TOWN COUNCIL STUDY SESSION AGENDA
August 14, 2023
5:00 PM

I. Study Session Items

1. Parker Senior Center Report - Jan Dengal - 20 minutes
2. Douglas County Housing Partnership Proposition 123 IGA – Matthews, Maria Ciano – 20 minutes
3. Douglas County School District "State of the District" Presentation – DC Superintendent Kane - 30 minutes
4. Mainstreet Event Barriers - Williams - 30 minutes

II. Staff Updates

III. Town Council Updates/Items

MEMORANDUM

TO:	Honorable Mayor and Councilmembers
FROM:	Bryce Matthews, Assistant Director - Planning Michelle Kivela, Town Manager
DATE:	August 14, 2023
SUBJECT:	Douglas County Housing Partnership Proposition 123 IGA

ISSUE:

The Colorado State Division of Local Affairs (DOLA) has begun implementation of Proposition 123. Proposition 123 has recently been amended to allow funding and implementation of affordable housing development goals through a multi-jurisdictional approach. Douglas County Housing Partnership will present what this multi-jurisdictional partnership could look like in Douglas County.

FISCAL/BUDGET IMPACT:

None

BACKGROUND:

Colorado voters approved Proposition 123 in November 2022. The Proposition is meant to increase the production of affordable housing units and support the creation of homelessness programs. It is estimated that Proposition 123 will create an additional 170,000 houses and rental units over two decades throughout the state. The initiative directs 0.1 percent of Colorado's income tax revenue to programs that include helping essential workers, such as teachers and nurses, to buy homes, while financially supporting local governments to increase affordable housing stock by 3% each year for a total of 9% over the next 3 years.

Proposition 123 created the State Affordable Housing Fund, dedicating 40% of the fund to the Affordable Housing Support Fund and 60% to the Affordable Housing Financing Fund. Projects and activities eligible for funding under Proposition 123 include: land banking, affordable housing equity, concessionary debt, affordable homeownership, homelessness support, and local capacity development. Funding will be made available through a DOLA application process for projects in municipalities that commit to the 9% increase over 3 years. Applications can be made by participating municipalities, developers, housing authorities, or non-profit organizations. The 2023 funding total is estimated to be $135 million.

Recently, guidance on the implementation of Proposition 123 was amended to allow local municipalities to work collaboratively to meet their affordable housing development goals. The initial step for a local government to qualify to access Proposition 123 funding is to establish a baseline number of affordable housing units and commit to increasing the number by 9% over the next 3 years. Failure to achieve the 9% increase would result in the Town being ineligible for funding for one year beginning in 2026.

American Community Survey from 2017 to 2021 was utilized to estimate the number of affordable rental and for-sale homes within Douglas County. DOLA has provided the following data to assist local governments to determine their baseline and three-year commitment.

Jurisdiction	**Baseline**	**3 Year Commitment**
Castle Pines	206	19
Castle Rock	3,067	277
Larkspur	32	3
Lone Tree	728	66
Parker	2,481	224
Unincorporated Douglas County	4,820	434
TOTAL	**11,334**	**1,023**

According to development forecasts from the Douglas County Housing Partnership (DCHP), 799 affordable units are currently in the pipeline to be constructed throughout the County.

The benefits to accepting Prop 123 funding include:

1. The funding stays local and is available for the Douglas County Housing Partnership to use in support of affordable and workforce housing in Douglas County, including in Parker;
2. The Town has representation on the Douglas County Housing Partnership Board and has a say in how the funding is used;
3. Increased downpayment assistance availability to buyers in Parker up to 100% AMI;
4. Availability of funds for affordable ownership options; and
5. Local access to homeless initiative funding.

The risks to accepting Prop 123 funding include:

1. The Town commits to increasing the number of affordable housing units in Parker by 224 units in the next 3 years without having the IGA in place with Douglas County and other municipalities creating the structure for countywide distribution of affordable housing credits; and
2. Failure to achieve the 9% increase would result in the Town being ineligible for funding for one year beginning in 2026.

Commitments from each local government are due to the DOH by November 1, 2023, to be eligible for the next 3 years of Proposition 123 funding. By November 1, 2023, the Town would need to:

1. Adopt the ACS baseline,
2. Certify the commitment to increase affordable housing stock by 9% over the initial three years, and
3. Proceed with establishing parameters of a cooperation agreement to distribute development credits in excess of the baseline commitment for jurisdictions within Douglas County.

Staff will return to a future study session with an update and to receive final direction on this issue prior to the November 1, 2023 deadline.

RECOMMENDATION:

Staff recommends participating in a coordinated effort with other jurisdictions in Douglas County to receive Proposition 123 funding and implementation of requirements to meet affordable housing goals.

REQUESTED DIRECTION:

Staff is requesting direction on whether to work with other jurisdictions in Douglas County to take a multi-jurisdictional approach to receiving Proposition 123 funding and implementation of the requirement to meet affordable housing goals.

ATTACHMENT:

None

MEMORANDUM

TO:	Honorable Mayor and Councilmembers
FROM:	Tom Williams, Director Eng/PW
DATE:	August 14, 2023
SUBJECT:	Mainstreet Event Barriers

ISSUE:
Options for barriers and road closure devices for events in downtown Parker

FISCAL/BUDGET IMPACT:
The fiscal and budgetary impact will vary depending on the direction of the Town Council. Staff will present cost estimates for different options.

BACKGROUND:
Mainstreet in the downtown area is frequently closed for a variety of events throughout the year. These events include the Farmers Market and other events sponsored by the Town, Chamber of Commerce, and Downtown Business Alliance (DBA). The current practice utilizes Traffic Control Devices for the street closures, which include a variety of barricades and signs that are placed either by Town staff or contractors. These types of devices are typical for street closures and approved by Federal, State, and Town standards and are relatively easy to deploy and are cost effective.

The Engineering staff was asked to investigate options that are more aesthetic and include additional safety measures beyond the existing practices for the Mainstreet closures. Staff will present a variety of options, including gates, bollards and other devices for Town Council consideration. Staff will also present advantages and disadvantages for each option, including cost estimate ranges.

RECOMMENDATION:
Recommendations will be provided after Town Council feedback is received on the options.

REQUESTED DIRECTION:
Staff is seeking direction from Town Council on whether the existing practice and method of closing Mainstreet for downtown events is sufficient or if additional measures/improvements are desired.

ATTACHMENT:
None