

# Housing Advisory Committee: 4<sup>th</sup> Quarter

**Date:** November 19, 2025

**Time:** 6:00PM to 8:00PM

**Location:** City Hall, City Council Room, 3<sup>rd</sup> Floor

**Address:** 8101 Ralston Road, Arvada, CO 80002, USA



# Begin Meeting - Pat Noonan, HAC Chair

Name	Affiliation	Present?
Pat Noonan	Housing Advisory Committee – CHAIR	
Mindy Mohr	Housing Advisory Committee – VICE CHAIR	
Shawna Ambrose	Housing Advisory Committee – COUNCIL LIAISON	
Alicia Duncan	Housing Advisory Committee	
Peter Kazura	Housing Advisory Committee	
Andrew Heesacker	Housing Advisory Committee	
Tim Rogers	Housing Advisory Committee	
Jake Victor	Housing Advisory Committee	
Harrison Wilterdink	Housing Advisory Committee	
Jessica Garner	City / CED Director	
Carrie Espinosa	City / Arvada Housing Authority	
Sam Bradley	City / Arvada Housing Authority – LIAISON	
Megan McCall	City / Department of City Attorneys Office	
Kyley Flynn	City / Chief Building Official	
Adam Quintana	City / Deputy Building Official	
Steven Parker	Arvada Fire	
Shaunna Mozingo	Colorado Code Consulting	
Alicia Arkulary-Montoya	Jefferson County / Affordable Housing Coordinator	
Mollie Fitzpatrick	Root Policy Research / Managing Director	

## Agenda - Overview of Current Initiatives

- |                                                   |                |
|---------------------------------------------------|----------------|
| <b>1. Attendance</b>                              | <b>6:00 PM</b> |
| <b>2. Public Comment - 3 Minutes</b>              | <b>6:05 PM</b> |
| <b>3. Jefferson County Presentation</b>           | <b>6:10 PM</b> |
| <b>4. Updates from the City</b>                   | <b>7:10 PM</b> |
| <b>5. Building Updates Presentation</b>           | <b>7:15 PM</b> |
| <b>6. Public Education Subcommittee - Updates</b> | <b>7:30 PM</b> |
| <b>7. Arvada Affordable Housing Fund</b>          | <b>7:40 PM</b> |
| Updates                                           |                |
| Priority and Threshold Criteria - VOTE            |                |
| <b>8. Dates for 2026 - VOTE</b>                   | <b>7:55 PM</b> |

# PUBLIC COMMENT: 3 Minutes

Members of the public will be allowed **3 minutes** to make their comment. The City and the HAC respectfully ask that all comments be limited in scope to housing-related concerns or initiatives in Arvada.

Following the Public Commentary Period, the remainder of the meeting will be formatted as a Study Session, where members of the public are welcome to listen and learn, but please refrain from making public comments.

Questions or concerns from members of the public can be directed to the HAC City Liaison – Sam Bradley at [sbradley@arvada.org](mailto:sbradley@arvada.org).



# JEFFCO 15-YEAR HOUSING STRATEGIC PLAN (HSP)



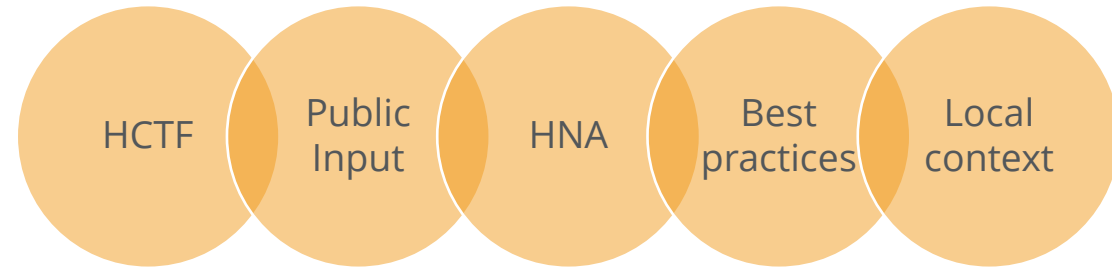
PRESENTED BY

Mollie Fitzpatrick, *Managing Director*

# HSP Overview

The 15-Year Housing Strategic Plan is designed to address needs across the full spectrum of housing—from homelessness to market-rate homeownership—to help create vibrant communities where housing is accessible to all.

**PROCESS:** The strategies prioritized in this plan reflect a community-driven process, led by the Jeffco Housing Continuum Task Force (HCTF) that adapts national best practices in housing policy to the unique local context of JeffCo and its communities.

