

AGENDA
WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, July 24, 2024
PATTERSON HALL-1000 MAIN
REGULAR MEETING
3:00 p.m.

ZOOM

Meeting ID: 846 8394 4794. Passcode: 629995

By phone: 719 359 4580

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition of Visitors
5. Approval of minutes
6. Old Business
 NONE
7. New Business
 - A. PUBLIC HEARING: Continuing discussion on the possible rezoning of blocks; 17 & 18, 19 & 20, 33 & 34, and Town-owned lots to Multi-family District (MFD).
8. Public Comment.

Adjourn

NOTE: The Mayor and another Trustee may vote on matters before the Planning Commission and the Board of Trustees.

USE	A	R-SF	R-MF	MH	CC	HC	HI	PUD	PUD B-1	PUD B-2	TN	MFD
0.01 Single family one up to two attached or detached Dwellings	R	R	P	P	S	P	P	A	P	P	R	R
0.02 Three up to six family Dwellings	P	S	R	P	S	P	P	A	P	P	R	R
0.03 Dwellings for six or more families	P	P	R	P	S	P	P	A	P	P	P	R
0.04 Mobile homes	P	P	P	R	P	P	P	P	P	P	P	P
0.05 Mobile home parks	P	P	P	R	P	P	P	A	P	P	P	P
0.06 Accessory Structures and Uses	R	R	R	R	R	R	R	A	P	P	R	S
0.07 Home Occupations	R	R	R	R	S	P	P	A	P	P	R	P
0.08 Churches	S	R	R	S	S	S	P	A	P	P	R	P
0.09 Public Schools	S	R	R	P	P	P	P	A	P	P	P	P
0.1 Golf courses	S	P	P	P	P	P	P	A	P	P	P	P
0.11 Public parks	S	R	R	R	R	P	P	A	P	P	R	S
0.12 Animal grazing	R	P	P	P	P	P	P	A	P	P	P	P
0.13 Mining	S	P	P	P	P	P	S	A	P	P	P	P
0.14 RV Park	P	P	P	P	P	S	P	A	P	P	P	P
0.15 Farming and ranching	R	P	P	P	P	P	P	A	P	P	P	P
0.16 Feed yards and fur farms	R	P	P	P	P	P	P	A	P	P	P	P
0.17 Veterinary hospitals and kennels	R	P	P	P	S	R	P	A	P	P	P	P
0.18 Riding stables	R	P	P	P	P	P	P	A	P	P	P	P
0.19 Airports	S	P	P	P	P	P	P	A	P	P	P	P
0.2 Cemeteries	S	P	P	P	P	P	P	A	P	P	P	P
0.21 Radio broadcasting stations	S	P	P	P	S	S	S	A	P	P	R	P
0.22 Sanitary landfill operations	S	P	P	P	P	P	P	A	P	P	P	P
0.23 Sewage disposal plants	S	P	P	P	P	P	S	A	P	P	P	P
0.24 Lumber mills	S	P	P	P	P	P	S	A	P	P	P	P
0.25 Quarries, sand and gravel operations and concrete batch plants	S	P	P	P	P	P	S	A	R	P	R	P
0.26 Retail establishments entirely enclosed within a structure	S	P	P	P	R	R	S	A	R	P	R	P
0.27 Personal service businesses entirely enclosed within a structure	S	P	P	P	R	R	P	A	R	P	R	P
0.28 Banks and Credit Union	P	P	P	P	R	R	P	A	R	P	R	P
0.29 General offices	P	P	P	P	R	R	S	A	R	P	R	P
0.3 Government buildings	P	S	S	P	R	R	S	A	R	P	R	P
0.31 Lodging	P	P	P	P	R	R	P	A	R	P	R	P
0.32 STR1	R	R	R	R	R	R	P	R	R	R	R	P
0.33 STR2	S	S	S	S	R	R	P	R	R	R	R	P
0.34 Eating and drinking places	P	P	P	P	R	R	P	A	R	P	R	P
0.35 Drive-in eating and drinking places	P	P	P	P	S	R	P	A	P	R	P	P
0.36 Theaters and auditoriums	P	P	P	P	R	R	P	A	R	P	R	P
0.37 Parking lots	S	S	S	S	S	S	R	A	R	P	R	P
0.38 Museums	S	S	S	S	S	S	S	A	R	P	R	P
0.39 Dwelling units above, below, or behind the business	P	P	P	P	R	R	S	A	R	R	R	P
0.4 Rental of goods with a weight of no more than 200 pounds	P	P	P	P	R	R	R	A	R	P	R	P
0.41 Light equipment repair and service stations	P	P	P	P	P	R	R	A	P	R	P	P
0.42 Automobile sales, rental or service	P	P	P	P	P	S	R	A	P	R	P	P
0.43 Agricultural/heavy equipment sales or service	S	P	P	P	P	S	R	A	P	R	P	P
0.44 Building material and lumber sales	P	P	P	P	P	S	R	A	P	R	P	P
0.45 Public utility stations	S	S	S	S	S	S	R	A	P	R	R	P
0.46 Bowling alleys	P	P	P	P	S	R	P	A	P	R	P	P
0.47 Trucking	P	P	P	P	P	P	R	A	P	R	P	P
0.48 Equipment rental establishments	S	P	P	P	S	R	R	A	P	R	P	P
0.49 Wholesale and distribution	R	P	P	P	S	R	R	A	P	R	P	P
0.5 Storage units	P	P	P	P	P	S	R	A	R	R	P	P
0.51 Bed & Breakfast	S	S	S	S	S	S	P	A	R	R	R	P
0.52 Marijuana cultivation facility	P	P	P	P	P	P	P	P	P	P	P	P
0.53 Marijuana Product Manufacturing Facility	P	P	P	P	P	P	P	P	P	P	P	P
0.54 Marijuana Testing Facility	P	P	P	P	P	P	P	P	P	P	P	P
0.55 Medical Marijuana Center	P	P	P	P	P	P	P	P	P	P	P	P
0.56 Retail Marijuana Store	P	P	P	P	P	P	P	P	P	P	P	P
0.57 Planned Unit Development	P	S	S	S	S	S	S	R	R	R	S	R

