a) and (c) specifically authorize the City to inspect oil and gas facilities subject to City regulation and impose fees therefor; and

WHEREAS, the City adopted Chapter 18, Article V of the City Code to regulate prospective oil and gas operations; and

WHEREAS, the City wishes to expand this framework to provide regulations for existing oil and gas facilities, including inspections and fees, to regulate the surface impacts of such facilities in a reasonable manner to protect and minimize adverse impacts to public health, safety, and welfare and the environment.

NOW, THEREFORE, BE IT ORDAINED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Planning Commission recommends that Subsection 18-383(d)(1) of the Thornton City Code be amended by the addition of the words double-underlined to read as follows:

Sec. 18-383. APPLICABILITY.

(d) Pre-existing oil and gas operations.

- (1) Except for the requirements of Section 18-383(d)(2) and as otherwise provided in Section 18-441, these regulations do not apply to oil and gas operations that exist as of the effective date of these regulations.
2. The Planning Commission recommends that Section 18-441 of the Thornton City Code be enacted to read as follows:

Sec. 18-441. REGULATIONS FOR EXISTING OIL AND GAS FACILITIES.

- (a) Definitions.** As used in this section:

- (1) "Existing oil and gas facility" means an oil and gas facility, including a shut-in or temporarily abandoned facility, that exists in the city as of the effective date of this section unless authorized by the city pursuant to this article.
 - (2) "Oil and gas facility" means equipment or improvements used or installed at an oil and gas location primarily for the exploration, production, withdrawal, treatment, or processing of crude oil, condensate, E&P waste, or gas, including the use of any heat extracted with produced fluids.
- (b) **Registration and Renewal.** Operators with existing oil and gas facilities shall submit a registration form prescribed by the city by July 31, 2026, or at least 60 days prior to assuming responsibility for operating existing oil and gas facilities, and shall update and renew the registration form by July 31 of each year thereafter. The registration shall include the following:
 - (1) Operator name, address, email, and telephone contact information for at least two individuals associated with the operator who will serve as 24-hour emergency contacts who can ensure a timely and comprehensive response to any emergency, and as contacts for inspections and alleged violations.
 - (2) A copy of the operator's emergency response plan that satisfies ECMC rules.
- (c) **Inspections and reporting of spills and leaks.**
 - (1) For purposes of implementing and enforcing this section:
 - a. Duly authorized city personnel and contractors may enter onto private property on which existing oil and gas facilities are located to inspect and monitor for compliance with this section, the city's fire and building codes, and any other applicable code provision upon a minimum three days' notice (or less in emergencies) to the operator or any party holding any record interest in the property.
 - b. The city may impose a reasonable fee to cover the costs of inspections and monitoring.
 - c. If entry is denied, the city may obtain an order from a court of competent jurisdiction to obtain entry to the subject property.
 - (2) The city may use the information collected during inspections to enforce the requirements of this section. The city may also report this information to appropriate state and federal agencies, including but not limited to information regarding alleged violations of any state or federal law or regulation.

- (3) Operators with existing oil and gas facilities shall, on a monthly basis, conduct audio, visual, and olfactory inspections pursuant to ECMC rules and utilize an approved instrument monitoring method pursuant to Colorado Air Quality Control Commission Regulation 7.
- (4) Spills and releases shall be reported in accordance with Section 18-397(6)r.
- (d) **Noise.** Existing oil and gas facilities shall comply with ECMC noise standards and Section 38-441.
- (e) **Reclamation.** Reclamation of disturbed areas shall satisfy ECMC reclamation regulations.
- (f) **Stormwater quality control.** Operators with existing oil and gas facilities shall use adequate stormwater quality control measures to comply with applicable permits and city regulations.
- (g) **Weed control.** Operators with existing oil and gas facilities shall control weeds and brush in accordance with Section 38-444.
- (h) **Inspection of records.** Operators with existing oil and gas facilities shall make available to the city, upon request, all records required to be maintained by or to show compliance with this section and rules and regulations promulgated by the ECMC and the Colorado Department of Public Health and Environment.
- (i) **Violations and Remedies.** Violations of this section are punishable as provided in Section 18-19 and may be subject to such other criminal or civil liability as may be prescribed by the Code or otherwise by law. In addition, the city attorney may initiate an action before any court of competent jurisdiction to seek any appropriate remedy available to secure compliance with this section, including injunctive relief, and to secure costs and damages sustained by the city in enforcing this section.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 7th day of October 2025.



PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Andrew Bryant, Vice Chairperson Signature

ATTEST:

Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: October 7, 2025	Agenda Item: 6A	Agenda Location: STAFF REPORTS/PRESENTATIONS	Legal Review: 
Subject: Introductory discussion regarding an affordable (essential) housing assessment of the Development Code			
Recommended by: Mike Garrott, Planning Director Warren Campbell Current Planning Manager 			
Presenter(s): Mike Garrott, Planning Director; Ty Robbins, City Development Liaison; Erinn Rogowski, Planner II; Zach Noyes, Planner I; Cheryl Steinberg, Grant and Housing Supervisor, Josh Olhava and Karlyn Vasan, Ayres Associates			

SYNOPSIS:

Following the rewrite of Chapter 18 of the Thornton Development Code, the affordable housing code assessment is the next step in identifying opportunities to expand essential housing options in Thornton. This follow-on effort will focus on three key areas:

- 1) Education and Consistent Phrasing – Establishing a consistent message around what State Statute considers affordable housing, which includes housing in Thornton that is essential and attainable to a broad range of income levels for for-rent and for-sale housing options.
- 2) Expedited Review Process - Developing a streamlined review process through lean process improvements to meet the 90-day State Statute approval requirement. These changes will give City Council options to expedite qualifying affordable housing projects and ensure compliance with Proposition 123 requirements.
- 3) Code Standards and Incentives - Reviewing and updating the development code standards to better support affordable housing. Potential options include revisiting allowable uses, affordable housing incentives, allowing more diverse housing types, adopting an inclusionary housing ordinance, land banking, and other strategies to encourage affordable housing development.

RECOMMENDATION:

This item is for informational purposes and a chance for the Commission to provide insights and feedback to staff and the consultant team from Ayres.

BUDGET/STAFF IMPLICATIONS:

The project budget is \$100,000, which includes a Proposition 123 Local Planning Capacity (LPC) Grant of \$80,000, and a city match of \$20,000. The budget includes the cost of contracting with the consulting firm Ayres and Associates and city costs related to community engagement.

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ALTERNATIVES:

1. No action or alternatives are considered.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY): (includes previous City Council action)

In 2022, Colorado voters approved Proposition 123, creating a statewide affordable housing fund. Governor Jared Polis signed House Bill (HB) 23-1304 Proposition 123 Affordable Housing Programs into law on June 5, 2023, which governs the use of funds jointly managed by the Department of Local Affairs (DOLA) and the Governor's Office of Economic Development and International Trade (OEDIT). To be eligible for Proposition 123, local governments must 1) file a commitment to increasing the number of affordable units by three percent annually, and 2) establish an expedited review process. In October of 2023, Thornton filed a commitment to DOLA to build 268 affordable units by December 31, 2026.

Grant Funds Awarded

Since filing our commitment in 2023, DOLA has awarded \$200,000 (\$160,000 –grant, \$40,000 Thornton match) in Proposition 123 grant funds to the city. These funds will be utilized to complete Affordable housing code updates and enhancements to the City's on-line project and permit submittal and tracking system.

Expedited Review

To remain eligible for the second cycle of Proposition 123 (2027-2029), local governments must implement a codified expedited review process that guarantees a decision on qualifying affordable projects within 90 calendar days. A final decision can include an approval or denial. The policy must be adopted before the start of the second cycle in January 2027.

The state legislation requires that an expedited review process shall apply to affordable housing projects that:

- Include at least 50% deed-restricted, affordable units
- Are affordable to renters earning 60% of Area Median Income (AMI)
- Are affordable to for-sale households earning 100% of AMI

Per state Statute, the expedited review process would apply to a portion of the city's application types including site plan, civil construction drawings, building permit, variances, waivers, special use permits, conditional use permits, and administrative amendments to planned developments.

Early Adoption Incentive Program

To encourage early compliance, DOLA launched an incentive program for early adoption of an expedited review policy. DOLA will award up to \$50,000 in grant funding to local governments that implement a state-compliant process by June 30, 2026. The funds can be spent on allowable planning activities under the Local Planning Capacity grant guidelines.