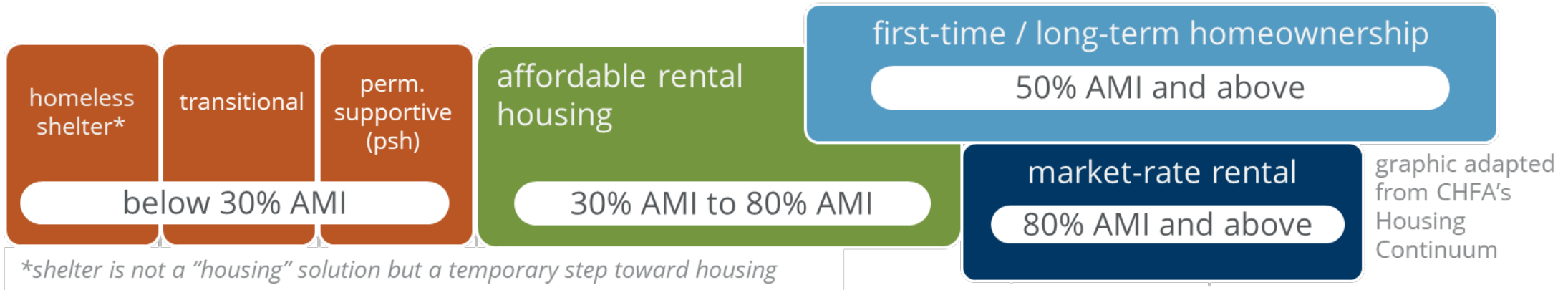


**DOCUMENT STRUCTURE:** Following intro and acknowledgements, the Housing Strategic Plan is organized around the following sections:

- Why Work to Address Needs?
- Current and Future Housing Needs
- Summary of Community Engagement
- Regional Outlook and Approach
- Housing Funds and Community Resources
- **Housing Goals and Strategy Framework**
- **15-Year Strategies and Actions**
- **Implementation**

Appendix: Housing Needs Assessment (incl. Community Engagement)

# HOUSING NEEDS ACROSS THE CONTINUUM



## Immediate Needs ("catch-up")

shelters	PSH units	new units	new units or vouchers	home-buyer supports	Market production	
2 shelters North & South County	282 chronic homeless	572 non-chronic homeless	10,663 <30% AMI gap	2,984 30-50% AMI gap	- income restricted homes - down payment assistance	- Workforce/market rentals - Increase product & price diversity in for-sale

## Needs by 2040 ("catch-up" + "keep up" with household and job growth)

shelters	PSH units	0-30% AMI	30-50% AMI	50-80% AMI	80-120% AMI	120-150% AMI	150% AMI+
2 shelters North & South County	382 chronic homeless	5,700 new units +10,700 vouchers (or additional new units)	4,500 new +3,000 vouchers (or new)	7,700 new 58% owner; 42% rental	9,400 new 69% owner; 31% rental	5,700 new 77% owner; 23% rental	17,200 new 89% owner; 11% rental

# Strategy Framework

An integrated approach that unlocks supply, creates funding, and leverages key partnerships to create more affordable housing, improve program and service delivery, and assist low income households will have the most success long-term.

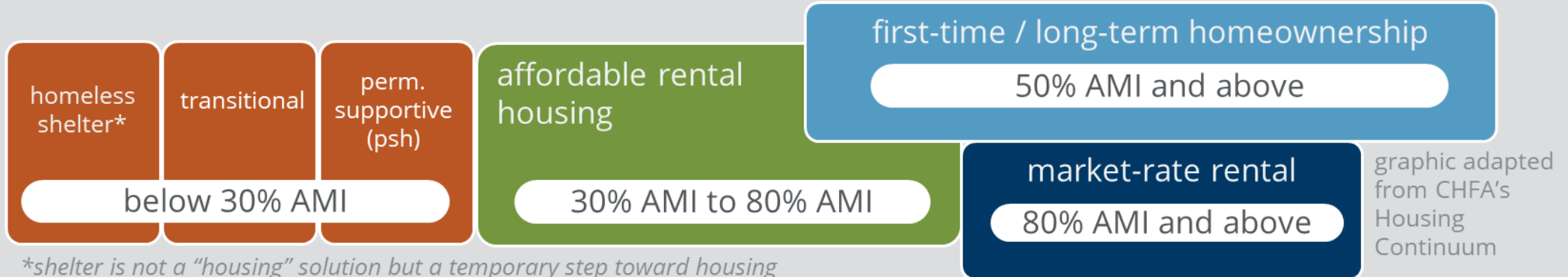
## STRATEGY APPROACH ACROSS THE CONTINUUM

### PUBLIC ASSISTANCE NEEDED

subsidies, incentives, and policies to create/preserve income-qualified units; and programs to improve housing stability

### THE MARKET AS A PARTNER

land use and zoning tools to unlock supply and improve natural affordability



# Production & Preservation Goals

1. **Increase the supply of affordable housing** by 3% per year (as part of the County's commitment to prop 123).
2. **Preserve affordability** of all (100%) existing income-restricted units in Jeffco (recapturing expiring affordability contracts to prevent conversion to market-rate).
3. **Encourage sufficient housing production** to keep pace with overall market demand as measured by demographic and economic growth—and aligned with the income distribution, accessibility needs, and diverse housing types.