Housing Needs Snapshot

Westcliffe + Silver Cliff

Colorado

Date: May 2022

Prepared for: Custer County Attainable Housing Board

Prepared by: Urban Rural Continuum (URC)



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Purpose + Geography + Summary



Purpose

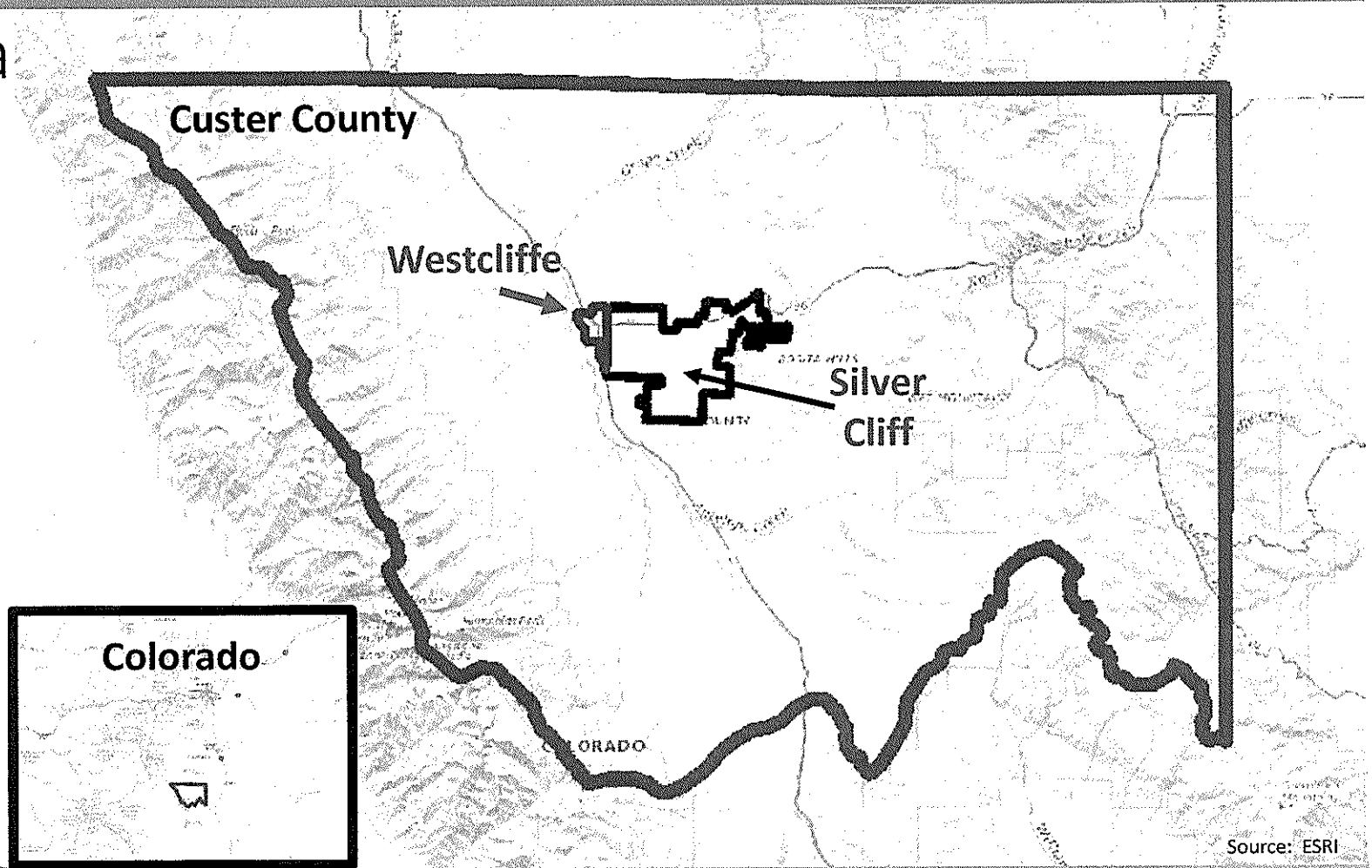
This brief snapshot of the housing needs in Westcliffe and Silver Cliff, Colorado, was prepared to support the Custer County Attainable Housing Board in determining the best course of action related to land under its control and to guide the allocation of future time, effort and funding. In addition, the report may be helpful in highlighting how housing is impacting the local economy and in catalyzing collaboration and cooperation among the Custer County Attainable Housing Board, local jurisdictions, employers, organizations, developers/builders, and residents to find ways to build more housing at prices that locals can afford.