Current Considerations

The City of Thornton recently adopted the 2025 Development Code. The Code addressed several factors that impact affordable housing, such as decreasing the minimum lot sizes in the residential districts, reduced lot widths. Building upon the Development Code update, the next phase involves identifying and considering additional techniques and criteria within the development code standards to further strengthen the City's approach to affordable housing. Some of the following strategies may be considered:

COMMUNICATION

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1) **Inclusionary Zoning Ordinance:** Inclusionary zoning requires or encourages developers to include a set percentage of affordable units in new residential projects, typically tied to Area Median Income (AMI). These requirements may apply to rental or for-sale housing and can be voluntary or mandatory. Where on-site units are not feasible, alternatives such as in-lieu fees or off-site units may be allowed. Many programs also offer incentives to offset the cost of providing affordable housing.

2) **Affordable Housing Incentives:** Because affordable housing can be difficult to finance, local governments often use incentives to encourage affordable housing projects that meet specific criteria. Land development incentives may include density bonuses, lot size reduction and height increase, or reduced parking. Financial incentives may include fee waivers/deferrals, subsidies, or offset for cash-in-lieu. Incentives may be applied case by case or published as a clear, predictable menu tied to specific housing goals, such as unit counts or location.

3) **Land Banking:** Land banks acquire, hold, and manage property to support community goals such as expanding affordable housing or stabilizing property values. They may be government-supported, quasi-governmental, or nonprofit, and often work with local governments to repurpose land for housing. Properties can come from tax-delinquent parcels, municipal transfers, donations, or market purchases. Water banking can be incorporated by securing water rights alongside land holdings.

4) **Diverse Housing Types:** Ensure that duplexes, triplexes, or other appropriate multi-family options are a use by right would help diversify the housing options available to homeowners and renters. In addition, other types of housing may be considered: tiny homes, modular, co-housing, multi-generational, or courtyard cottages. An analysis of the code is required to ensure that regulations do not impede development of these housing types.

5) **PD Overlay for Affordable Housing:** Since PDs allow developers to exceed standard zoning requirements, PDs can provide affordable housing options that otherwise would not be built. Benefits include more efficient site design, lower infrastructure and maintenance costs, mixed-use buildings, diverse housing types, and community enhancements. Thornton can require or incentivize inclusion of affordable housing through tools such as density bonuses, fee waivers, or infrastructure support, and identify overlay areas for related project types.

6) **Dedicated Funding for Housing Affordability:** A dedicated revenue source provides a consistent stream of funding for affordable housing, often through an Affordable Housing Fund. Revenue can come from tools such as transfer taxes, developer fees, marijuana taxes, or short-term rental taxes, helping reduce reliance on annual budget appropriations. Establishing such funding requires long-term commitment and strong community partnerships.

Additional strategies will be considered based on input from the community, Planning Commission, City Council, city staff, stakeholders, and partners.

PUBLIC NOTICE AND RESPONSE:

Noticed was publicly posted and included in the Planning Commission agenda. No comments have been received.



Essential Housing Code

Project Kickoff Discussion

Planning Commission Session – October 7, 2025



Purpose

Project kick-off and discussion
on updates to code to
encourage essential housing

Agenda

- Ayres Team Introductions
- Timeline and Scope
- What is attainable / essential housing?
- Engagement Activities
- Tools to Consider
- What does success look like?
- Next Steps