# Implementation & Keys to Success

## GUIDING PRINCIPLES

When implementing housing strategies (project/program consideration and the allocation of funds):

- **Prioritize** identified housing and community needs—considering the urgency as well as relative size of need;
- **Balance** high urgency actions with long-term solutions;
- **Focus funds** where the market does not address or meet needs; and
- **Take advantage** of opportunities that leverage (and maximize the impact of) existing funds and resources.

## Additional Implementation Considerations

1. **Resources and Partnerships:** Bolstering financial and staffing resources are critical to successful implementation, as are continued partnerships (public, private, non-profit, etc.). Monitoring progress on housing goals and individual program outcomes is also critical to the long-term success of the HSP.
2. **DOLA Grant requirements:** As part of the grant agreement with DOLA for the development of this Strategic Plan, Jefferson County is obliged to adopt policy and regulatory strategies to promote the development of affordable housing, ideally by the end of the grant period (July 2025).

# Recommended Strategies



## Regional & Jurisdictional Collaboration

*Actively engage in regional and jurisdictional collaboration to achieve housing goals.*



## Dedicated Housing Funds and Financial Assets

*Leverage financial assets and identify a funding source to support housing production, preservation, and programs.*



## Housing Production and Affordability Tools

*Enact regulatory reforms (i.e., zoning) to unlock supply, improve housing affordability and diversity, and incentivize affordable projects.*



## Housing and Property Preservation

*Invest in the preservation of housing and properties serving low and moderate income households (e.g., expiring income restrictions, naturally occurring affordable housing, and mobile/manufactured home communities).*



## Homeless Response and Prevention Systems

*Implement robust and equitable homeless response and prevention systems, including investments in shelter, services, and housing.*



## Program and Service Delivery

*Improve program and service delivery for vulnerable households (bolster capacity and case management; expand high demand programs).*

The HSP includes **action items** within each strategy along with proposed implementation **timelines**, relative **resource level** descriptions, and potential implementation **partnerships** for each action item. Additionally, the HSP outlines the key “next steps” for each action item.



# STRATEGY 1. ACTIVELY ENGAGE IN REGIONAL AND JURISDICTIONAL COLLABORATION TO ACHIEVE HOUSING GOALS.

## Action Items

**1.1. Endorse and promote the Jeffco Housing Blueprint, a regional plan to increase affordable middle-income housing.**

**1.2. Support jurisdictional efforts to achieve Prop 123 goals (and associated municipal housing strategies).**

**1.3. Support Heading Home and coordinated delivery of navigation services.**

**1.4 . Lobby for best practice Legislative Changes at the State and Federal Levels.**

**1.5. Continue to cultivate public-private partnerships to achieve housing goals**

## Next Steps

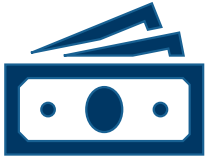
Complete: Jefferson County Commissioners did endorse the Jeffco Housing Blueprint (on October 8, CC24-309).

- Continue to deliver countywide programs/services;
- Funding support for affordable projects;
- Collaborative pursuit of funding and coordinated outcome tracking

- Continue to spearhead HH and look for ways to maximize impact;
- Leverage expertise of HH members and advocate for needs of PEH

- Add housing policy to County lobbying efforts
- Collaborate with other local housing policy platforms

- Proactively cultivate partnerships across public and private sectors; advocate for housing paired with economic investment



## STRATEGY 2. LEVERAGE FINANCIAL ASSETS AND IDENTIFY A FUNDING SOURCE TO SUPPORT HOUSING PRODUCTION, PRESERVATION, AND PROGRAMS.