There is no silver bullet solution that will address the needs identified. A separate housing action planning process and/or project-specific analysis is recommended. The Round Mountain Water and Sanitation District moratorium on new water/sewer permits will constrain new development in the short run despite the many permits issued prior to it taking effect. A delay in the production of new housing units at prices affordable to those earning their income locally will continue to impact the economy, employers, and the local workforce.

Study Area

The study area is all of Westcliffe and Silver Cliff combined, referred to herein as "The Cliffs"

All other land in Custer County outside of The Cliffs is referred to as balance of county or unincorporated county.



Summary of Findings

Housing production for the local workforce has not kept pace with changing economic conditions and housing demand. More housing is needed at prices that the local workforce can afford, especially rental units. An estimated 75 to 90 housing units are needed from now through 2027. The market is very small, however, and economic conditions and housing production should be closely monitored and adjusted as conditions change.

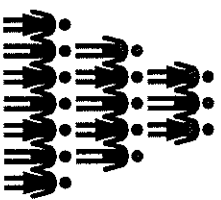
- 30 to 35 are needed to help local employers fill unfilled jobs and create a functional and balanced housing market.
- 45 to 55 are needed over the next five years to house people filling new jobs and jobs vacated due to retirement.

Most local employers interviewed are struggling to recruit and retain a workforce that allows them to provide high quality services to the community and visitors. This includes employers across sectors, including accommodation and food services, education, and law enforcement. Given the intensity of the problem today, local businesses are looking for immediate solutions.

The market, however, is unlikely to build homes that are affordable to a large percentage of households in The Cliffs because the cost of construction exceeds what those households can afford to pay. Home prices and rental rates have increased much faster than wages and many locals have been priced out of the market. As a result, some are leaving the valley in search of opportunities elsewhere.

The population continues to age, about 80% of households are comprised of one or two people, and rental vacancy is zero. Therefore, the primary focus should be on building one- and two-bedroom rental units below \$1,300 per month (80% AMI). There appears to be potential for another housing development for seniors, but a focused study is recommended that accounts for additional considerations such as access to health care, etc.

Demographics



Population & Age

From 2010 to 2020, the population in The Cliffs changed very little, with only a slight decrease according to the Colorado Demography Office.

- The Cliffs population in 2020 was 1,046.
- Unincorporated Custer County grew to 3,665 in 2020.

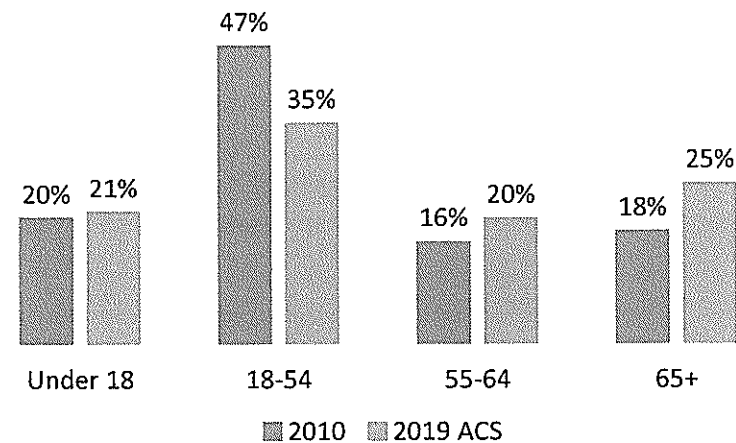
The share of prime working age residents in The Cliffs (18-54) has dropped dramatically since 2010 while the share of seniors (65+) and those nearing retirement (55-64) has jumped up to 45% of the population. A shrinking share of prime age workers is a notable challenge as local employers are struggling to find and retain workers. Without younger workers moving to town, the economy will be impacted.

The median age in the county and The Cliffs is very high compared to Colorado (37). There is a need for smaller homes with low maintenance needs for seniors to downsize.

The Cliffs, Median Age

	2010	2019 ACS
Custer County	53	60
Silver Cliff	48	47
Westcliffe	43	54

The Cliffs, Age Distribution



Source: 2010 & 2020 Census, 2015-2019 ACS, Colorado Demography Office

Households

The rate of household growth in The Cliffs from 2010-2020 was much lower than in the balance of the county.

