Household Occupancy Standards

Housing Task Force December 7, 2020

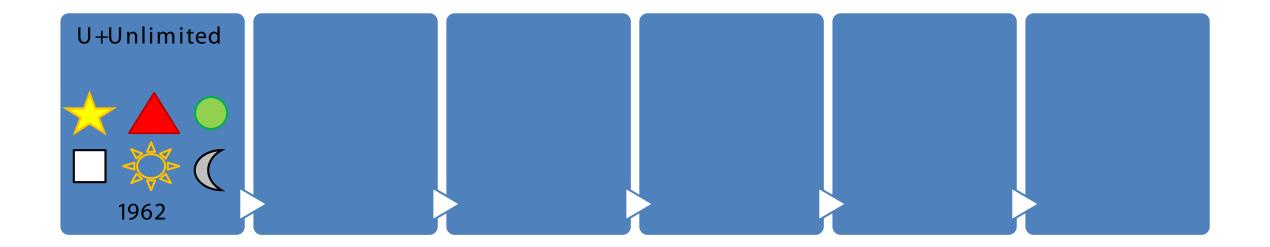




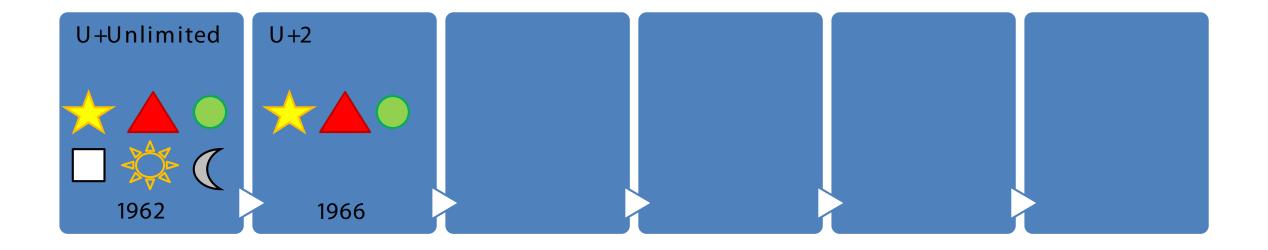
Background

- Localities frequently create household occupancy standards
 - Basic Health & Safety (Building Code)
 - Neighborhood Character (Zoning Code)
- Case law, Fair Housing Act, Colorado group homes