Introduction to Ayres Team



Josh Olhava, AICP
*Planning & Development
Supervisor*



Karlyn Vasan
Senior Community Planner



Lindsey Wilson
Community Planner



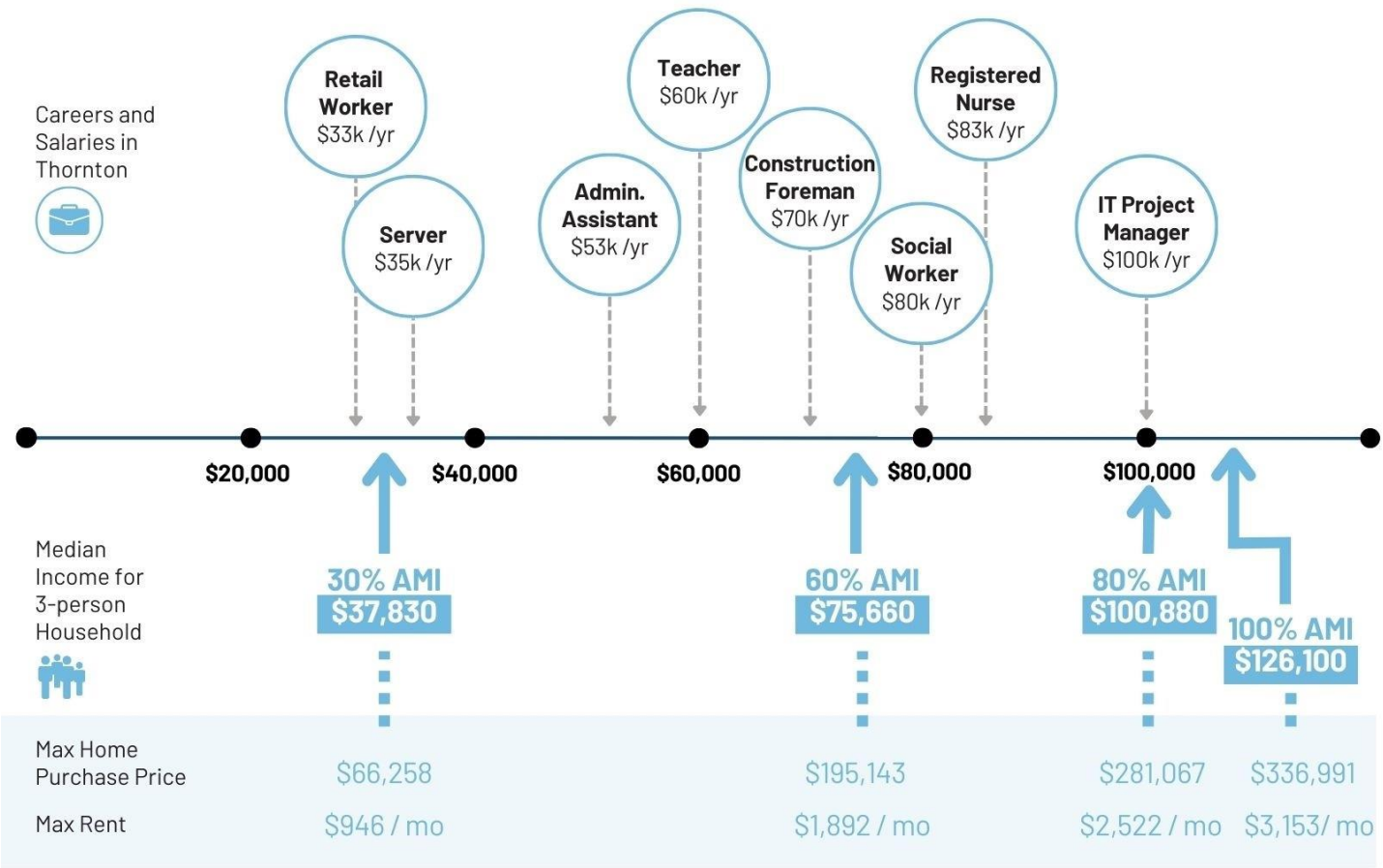
Natalia Sotarello
Community Planner

Timeline and Scope



What is attainable / essential housing?

WHAT CAN A HOUSEHOLD AFFORD IN THORNTON?



Median Home Sale
last 12 months
\$475,000
(Redfin 9.23.25)



Median Rent Price
last 12 months
\$2,075 /mo
(Redfin 9.23.25)

Federal Definition of Affordable:

When housing costs* do not exceed 30% of household gross income.

*(includes mortgage/rent, utilities, insurance, property taxes, HOA fees)



Cost-burdened



Severely cost-burdened

Thornton Owners

25%

9%

Thornton Renters

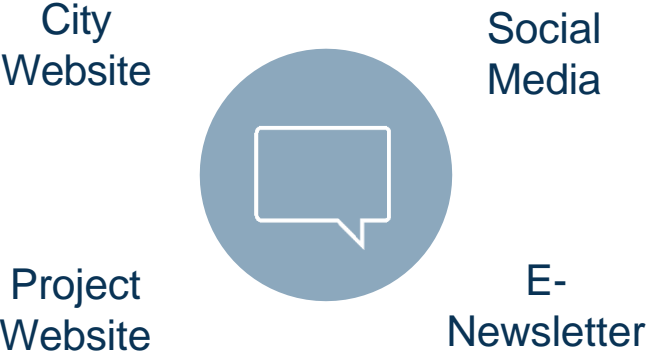
28%

24%



Engagement Activities

Communication Strategy



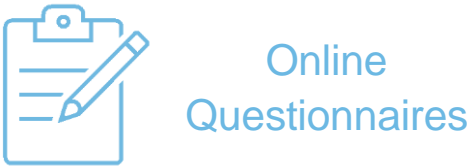
Community Events



Public Meetings



Survey



Tools to Consider



Fast-Track – Expedited Development Review Process

Considerations

- Steps to streamline development review process
- Policy for staff guidance, commitment to 90-day process
- Clear workflow and materials

