

## **Community Housing Goals Comparison**

### **Lyons, Nederland, Estes Park**

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## **Lyons Housing Goals**

### Lyons Thrive Comprehensive Plan 2023

- Rise in housing prices and lack of varied housing options will make it difficult for Lyons to attract an economically diverse population in the future
- Lyons' housing market has become significantly more expensive over the last decade due to the loss of affordable housing during the 2013 flood, etc.
- Policy LU -2.3: Housing: Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment in existing areas of the community or through future annexation
- Trend of increased housing costs (page 53)
- Encourage a diversity of housing options to meet the needs of a dynamic population
  - Housing options
  - Multi-generational housing
  - Accessible housing
- Expand and preserve workforce and affordable housing options
  - Regional housing goals
  - Affordable housing
  - Workforce housing
  - Annexation
- What is Affordable and Workforce Housing? (Page 55)
- Housing and affordability are mentioned many times throughout the Lyons Thrive Comprehensive Plan

### Town of Lyons Housing Futures Plan 2023

- Town of Lyons Housing Vision Statement: "Support and sustain the development of diverse housing options for the Lyons community (current and future) that addresses attainability and affordability needs."
- 160 comments received via the community map in 5 months
- Needs
  - Increase the production of housing for both rental and for-sale developments
  - Allow for a wider variety of households to purchase homes in Lyons and for older homeowners to shift to housing types they may need
  - Target affordable rental strategies that ensure price points that the Lyons workforce can afford
  - Accommodate and incentivize the development of housing, the Town should consider adjusting density allowances in the R-1 zoning district

### Town of Lyons Comprehensive Plan 2010

- Goals, Objectives and Housing Strategies
  - Housing Goal: Recognize and accommodate the housing needs of a diverse population.
    - Promote safe, stable, diverse neighborhoods throughout Lyons that provide a range of housing options and link residents to destinations to learn, work, shop and recreate.

- Promote mixed-use buildings such as live/work units...
- Encourage denser housing near the center of Town to promote walking, help strengthen downtown and provide more housing options
- Increase opportunities for affordable housing
- Investigate ways to make construction more affordable for owner builders
- Work with nonprofit partners such as Boulder County Housing and Human Services, Colorado Division of Housing, Habitat for Humanity...
- Review current planning and infrastructure requirements...
- Housing Trends: Existing Conditions
  - Nationwide housing prices are steady but Lyons remained attractive to buyers
  - 98% of housing units are occupied in 2000
  - Vacancy rate in 2007 remained low at 4.73%, the second lowest in all major Boulder County
- Community Comments
  - Over 1/3 of the 227 survey respondents moved to Lyons because the housing was affordable. There is general consensus that the Town needs to take efforts to encourage affordable housing in the area.
  - Workshop participants and survey respondents generally do not want to expand the town limits to allow for additional residential growth. They would prefer to diversify Lyons' housing supply by finding ways to build more homes (apartments, mixed-use buildings and affordable housing) near downtown.
  - Suggestions for increasing the amount of affordable homes in the area included: provide incentives for people to develop affordable housing, find areas for apartments (through annexation if necessary), allow mother-in-law units, carriage houses, multi-family homes and accessory homes throughout Town and ensure there are good sidewalks to improve residents' mobility.

## **Nederland Housing Goals**

### [Town of Nederland Envision 2030](#)

"In 2030, Nederland's diverse housing serves the needs of the local population in a stable and livable community while maintaining its unique, small town identity. Low income, alternative, and affordable housing choices are available for our local workforce, seniors, and others - including young families. A thriving downtown includes lodging, workforce, and other housing options that are accessible. Housing builds and rebuilds follow sustainable environmentally conscious, and fire-wise building and development practices."