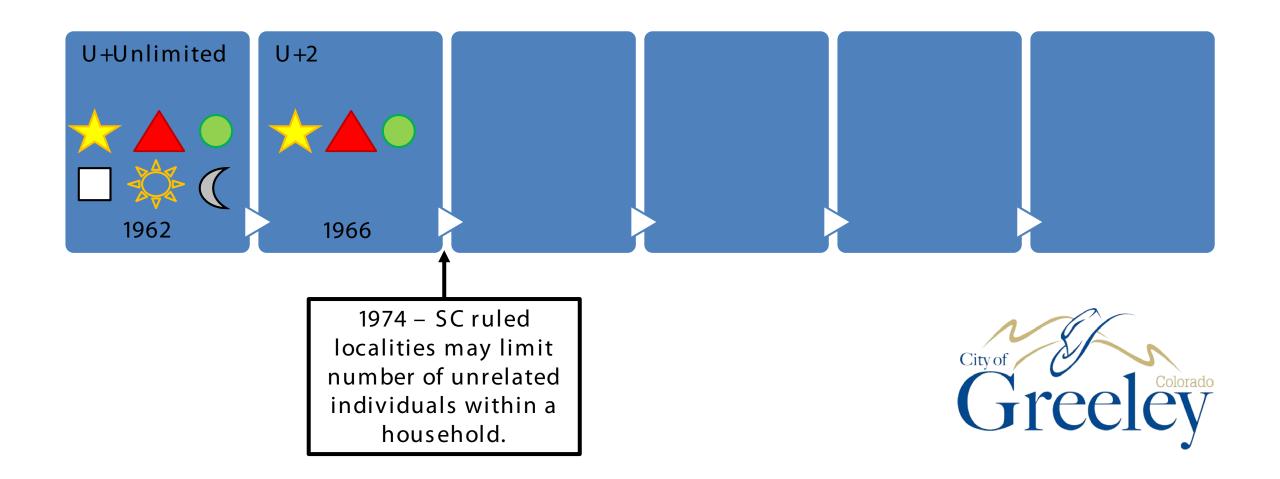


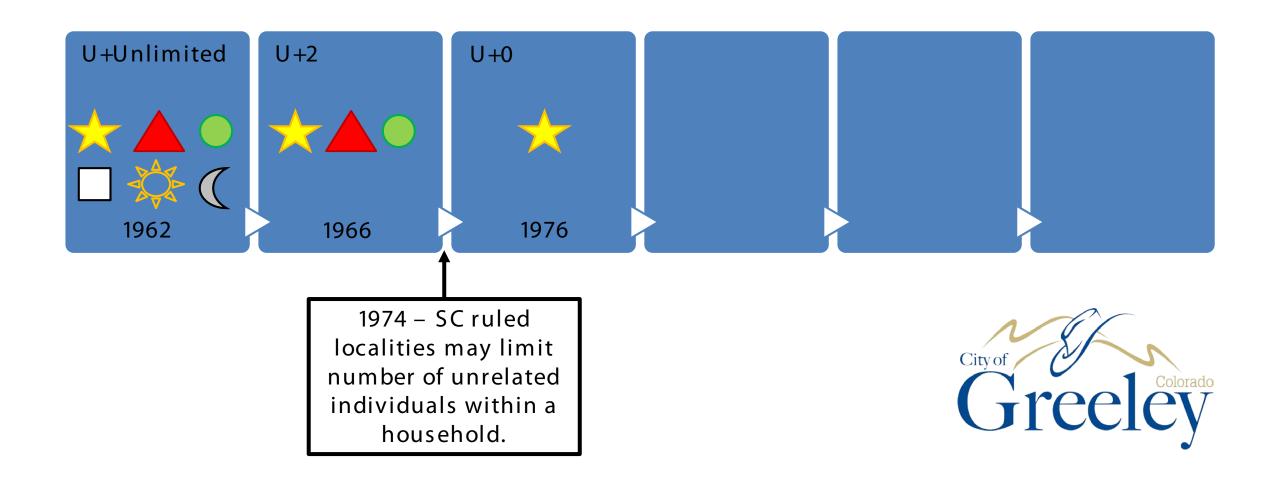


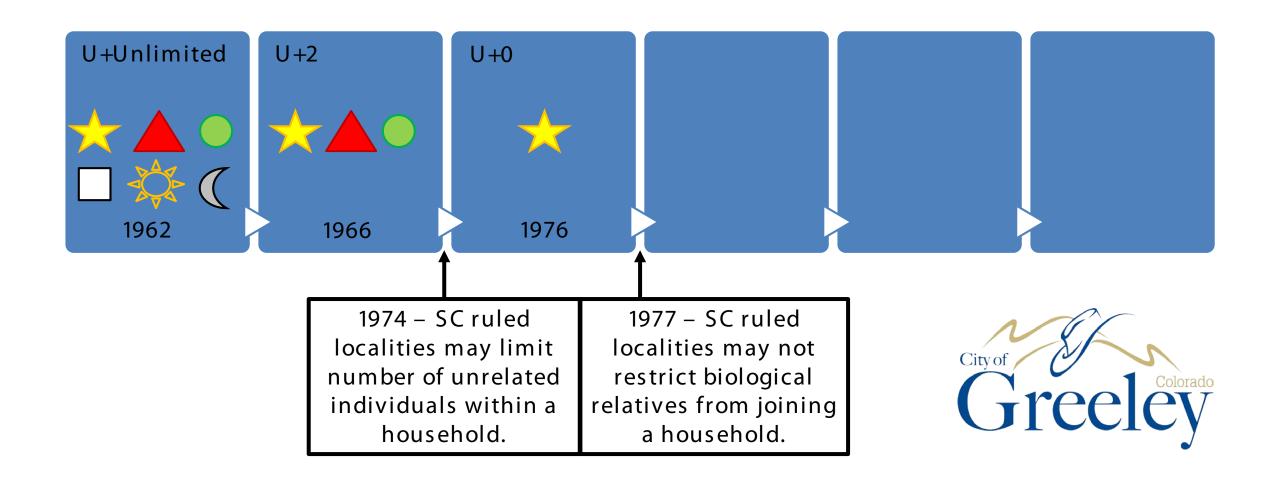


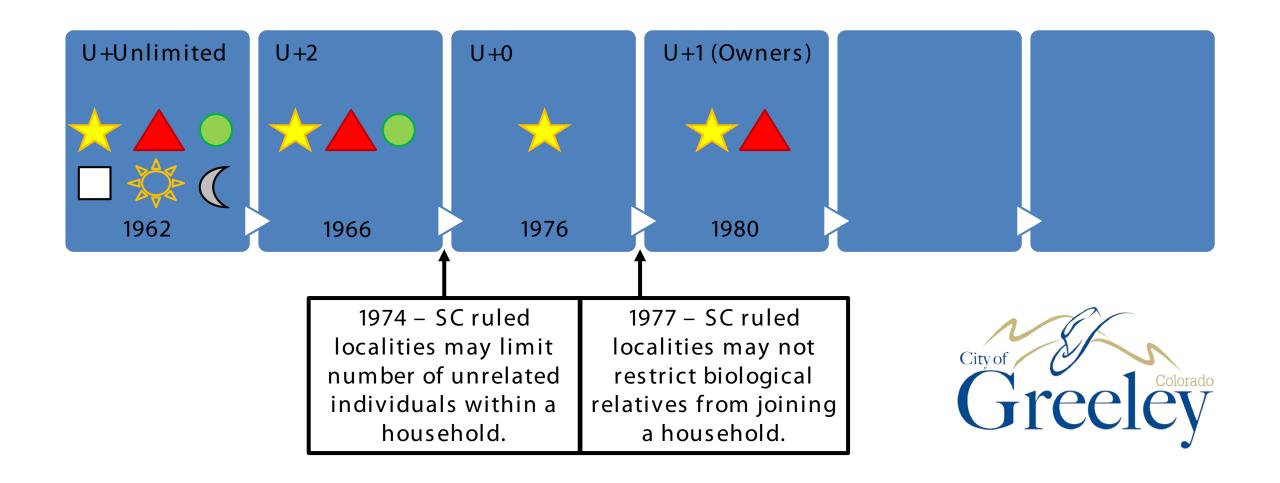