### Action Items

**2.1. Create a dedicated, sustainable revenue source to support housing goals and programs.**

**2.2. Allocate underutilized and/or publicly owned land for affordable and workforce housing projects.**

**2.3. Continue existing program funding supported by federal and state funds.**

**2.4. Continue to monitor state and federal legislation that may create new funding opportunities.**

### Next Steps

- Allocate General Funds to housing and related services;
  - Consider dedicated funding options including small sales or property tax;
  - Lobby for state to allow RETT
  - Peer city research on funding sources
  - Identify priorities and outcomes for funding
- 
- Inventory publicly owned land and evaluate for housing;
  - Establish partnerships with landowners and work with School District on disposition;
  - Site specific analysis of potential parcels to inform development;
  - Watch for acquisition opportunities
- 
- Continue to support housing and homelessness programs/services
  - Maximize impact of federal funds through innovation
  - Continually evaluate partnerships and investments
- 
- Advocate for additional federal funds
  - Pursue additional state funds



## STRATEGY 3. REGULATORY REFORMS TO UNLOCK SUPPLY, IMPROVE HOUSING AFFORDABILITY AND DIVERSITY, AND INCENTIVIZE AFFORDABLE PROJECTS.

### Action Items

**3.1. Implement land use and zoning modifications (specific code recommendations in "Next Steps").**

**3.2. Establish incentives to increase the production of affordable (income-restricted) housing developments.**

**3.3. Work across departments, districts, and municipalities to advocate for best practices in regulatory reform for affordable and attainable housing.**

### Next Steps

- Modify ADU regulations
- Streamline subdivision process
- Zone more land for MF
- Allow duplexes and triplexes in SF zones
- Admin approval for lot splitting non-conforming duplexes)
- Allow conversion of commercial to MF or MU as appropriate
- Admin approvals of small MF

- Fast track affordable projects
- Parking reduction incentives for affordable
- Fee rebates/waivers for affordable
- Density/height bonus for affordable

- Promote best practices in zoning to municipalities (staff coordination)
- Interdepartmental coordination on big picture affordability

- Remove subjective language (e.g., "community character")
- Lower minimum lot size for SF
- 10% of land area 10dua+
- Preserve and implement mobile home (MH) zoning
- Promote sensible STR regulations
- Encourage visitable and accessible products



## STRATEGY 4. INVEST IN THE PRESERVATION OF HOUSING AND PROPERTIES SERVING LOW AND MOD INCOME HOUSEHOLDS.

### Action Items

### Next Steps

**4.1. Support the acquisition and rehabilitation of units with expiring affordability contracts.**

- Maintain database of income-restricted properties (and expiration dates)
- Partner with non-profits/PHAs on acquisition
- Dedicate funds for acquisition/preservation

**4.2. Evaluate opportunities to preserve naturally occurring affordable housing.**

- Identify model preservation programs
- Consider program for rehab grants
- Create database of aging MF and build relationships with owners
- Continue programs for seniors to age in place, preserving existing housing options
- Track state and federal resources for acquisition of NOAH
- Outreach and education for property owners on financing tools
- Interdepartmental coordination regarding NOAH impacts

**4.3. Improve mobile home policies and anti-displacement protections.**

- Support resident ownership (funding and TA)
- County staff support
- Pursue federal funding for MH and MHP programs
- Build relationships with park management
- Work with community advocates to identify resource gaps
- Maintain zoning protections for MHPs
- Offer property improvements in exchange for caps on lot rents
- Program evaluation for MH inclusivity
- Relocation assistance for displacement/redevelopment



## STRATEGY 5. IMPLEMENT ROBUST AND EQUITABLE HOMELESS RESPONSE AND PREVENTION SYSTEMS.

### Action Items

### Next Steps

**5.1. Build on Heading Home priorities and support navigation services.**

- Identify metrics, goals, and outcomes (progress reporting and evaluation)
- Continue to fund staffing for HH and navigators
- Foster partnerships and advocacy for housing and service outcomes
- Prioritize and allocate resources (create formal structure as needed)

**5.2. Continue to apply and advocate for homeless prevention dollars.**

- Secure homeless prevention funds from federal, state, and/or local
- Reinstate eviction prevention program

**5.3. Provide capital and operational funding for navigation centers and shelters.**

- Prior to completion of 24/7 shelter, support Extreme Weather Blueprint
- Support expansion of Lakewood Nav Center into 24/7 shelter (funding and political support)
- Track progress on Nav Center and Shelter in Arvada and allocate funds of development and operations

**5.4. Evaluate housing and service investments through the lens of homeless prevention and response.**

- Facilitate communication among local/regional providers
- Develop rubric for evaluating housing investments through lens of homeless prevention/response
- Invest in development and operation of housing serving PEH (and <30% AMI)



## STRATEGY 6. IMPROVE PROGRAM AND SERVICE DELIVERY FOR VULNERABLE HOUSEHOLDS AND RESIDENTS WITH SPECIAL NEEDS.

### Action Items

### Next Steps

**6.1. Improve program and service capacity through funding and staff support.**

- Expand funding for emergency rent assistance, utility assistance, food insecurity, economic development, and other programs as needed
- Increase agency and provider capacity for case management