About 35 additional households were living in The Cliffs in 2020 than in 2010.

	2010	2020	Annual Average Growth
The Cliffs	494	529	0.7%
Balance of County	1,322	1,693	2.5%

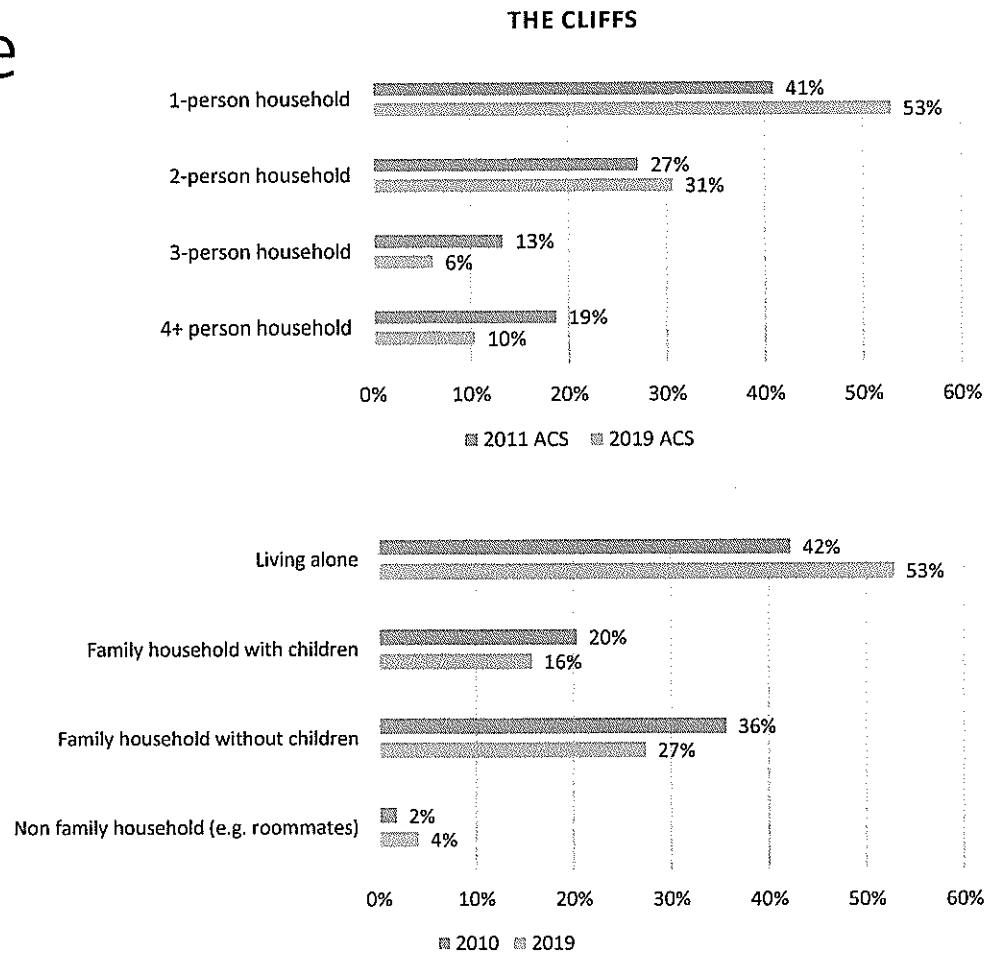
Source: Colorado Demography Office, URC

Household Size & Type

80%+ of households in The Cliffs have either one or two people in them, a much higher percentage than in 2010 due in large part to an increasing number of senior households.

The average household size in Custer County and The Cliffs is about 2 people and differs little whether homes are rented or owned.

There has been a large increase in the share of one and two-person households and a shrinking share of larger households.



Source: 2010 Census, 2007-2011 ACS, 2015-2019 ACS

Housing Inventory



Housing Units, Occupancy & Tenure

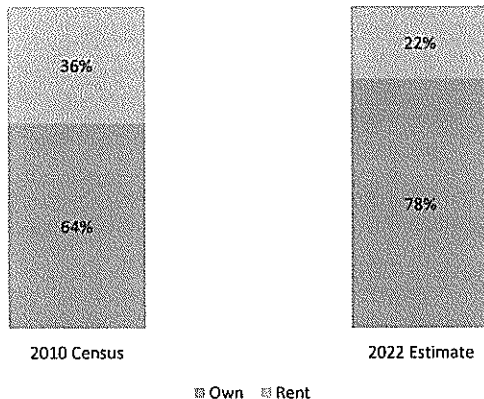
The Cliffs

	2010	2020
Housing Units	665	725
Occupied units (households)	494	529
Unoccupied units	171	196
Percent unoccupied	26%	27%

New homes were added to the housing stock at a rate of 0.9% per year on average from 2010 to 2020. The number of vacant units increased by 1.4% per year on average.