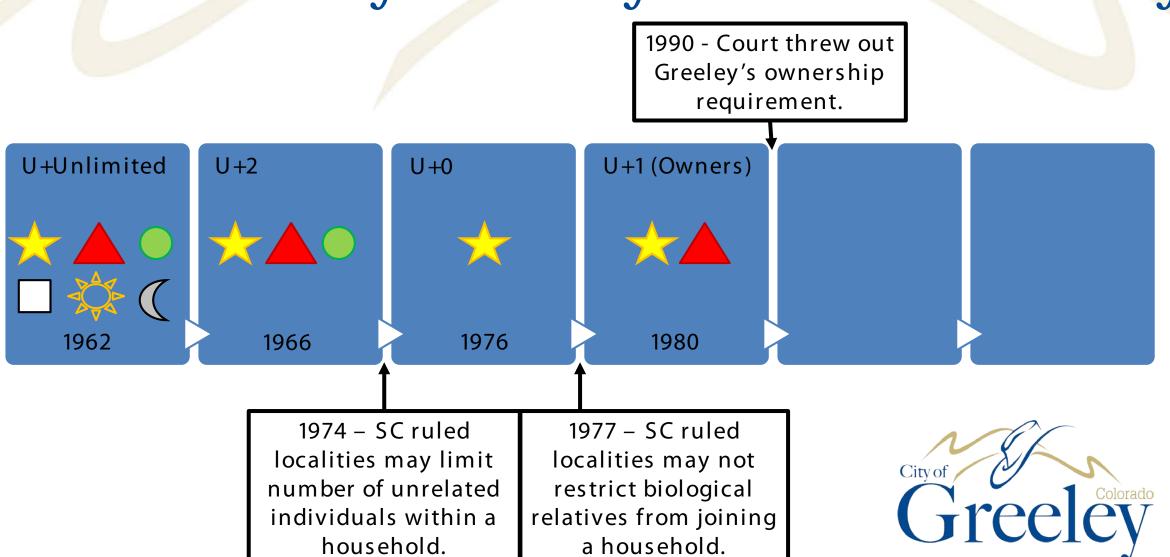


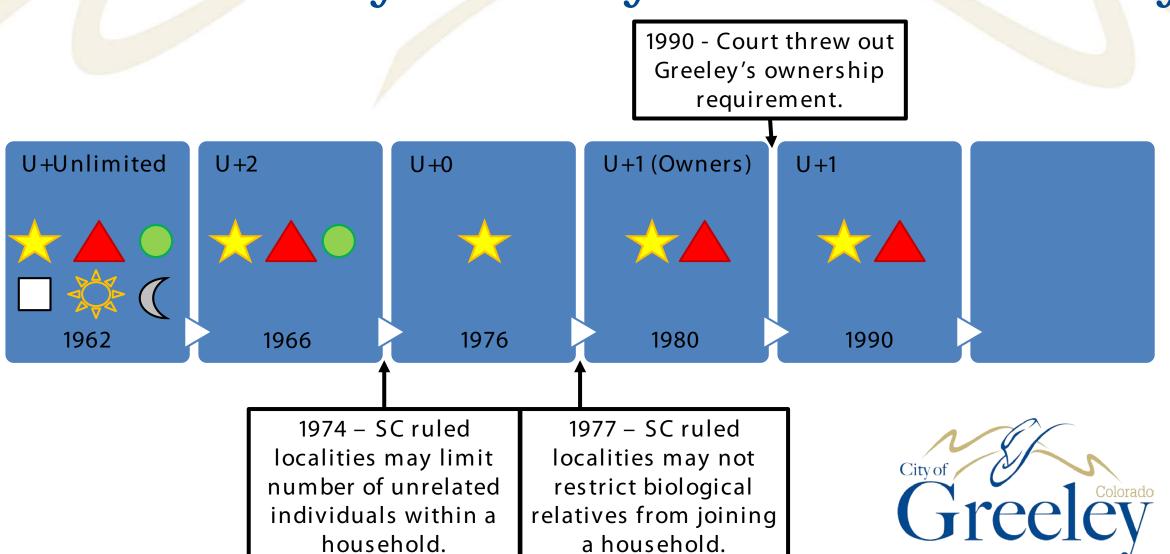


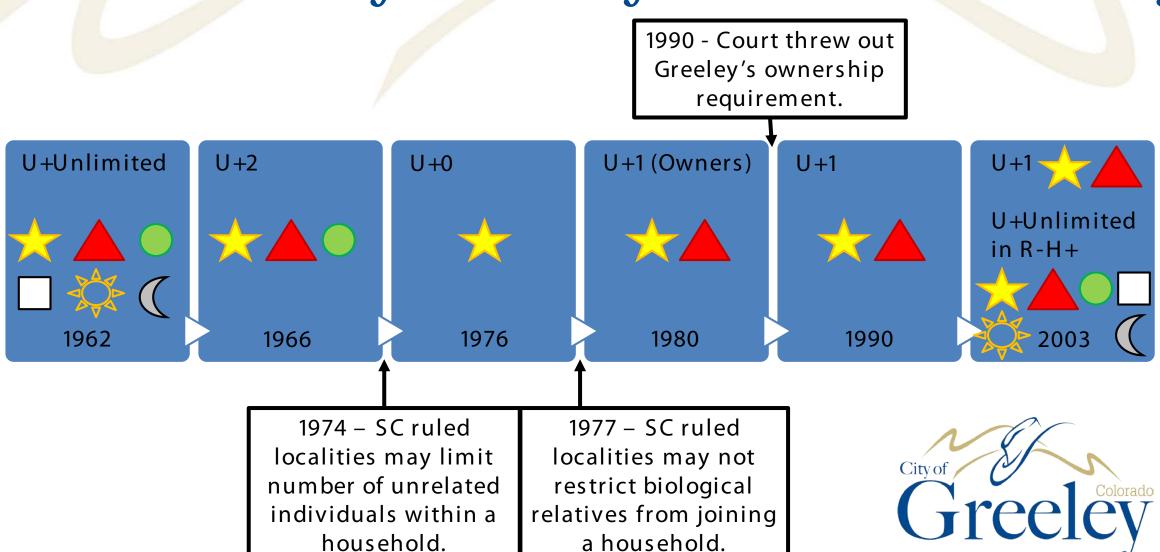












Current Household Occupancy Standards

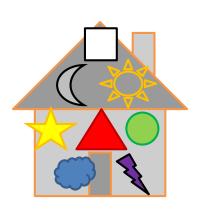
One-Unit Dwelling R-E, R-L, R-M, R-MH











One-Unit Dwelling R-H, C-L, C-H

One-Unit Dwelling Any Zone (Group Home)

Which is R-H? Which is R-L?