[Nederland Vision 2020](#): No housing goals (that I can find), some mentions in comments from the community about it

### [Nederland Comprehensive Plan 2013 Update](#)

- Identifies six overarching policy categories that deserve special attention in the coming years.
  - Community Facilities, housing, transportation, economy, utilities, land use
- 21% growth rate mentioned previously had an impact on development... Housing became dramatically more expensive, as the value of land reflected the trends that were

occurring throughout Boulder County – more demand, less available land, higher cost of living.

- Offers mountain lifestyle at a slightly more affordable rate, though still much higher than the state average
- Affordable housing will continue to be something for the Town to address through partnerships with the BCHA and other local and regional organizations. Incorporating affordable housing types, and exploring the expansion of mixed-use or higher density zoning may provide viable solutions in the future
- Many more mentions of housing throughout the plan
- Housing Policies on page 30 including
  - Work with Task Force to identify and present anticipated needs for housing
  - Foster partnerships with the BCHA...
  - Promote a range of desirable and affordable housing options in Nederland such as through encouraging mixed use development downtown and higher density residential units within walking distance of the town core.
  - Encourage the improvement or redevelopment of properties...

### **Estes Park Housing Goals**

[2023: Housing Vision, Goals, Objectives, and Values](#)

**Vision.** Working-age households have stable, desirable housing in the Estes Valley, enabling them to support our local economy, provide essential services, and thrive as vital members of our community.

**Goals.** Create and preserve 550 to 700 dwelling units affordable to the local workforce over the next five to seven years.

**Objectives:** — Increase the preservation and creation of workforce housing, so that the Estes Valley begins to improve availability and affordability of housing to the workforce. — Match housing investments with areas of greatest need in the workforce community. — Create neighborhoods that are desirable, compatible and affordable for the long term.

**Estes Valley Workforce Housing:** People are at the heart of every economy, and businesses thrive in locations that attract and retain talented individuals and families. Workforce Housing has become an important challenge for many of the most successful metropolitan areas, as well as mountain resort communities.

The Estes Park Economic Development Corporation (Estes Park EDC) identified workforce housing as a top community priority in the 2015 Economic Development Strategy and in the report: [The Economic Benefits of Implementing a Workforce Housing Strategy in Estes Park](#).

[2018: The Economic Benefits of Implementing Workforce Housing in Estes Park](#)

- Workforce Housing = Economic Vitality in the region
- Estes Park also determined childcare was important for Economic Vitality
- Estes Park is a resort community

[Estes Forward Comprehensive Plan December 2022](#)

- To achieve the multigenerational, year-round community envisioned in Estes Valley, the workforce needs stable, affordable housing options and a housing market that will allow

diverse young families to grow into the community. Demand for housing in Estes Valley has outpaced supply for years leading to decreasing affordability, overcrowding of the few housing options that are available, increasing reliance on commuters to fill jobs, and jobs going unfilled. This Housing element establishes goals and policies to create housing opportunities. By investing in housing to meet the needs of the workforce and families there will be more housing choices for the entire community including seasonal workers and those seeking to age in Estes.

- Goals:
  - Ensure new housing meets the needs of the workforce and families
    - The Town and County encourage stable long-term rental opportunities
    - The Town enables opportunities that give the workforce, families, and fixed-income individuals a path to homeownership
    - The Town prioritizes critical service providers in publicly-supported housing
    - The Town pursues sustainable design that reduces life cycle maintenance costs and environmental impact and increases wildfire resiliency
    - The Town and County encourage designs for multigenerational living, aging in place, and safe seasonal housing
  - Create new housing opportunities
    - The Town and County locate new housing opportunities consistent with the Future Land Use Map
    - The Town allows infill and redevelopment that provides more housing with a focus to increase workforce and affordable options for all income levels
    - The Town uses development bonuses and other tools to incentivize deed restricted affordable workforce housing
    - The Town considers requiring that development include deed-restricted affordable workforce housing or pay a fee
  - Invest in housing
    - The Town maintains a dedicated housing fund
    - The Town pursues deed restrictions to preserve the affordability of existing workforce housing
    - The Town purchases land to develop or partner with a developer to create housing