The share of homes not occupied is relatively high (27%) compared to the State (9%), but much lower than that in the balance of county (51%).

- In large part this is due to the area’s attractiveness as a weekend or vacation getaway.
- Of homes not occupied in The Cliffs, the largest share fall unsurprisingly into the category of those “used for seasonal, recreational, or occasional use,” followed by those for rent or for sale but not yet occupied.
 - Westcliffe only allows 10 short term rental permits outside of the downtown district; Silver Cliff does not currently regulate short term rentals.



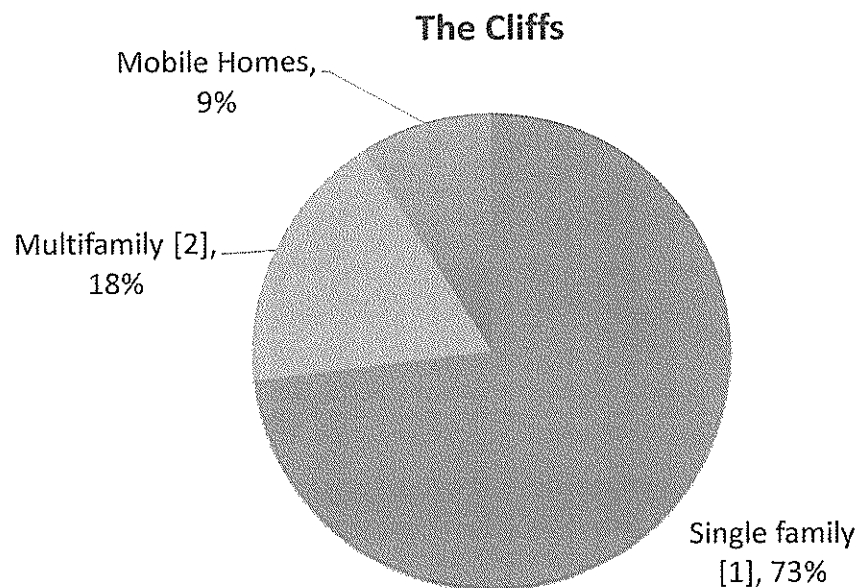
Source: 2010 Census, Colorado Demography Office, Ribbon Demographics, LLC

Home Type

82% of all homes in The Cliffs are single family homes or mobile homes.

As land, labor, and construction prices have risen, a more diverse housing stock is needed to provide greater choice to residents and to lower the per unit cost of housing.

Attached housing with low maintenance requirements works well for seniors; smaller rental units are needed for the workforce and consideration should be given to the development of small to mid size multifamily buildings.

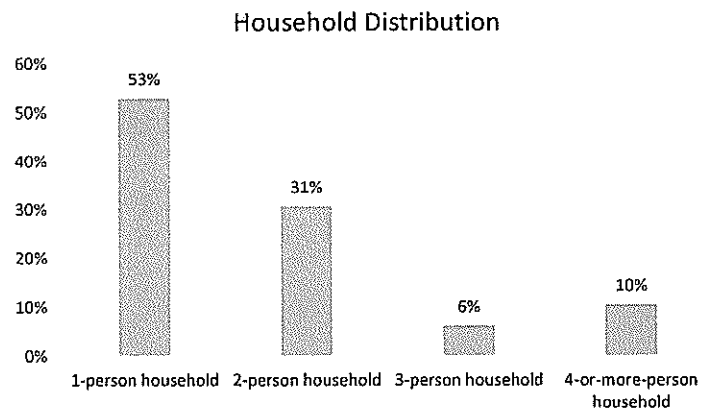
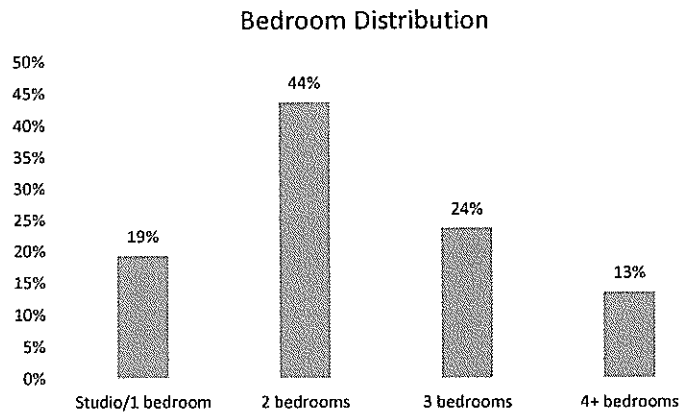


Source: 2015-2019 ACS

[1] attached and detached

[2] 2 or more units

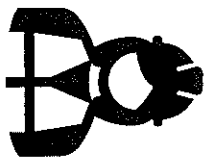
Bedroom Mix vs. Household Size



90% of households have 3 or fewer people in them, yet only 63% of homes are two bedrooms or less.

Household size and the number of bedrooms in current homes point to the need for more one and two bedroom housing units.