**6.2. Improve community access and awareness of available programs and services.**

- Improve outreach and awareness of existing programs
- Evaluate eligibility requirements from equity and crisis prevention lens
- Cross-department integration of service delivery and intervention

# QUESTIONS & DISCUSSION



ROOT POLICY  
RESEARCH



# Implementing Jeffco's 15-Year Housing Strategic Plan

**Arvada Housing Advisory Committee Presentation**

**November 19, 2025**



**JEFFERSON**  
COUNTY COLORADO

# Turning Strategy Into Action

**Alicia Arkulary-Montoya** – Housing Coordinator  
Housing, Economic, and Employment Services (HEES)

[Arkulary@co.Jefferson.co.us](mailto:Arkulary@co.Jefferson.co.us)

720-978-5736



# Why is this Work Needed?



# Implementation Overview



**Goal:** Translate the plan's strategies into coordinated implementation steps.



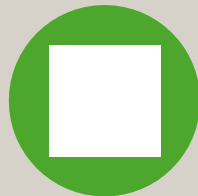
**Housing Crosswalk:** to align actions, timelines, and internal partners



**Coordinating with Municipalities** (like Arvada), regional partners, and state agencies



**Advancing internal county actions** (policy, funding, tracking)



**Coordinating Regionally for Prop 123 and Legislative Alignment**



# 15 Year Housing Strategic Plan Breakdown



# Strategy Breakdown

## Affordable Housing Unit Development

- Expand affordable housing supply across the income continuum
- Maximize use of public and underutilized land for housing
- Partner with cities and developers (Golden, Lakewood, Arvada, Wheat Ridge)
- Provide technical assistance, coordination, and gap financing support
- Support homelessness prevention and permanent supportive housing (PSH)
- Achieve a 3% annual affordable unit increase (Prop 123 commitment)

## Financial Resources

- Align and consolidate existing housing resources
- Secure new state, federal, and Prop 123 funding
- Develop a dedicated, sustainable county revenue source
- Maximize current tools: PABs, HUD gap financing, and Special Limited Partnerships
- Leverage land assets to expand affordable housing opportunities
- Align city and county funding mechanisms for greater impact

## Prop 123 & State Legislation

- Track 3% annual housing growth and local compliance
- Align zoning, permitting, and land use updates with state mandates
- Leverage state funding and grants to maximize local impact
- Coordinate legislative tracking, reporting, and regular progress updates



# Strategy Breakdown

## Homelessness Resolution

- Collaborating with regional homelessness efforts (sheltering, prevention, data sharing)
- Mapping resources and needs on the Jeffco website- Heading Home
- Aligning funding & planning with municipal collaboration and faith/nonprofit partnerships

## Programs & Services

- Affordable Housing Development & Preservation
- Homeownership & Wealth-Building
- Rental Support & Stability
- Homelessness Response Advance
- Innovation & Flexibility  
Support ADU grants/loans, modular and innovative construction pilots, and adaptive reuse of underutilized properties.
- Policy & Legislative Alignment

## Marketing & Outreach

- Promote awareness of housing plans and resources
- Build trust and transparency through regular updates
- Develop unified messaging across partners and departments
- Increase equitable, inclusive access to housing services
- Support regional implementation, Prop 123, and policy alignment



# Current Projects in Motion

90 Day Fast Track

SB24-174 Updates to our Housing Action Plan

Active State Legislation & Prop 123 Regional Coordination

15 Year Housing Strategic Plan Regional Education

Unified Land Development Code Guidance through Jeffco's 15 Year Housing Strategic Plan



# Quick Wins and Early Implementation Successes

Affordable Housing Fee Waiver

Partnership with DRCOG on the Regional Housing Needs Assessment

Grant Award to Update HAP – SB24-174

Supporting Regional Efforts – Lakewood Navigation Center and Development Projects

ULUC Affordable Housing Recommendations



# Prop 123 – Coordination Update



**JEFFCO & MUNICIPALITIES  
WORKING TOGETHER TO  
MEET COMMITMENTS**



SOME JURISDICTIONS  
CLOSE TO MEETING UNIT  
GOALS; OTHERS STILL  
CLARIFYING REQUIREMENTS  
WITH DOLA



**EXPLORING UNIT-SHARING  
& FUNDING PARTNERSHIPS**



**COUNTY ROLE: FACILITATE  
ALIGNMENT WHILE  
RESPECTING  
JURISDICTIONAL NEEDS**



**NEXT STEP: CONTINUE  
DISCUSSIONS TOWARD  
SHARED FRAMEWORK**



# Continuing the Partnership with Arvada



Coordinate on Prop 123  
Fast-Track readiness and  
housing pipeline projects



Share data for inclusion in  
countywide data resources



Participate in Housing  
Continuum Task Force  
relaunch and regional  
implementation workshops



Identify opportunities for  
joint funding or land  
activation



# Shared Priorities Driving Regional Implementation

## Arvada Housing Strategy

**Policy Lever 1.1–1.3:** Leverage financial assets to support affordable housing production, preservation, and programs.