Example: Multiple Colorado Communities

- Many are adopting updated review processes by Jan '26
- Resolution and policy allows creation of workflows and materials to guide staff and applicants



Proposition 123 mandates an **EXPEDITED REVIEW PROCESS** for affordable housing projects, requiring decisions within 90 days. Streamline to remove redundancies and clarify application requirements.

Inclusionary Zoning Ordinance

Considerations

- Staff capacity > balanced program administration
- Impact on development profits < > sale prices / finishes
- Option 1: Mandatory or voluntary with % of affordable units
- Option 2: Define % non-single-family in housing diversity requirement



Example: Longmont Affordable Housing Program

- New residential must include affordable units (2018)
- Incentives: cash-in-lieu or building off-site

Tenure	% of Units	Income Qualified	Deed Restricted
Rental	12%	≤ 50% of AMI	Yes
For-Sale	12%	≤ 80% of AMI	Yes

INCLUSIONARY ZONING ORDINANCES

require or encourage developers to include affordable units in new projects, with alternatives like in-lieu fees or off-site units. Incentives may also be offered to promote compliance.

Housing Incentives

Considerations

- Identify feasible financial incentives, exclude non-waivable
- Align incentives with target housing types
- Eligibility criteria: comprehensive plan, transit nodes, arterials
- Fee-in-lieu funds can offset waivers and deferrals

Example: Loveland

- Eligible for-rent, for-sale projects with affordable housing
- Target ~60% AMI
- Fee waiver, flexible design, expedited reviews, less parking
- Deed restriction: 20-yr for-sale, 50-yr multifamily



HOUSING INCENTIVES are tied to specific criteria, enhancing predictability and reducing political barriers.

- **Land Development** - density bonus, lot size and height, parking reduction
- **Financial** – fee waivers/deferrals, subsidies, offsets for cash-in-lieu

Land Banking

Considerations

- Limited tax-delinquent properties available = increased acquisition costs
- Partnership collaborations for a regional land bank to support housing acquisition and development

Example: Fort Collins

- Acquired six sites
- Sold one to the Fort Collins Housing Authority for 96 permanently affordable apartments
- Most properties are held beyond the suggested 5-year maturity



LAND BANK acquires, manages, and repurposes properties to support community goals like affordable housing and stabilizing property values, creating long-term development opportunities.

Allow Diverse Housing Types



Modular



Tiny Homes



4 to 6-plex



Apartments



Courtyard Cottages



Deed-restricted
Affordable

DIVERSE HOUSING TYPES

as use-by-right to provide housing for more stages of life and income.

Consider deed-restricted affordable units as use-by-right in certain zone districts.

- Is affordable housing required, incentivized, or both
- Identify areas best suited for affordable housing (e.g. near transit)
- Align incentives with desired affordability outcomes
- Set clear criteria and enforcement for affordability (# units, AMI target, duration)



- Proposed affordable housing overlay being developed
- Focused on PDs and Business District
- More flexibility with design guidelines for affordable projects

PD OVERLAY for affordable housing can allow incremental increases of density, limited height increases, relaxing of certain zoning limitations for affordable housing projects.

Dedicated Revenue Source To Subsidize

Considerations

- Defining \$ sources, amounts, activities takes time, leadership
- Political will – i.e., initial sales tax allocation or other funds
- Identify partners, evaluate grants
- Preserve Naturally Occurring Affordable Housing (NOAH)

Example: Longmont Affordable Housing Fund

- Funding = General Fund, half marijuana sales tax
- \$1.1 million/yr to construct, preserve affordable rentals
- Target $\leq 40\%$ AMI
- Funds must be repaid for future re-lending



DEDICATED REVENUE SOURCE for affordable housing ensures consistent funding and reduces reliance on annual budgets.

Sources: taxes or fees on real estate, permits, marijuana, luxury housing, and short-term rentals

What does success look like to you?



Next Steps

Engagement

- City Council meetings
- Community events
- Community survey
- Stakeholder meetings: Developers, Employers, City Staff, Partners





Discussion & Questions