Source: 2015-2019 ACS



jobs

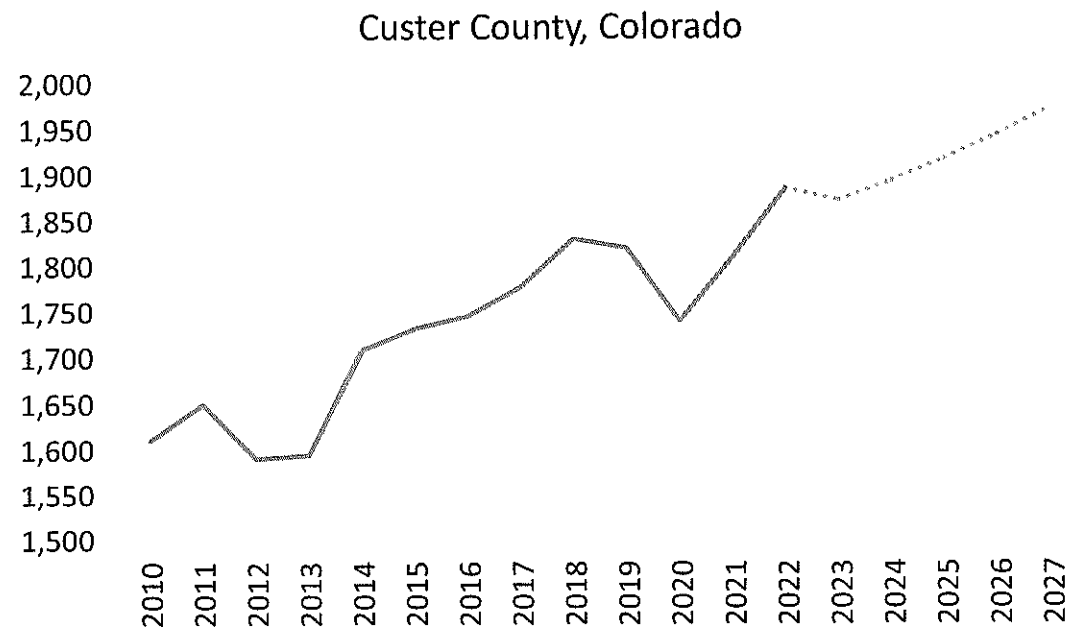
Job Growth

The total number of jobs in Custer County grew by 1.4% per year on average from 2010-2019.

It is anticipated that jobs lost in 2020 will have fully been recovered in 2022.

Jobs are projected to grow at an annual average rate of about 0.9% from 2022-2027 - a slower pace than prior to the pandemic.

This increase in jobs will create demand for additional housing in The Cliffs. **It is critical, however, to monitor actual job growth in real time through 2027 relative to these projections.** An economic shock or a slowdown relative to projections would reduce the keep up need figure included in this assessment.



Source: Colorado Demography Office

Sectors

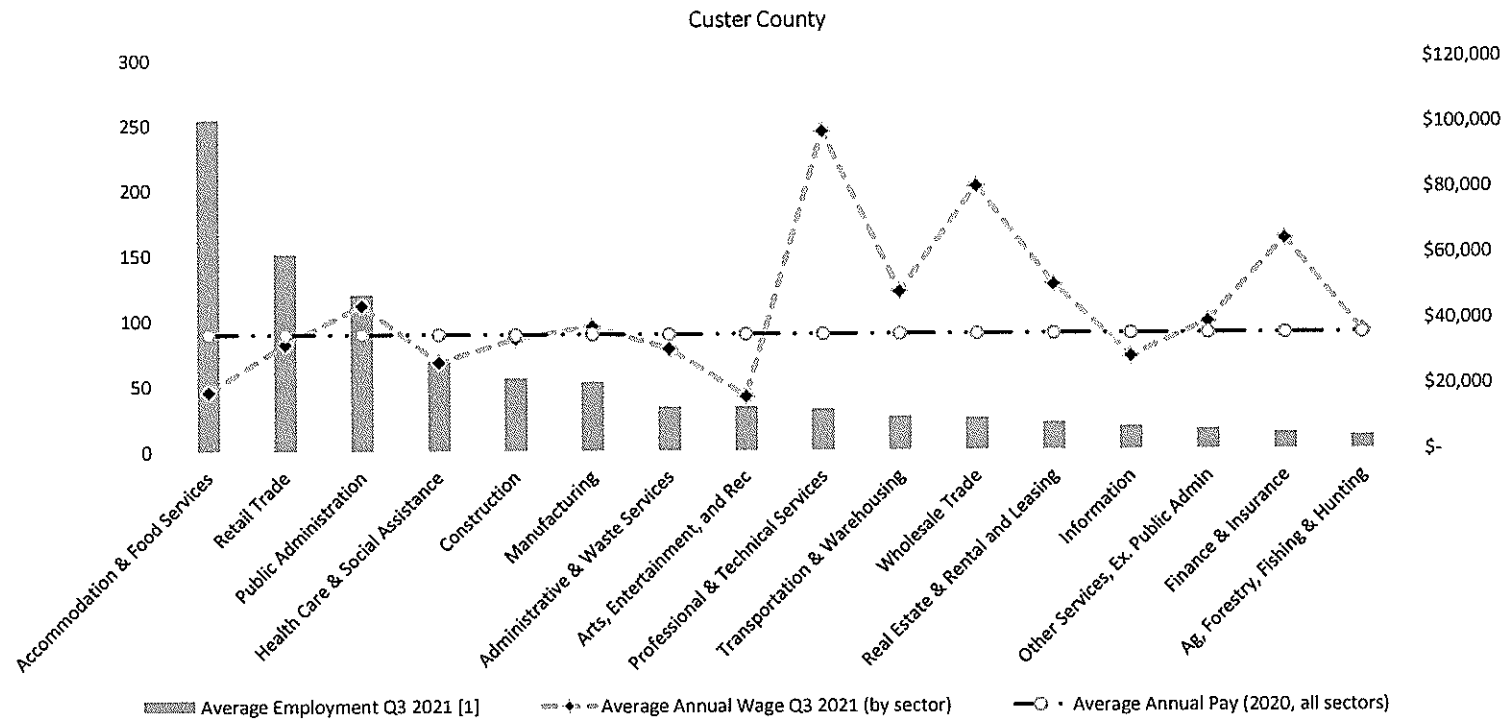
The share of jobs by sector has changed little since Custer County's job market hit a low point in 2012 following the Great Recession.