**Policy Lever 1.1:** Continue use of federal/state funds (CDBG, Prop 123) and create a sustainable local revenue source (AAHF).

**Policy Lever 1.2:** Allocate and acquire publicly owned land for affordable and mixed-income housing.

**Policy Lever 2.1:** Incorporate incentives for affordable housing, including a Fast-Track process under Prop 123.

**Policy Lever 1.4–1.5:** Invest in the production and preservation of income-restricted and naturally occurring affordable housing (NOAH).

**Policy Lever 1.6:** Bolster implementation capacity and coordination through the Housing Advisory Committee (HAC).

**Policy Lever 1.1 (continued):** Support housing, community development, and homeless prevention/intervention partnerships.

**Policy Lever 2.2 & 2.3:** Monitor and respond to state housing legislation and evaluate affordability requirements.

## Jefferson County Housing Strategy

**Strategy 2:** Leverage financial assets and identify sustainable funding sources to support housing production, preservation, and programs.

**Actions 2.1–2.3:** Maintain state/federal funding and establish a county-level housing trust fund.

**Action 2.2:** Allocate underutilized/public land for affordable/workforce housing projects.

**Strategy 3:** Regulatory reforms to unlock supply and incentivize affordable housing.

**Strategy 4:** Invest in preservation and rehabilitation of affordable and NOAH housing.

**Strategy 1:** Regional coordination, public-private partnerships, and alignment with municipalities.

**Strategy 5:** Implement robust and equitable homelessness response and prevention systems.

**Action 1.4:** Advocate and monitor legislative changes at the state and federal levels.

## Shared Focus Area

Funding & Financial Tools

Coordinated Resource Alignment

Land Activation & Land Banking

Regulatory Reform & Fast Track Development

Production & Preservation

Regional Collaboration & Implementation Capacity

Homelessness Response

Policy Alignment & Advocacy



# Closing & Discussion



Jeffco has laid the foundation with its first-ever 15-Year Housing Plan



Strong regional collaboration needed to meet housing demand



**Question for the group:** What opportunities do you see for alignment across jurisdictions?





**JEFFERSON**  
COUNTY COLORADO

Thank you for  
being our  
partner!



# Updates from the City

1. New City Council seated
2. City Council Liaison will be phased out of all Boards and Commissions
3. Comprehensive Plan Kick-Off Meeting will be on December 9<sup>th</sup>
  - Updates for the HAC at Q1 2026 Meeting
4. Upcoming City Initiatives
  - Ground Leasing Program for City-Owned Parcels
5. Projects in the Development Pipeline
  - Teller Street Mod Project (WorkForce) – *estimated closing Q2 2026*
6. Projects Under Construction
  - Marshall Pointe
  - Habitat for Humanity Townhomes

# 2024 Building Code Adoption

# History/ Background

- History/ Background
  - First Adopted Building Codes in Arvada- October 10th, 1955
- Model Codes
- Adoption Process
- Outreach

# Objective

- Adopt latest version of the International Building Codes- 2024 I-codes
- Remove excess amendments
- Customize codes where needed for Arvada
- Lower construction costs where possible
- Support sustainability and decarbonization efforts

# Legislation Affecting Adoption

- (HB22-1362) Colorado Statewide Energy Code
- (HB23-1233) Electric Vehicle Charging and Parking
- (HB24-1173) Electric Vehicle Charging System Permits
- (SB23-166) Colorado Wildfire Resiliency Code
- (HB25-1030) Accessibility Standards in Building Codes
- (SB25-002) Regional Building Code for Factory Built Structures
- (HB24-1152) Accessory Dwelling Units
- (HB24-01239) Single Exit Stairway
- (HB24-01362) Graywater Use
- (HB23-00206) Radon Professional Licensing

# Who Else is Adopting the 2024 I-codes?

- Adams County
- Boulder (City)
- Boulder (County)
- Brighton
- Broomfield
- Denver (Denver code based on 24' codes)
- Edgewater
- Fort Collins
- Golden
- Greenwood Village
- Jeffco
- Lafayette
- Larimer County
- Littleton
- Longmont
- Louisville
- Northglenn
- Superior
- Thornton
- Westminster
- Wheatridge

# Cost Impacts- Energy

- Introduces more energy compliance options allowing for more flexibility without significant cost increases.
- Rolls back some high-cost changes

## The Home Innovation Research Labs' Cost Impact Study:

- The cost analysis shows that adopting the 2024 I-Codes does not increase costs compared to the 2018 and 2021 versions.
- In some cases, the updated provisions can lead to cost savings, particularly in new construction, where builders have more flexibility in material choices and design approaches.