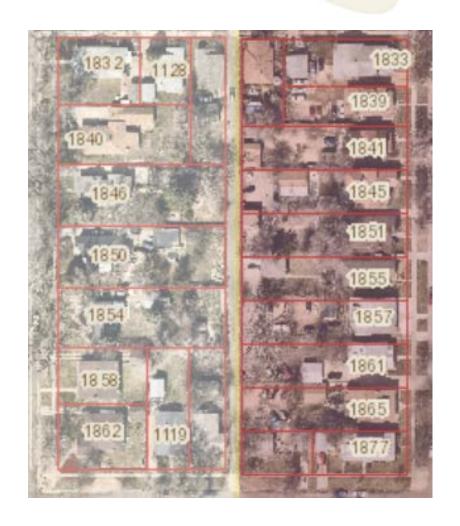


Which is R-H? Which is R-L?



Which is R-H? Which is R-L?





Low Vacancy



A vacancy rate of 5% is considered a healthy market balance.

In mid-2020, the overall vacancy rate was 4.3%.



IMAGE: stevenhpape.blog





Ballooning Costs

- Median home price up 130% from 2010 to 2019
- 49% of Greeley MSA renters costburdened by housing (2018)
- 24% of Greeley MSA renters severely cost-burdened by housing (2018)
- 232 District 6 families "double-up" (2019)





Changing Demographics

- Younger generations forming families later
- Divorcees, widows/widowers
- Empty nesters
- Silvernest
 <u>https://www.youtube.com/watch?v=r</u>
 <u>oxHKAbre8A</u>





Code Compliance

- 46 Occupancy Complaints (Aug 2019 to Aug 2020)
- 4 Notice of Violations
- Difficult enforcement compounded by new short-term rental allowance





Considerations

Possible Benefits

- 1. Increasing housing choice/access
- 2. Easing financial burdens
- 3. Growing housing stock
- 4. Fairness

Legal Developments

- 1. Limiting number of unrelateds still allowed
- 2. Must make reasonable accommodations for protected classes 🖊

Peer Communities

Peer Communities

<u>U+1</u> – Broomfield, Denver*, Greeley*

<u>U+2</u> - Ft. Collins, Evans, Pueblo, Ames (IA), Salt Lake City (UT), Laramie (WY)*, Boulder*

 $\underline{U+3}$ - Windsor, Aurora, Brighton, Grand Junction, Ft. Morgan, Denton (TX)

<u>U+4</u> - Longmont, Thornton, Arvada, Colorado Springs, Davenport (IA), Rapid City (SD)

U+7 - Montrose

<u>U+Unlimited</u> - Cheyenne (WY), Idaho Falls (ID), Bend (OR), Loveland*



Option 1 – Status Quo U+1 / U+Unlimited in R-H+ Option 2 – Increase Number of Unrelateds
U+2 to U+7

Pros: Consistency Since 1980, No Code Change Necessary, Perception of Low Neighborhood Impacts

Cons: Difficult Enforcement, Relatively Restrictive Compared to Peers, Fails to Address Housing Pressures

Pros: Achieve Parity With Peer Communities, Moderately Addresses Housing Pressures

Cons: Difficulty Finding Right Number, Difficult Enforcement, Possibility of Increased Neighborhood Impacts

ALTERNATIVES

Option 3 - Deregulate
U+Unlimited

Option 4 – Regulate Based On Dwelling Size
Example: 1 Unrelated Per Bedroom or
1 Unrelated Per 200 sqft.

Pros: Easy Enforcement, Most
Significantly Addresses Housing Pressures,
Consistency with Short-Term Rentals

Pros: Logical, Emerging Approach,
Moderately Addresses Housing Pressures

Cons: Possibility of Increased Neighborhood Impacts

Cons: Difficult Enforcement, Difficulty
Finding Right Ratio,
Uncommon/Untested, Possibility of
Increased Neighborhood Impacts

ALTERNATIVES