NAICS Sector	2012	2019	2020
Agriculture	10%	15%	15%
Construction	14%	12%	12%
Manufacturing	3%	3%	3%
Wholesale trade	1%	1%	1%
Retail Trade	10%	11%	11%
Transportation and warehousing	1%	-	-
Information	2%	1%	1%
Finance activities	3%	2%	1%
Real estate	5%	6%	6%
Professional, scientific and technical services	6%	6%	7%
Administrative & support & waste management and remediation services	0%	4%	4%
Health Services	-	4%	4%
Arts, entertainment and recreation	5%	4%	3%
Accommodation and food services	7%	7%	6%
Other services, except public administration	7%	8%	7%
Government	16%	15%	15%

Data about mining; utilities; management of companies and enterprises; and education is entirely/mostly suppressed and not shown; columns do not add to 100%.
 Source: Colorado Demography Office

Pay by Sector

Local wages in all but a few sectors make current housing prices very difficult to afford. The county's average annual pay is only about \$35,500 per year (~ 55% AMI), which is dramatically lower than the estimated median household income of about \$60,000 per year. Local wages cannot compete with those with non-wage sources of income or wages from higher paying markets moving to the county.



Source: QCEW data - Bureau of Labor Statistics & Colorado Department of Labor & Employment

Ownership + Rental Market



Ownership Market – Rising Prices

With the exception of 2020, the average number of sales per year in The Cliffs in recent years has been about 30.

The average annual sale price increased by about 11% per year on average from 2018 to 2021.

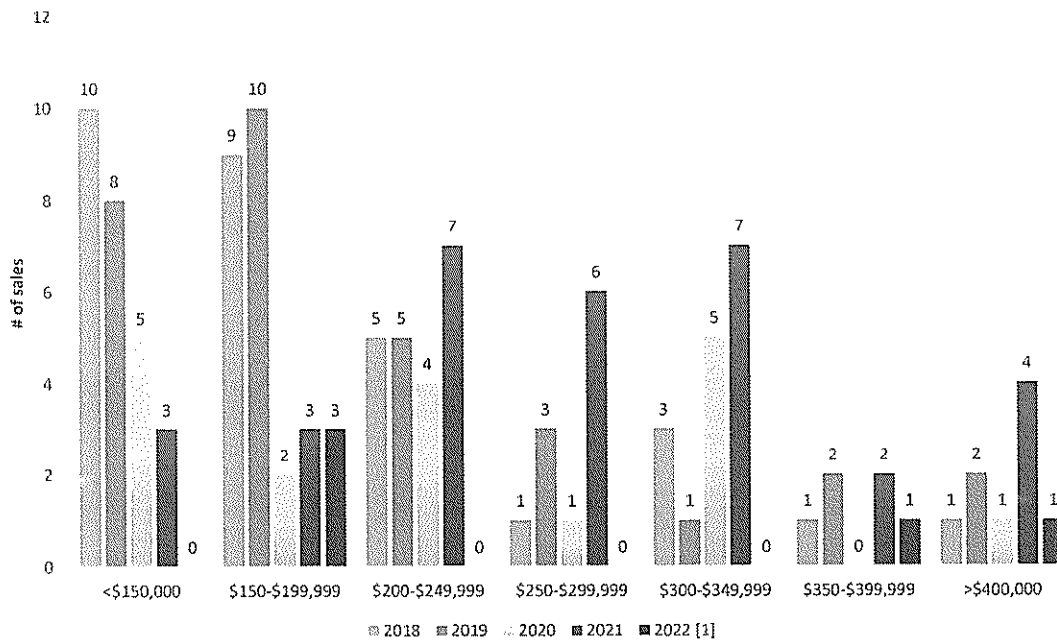
Wages from 2018 to 2020 grew by 3% per year, much slower than home price appreciation. This discrepancy has made it very difficult for households earning local wages to afford homes.