# Top 15 Significant Changes

1. Administrative: Special Inspection Registration
2. Accessibility: Power operated doors for accessibility & 67” radius wheelchair turning space
3. IBC Adult changing tables now have regulations
4. IPC & IRC Deleting chapter 14 for gray water
5. IEBC Adopting Appendix for emergency occupancy of spaces
6. IPMC Deleting 45 municipal amendments that were made to our previous adopted 2009 version of this code.
7. IPC: Restrooms need not be provided for each sex when restrooms are provided for all persons regardless of sex
8. IRC: Residential Sprinkler Systems- removing amendments
9. WUIC/ CWRC: Defensible space and assembly requirements
12. IECC: Updates to different paths of compliance, providing additional clarity and flexibility with methods.
13. IECC: Additional auto-off features for lighting
14. IECC: EV ready, Solar ready, electric ready and ev installed spaces.
15. ISPSC: Plumbing fixture count requirements for public pools

# 2024 International Fire Code Update

October 31, 2025



Our Family Helping Your Family

# Residential Sprinklers

- City of Wheat Ridge
  - Townhouses only
- Other area municipalities
  - Golden
  - Westminster
  - Commerce City
  - Superior
  - Erie
  - Lakewood
  - Boulder
  - Lafayette

# Code Changes and Amendments to Note

- Operational Permits
  - Lithium-Ion batteries
  - Sky lanterns
  - Temporary sheltering
  - Valet trash
- Rural Fire Apparatus Access Roads
  - Mostly taken from Jefferson County Road and Transportation Manual
  - Allows for roads narrower than the prescriptive fire code and city roadway standards

# Code Changes and Amendments to Note

- Driveways
  - Typical driveways not allowed for fire apparatus access.
- Open Burning
  - Prohibited in WUI areas unless portable fireplaces, recreational fires, and vegetation management.
  - Provided a list of prohibited materials allowed to be burned
- Sky Lanterns
  - Additional provisions

# Code Changes and Amendments to Note

- Retroactive Manual Fire Alarm Systems
  - Allow interior corridor R-2's to meet exemption
  - Increased number of units from 16 to 24 to be exempted
- Stairwells In Buildings Under Construction
  - Changed it to be required at 20' rather than 40'
- Fire Flow Requirements
  - Went back to prescriptive reduction of 75% for sprinklered buildings

# Code Changes and Amendments to Note

- Fire Apparatus Access Roads – Loading
  - Increased from 85k pounds to 90k pounds
- Valet Trash
  - Added the requirement that this can only be done in a sprinklered building

# WUI Code

- Jefferson County
  - Creating their own code that will meet or exceed State code
  - IGA between Arvada Fire and Jeffco for enforcement
  - Adopted by March 31<sup>st</sup>, 2026
- City of Arvada
  - Leaning toward adopting Jeffco's code
  - Working on enforcement responsibilities now
  - Adopted by March 31<sup>st</sup>, 2026
- City of Wheat Ridge
  - Will look at adopting at a later date\*

Questions?



Our Family Helping Your Family

# **Public Education Initiative - Updates from the Subcommittee**

# Introductory Document

- Document drafted
- Distribution Plan
  - City can add to the website
  - Public meetings
  - Give to the Chamber of Commerce
  - Other Ideas
- Phase II
  - More specific information; Myth Busting, Senior Housing, Permanent Supportive Housing, Affordable Homeownership, WorkForce Housing, etc.

# Public Meeting Subcommittee

- Group of four or fewer HAC Members who can attend public meetings and pass out and talk about the contents of the Arvada Housing Affordability Pamphlet
- Must do so as “residents” for now
  - Will have to amend bylaws to do so as the HAC

## What can the City of Arvada do?

Housing affordability is a top priority for the Housing Advisory Committee. Working with the Arvada Housing Division, our goals are to create housing options and affordability to suit all members of our community: service workers, seniors on a fixed income, young professionals just starting out, and families. The City also seeks to preserve the less expensive housing that already exists.5 That means focusing on certain types of housing that are designed to help fill the gap where Arvada's current housing inventory is lacking.

Some of the terms that may be used to describe these projects are:

- **Affordable Housing:** Income-aligned housing for families earning less than \$100K/year, including the many essential service industry workers (education, daycare, home healthcare, transportation, warehousing, restaurant, and retail) that comprise well over half of the jobs in Arvada<sup>1</sup>
- **Workforce Housing:** Income-aligned housing for families earning less than \$120-170K/year, depending on household size. This includes police, firefighters, utility, information, and entry-level professional and scientific workers.
- **Missing Middle Housing or Attainable Housing:** Low to medium density homes (duplexes/triplexes/quadruplexes, tiny homes, and townhomes) that are less expensive to build, purchase, and rent. For many communities, these are considered "starter homes."

To boost housing affordability, some density (apartments, smaller homes, or duplex/triplex/condos) is almost always needed.

## What can YOU do?

- **Learn more!** Pursue questions and concerns with open-mindedness
- **Attend neighborhood meetings and public meetings** if a housing project that promotes housing affordability is being considered in your neighborhood and speak out against misconceptions
- **Express support** to your Councilmember and the Mayor

The United States is in the midst of a housing crisis, and Arvada is feeling the impact. We can't solve the whole problem by ourselves, but by working together, we can actively support those in our community who are most at risk of losing their homes, those who have lived here for years but can no longer afford to stay, those who grew up here and want to return, and those who serve our local businesses and our community.

For more information, visit [arvadaco.gov/1339/Affordable-Housing-Inventory](http://arvadaco.gov/1339/Affordable-Housing-Inventory)

## References

1. Arvada Housing Needs Assessment, May 22, 2024
2. Data from Zillow see Greater Arvada Chamber of Commerce
3. Arvada Chamber B.O.L.D. 2026 Challenges
4. Data from City of Arvada
5. Arvada Housing Strategic Plan, May 22, 2024

# Why Housing Affordability Matters in Arvada



Prepared by the Arvada Housing Advisory Committee, a resident commission for the City of Arvada



## What is housing affordability?

Housing affordability is the financial “rule of thumb” that recommends a household pay no more than 30% of their income for their housing (either renting or owning their home). When families spend more than 30% of their income on housing, they have less money for food, healthcare, emergencies, and other needs. They also have less to spend at Arvada’s local businesses.

Yet almost half (49%) of current Arvada renters spend much more than 30% of their income on housing. Even 1 in 5 current Arvada homeowners (19%) spend more than 30% of their income on housing.<sup>1</sup>



## What is the current status of housing affordability in Arvada?

There is a large mismatch between salaries paid by Arvada businesses – particularly for service industry positions – and the cost of housing in Arvada. This leaves a place to live out of reach for many in Arvada.

According to Zillow, the average rent for a two-bedroom apartment in Arvada in August 2025 was \$1,850. This means that a single parent with two children would need to earn \$6,170/month (\$74,000/year) for a two-bedroom apartment to be affordable.

Zillow reports the median home price in Arvada is \$618,750,<sup>2</sup> meaning a homeowner would need to earn more than \$200,000 per year or more to be able to buy a single-family home and for it to be affordable.

## What is the effect on our community?

### Our businesses

Local businesses are critical to our city. The \$90M in sales tax brought in by the City of Arvada in 2024 makes up 20% of the budget and goes toward law enforcement salaries, road repairs and park maintenance.<sup>4</sup> Sales taxes also provide essential services for residents. These local businesses need employees, and they’re struggling to hire locals as housing costs go up and employees are forced to move farther away.

The Greater Arvada Chamber of Commerce reports that “rising housing costs are pushing employees farther away, forcing employers to grapple with longer commutes, talent shortages, and hiring challenges.”<sup>3</sup> The Chamber has noted that “for Marshall Moore, Director of Community Impact and Financial Well-Being at On Tap Credit Union, he sees how this plays out in real life too often. In just the past six months, two staff have left, not for lack of passion or opportunity, but because housing made staying untenable.”

### Our traffic

Because 82% of jobs in Arvada are filled by people commuting to town from elsewhere, traffic volume, wear and tear on roads, air pollution and stress are all that much higher.<sup>1</sup> Additionally, 64% of the workforce that lives in Arvada commutes outside of Arvada for work.

# Arvada Affordable Housing Fund

# Updates

- Current Balance: \$1.8M
- 2025 Applicant – Teller Street Mod Project
  - 54 WorkForce units / \$1M Request
  - Application not yet evaluated as project is currently infeasible under the code – only parked at a 0.5 ratio
  - Working with the developer to find additional parking
- 2026 – No current project in the pipeline
- Transit Oriented Communities Study

# AAHF - Q4 Recommended Criteria

<b>Threshold</b>	<b>Priority - <i>Discussion</i></b>
<ul style="list-style-type: none"><li>• 100% Income Restricted / Income Aligned up to 100% AMI</li><li>• “Last-In” Financing</li><li>• Lower of 4% or Long-Term AFR</li><li>• Max 30 Year term</li><li>• Max 40 Year amortization</li><li>• Interest is carried as “must-pay” debt</li><li>• Loan not grant</li></ul>	

# 2026 HAC Dates

- Results from Google Poll