Year	Number Sold	Average Sale Price	Median Sale Price
2018	30	\$185,177	\$177,450
2019	31	\$207,106	\$190,000
2020	18	\$223,481	\$230,975
2021	32	\$283,500	\$277,500
2022 [1]	5	\$281,780	\$188,900

[1] through March 23, 2022
Source: RealtyProMLS®; Mattie Burt Realty, Inc.; URC

Ownership Market – Rising Prices

Home Sales by Price: 2018 to March 2022



[1] through March 23, 2022

Source: RealtyProMLS®; Mattie Burt Realty, Inc.; URC

There has been a dramatic decrease in the number of sales per year under \$150,000 and those between \$150,000 and \$200,000.

There was a notable increase in the number of sales in 2021 relative to prior years for prices between \$200,000 and \$350,000.

Housing affordability in The Cliffs is currently being adversely impacted by rising prices and the recent rise in mortgage rates.

Rental Market

Accurately capturing information about the rental market in The Cliffs is very difficult because there are so few rentals, and units are rented by word of mouth. What is abundantly clear is that rental units are extremely scarce. If a unit opens up, it is typically rented in a few days. The vacancy rate is essentially zero; of the two landlords who could be reached during this brief assessment, not one had vacancy. The only reason landlords mentioned that a unit had not been rented for a brief period of time (a few months) was so they could renovate.

Market Rates

The few rental units for which prices could be obtained from late March through April 2022 are shown below but given the very small sample size it is subject to error by omission - interpret with caution.

	Rental Rate (excluding utilities)
1 bedroom	\$600 - \$675
2 bedroom	\$650 - \$800
3 bedroom	\$1,500-\$2,000

Income Restricted/Subsidized Rental Inventory

The Upper Arkansas Area Council of Governments had an 86-person waiting list in early 2022, which includes many people who are elderly or have a disability.

	City	Total Units	Rental Rate	Resident Type
Vista Celesta Apartments	Westcliffe	14 (all 1 bedroom)	\$920/month (Tenant only pays 30% of income + electric)	Elderly and Disabled
Silvercliffs	Silver Cliff	16 (size unknown)	30% of income	Income Restriction Only

Source: URC, local property owners, National Housing Preservation Database

Housing Needed



Catch Up Need

Number of units needed today **30-35**

Focus on Where People Work

- The number of new units needed in The Cliffs to address unfilled jobs depends on whether current development patterns continue, and most new construction occurs in unincorporated Custer County, or whether efforts and policies are focused on directing new residential construction to The Cliffs where an estimated 70%+ of jobs in the county are located.
- The catch up figure above accounts for the need for new homes to meet demand from unfilled jobs where those jobs are located, and from those who live outside of the county and drive to Custer County for work (in commuters) who would prefer to live in The Cliffs if housing they could afford was available.
- The need has been adjusted down to account for homes currently under construction. These new homes are likely to only be affordable to higher earning local working households or those with income from outside the county. The catch up need is therefore somewhat conservative.

Rentals Needed for a Functional Market

Renter-occupied units (2022 Estimate)	118
Average vacancy rate (~0%)	0
Total rentals	118
Number of rentals if 5% vacancy rate	124
Difference	6
New housing units needed (Difference minus existing vacant units)	6

For-sale Homes Needed for a Balanced Supply

Home Sales (2021)	32
Average sales per month (divide by 12)	2.7
6-month supply	16
Listings (March 2022)	12
New homes needed	4

Unfilled Jobs

Total annual average jobs, Custer County (2020) [1]	813
Unfilled jobs (5%)	41
Jobs per employee	1.1
Employees per households with a worker	1.5
New housing units needed to house employees (Custer County)	25
New housing units needed in Westcliffe & Silver Cliff	18

Estimate of In Commuters Who Prefer to Live in The Cliffs 17

Current housing units under construction (10-15)

Total Catch Up **30 to 35**

[1] BLS QCEW

Catch Up Need Discussion

Functional Rental Market

The current vacancy rate in The Cliffs is functionally zero. Six more rentals are needed to reach 5% vacancy, which will help alleviate the following issues that stem from such a tight market:

- Rents increasing faster than wages/incomes
- Renters have difficulty moving to another rental when their circumstances change
- New employees moving to town struggle to find housing and may turn down jobs, which adversely impacts businesses and the economy
- Renters are more easily displaced when owners sell or rents increase beyond what can be paid
- Landlords have little incentive to make repairs and capital investments

Balanced For Sale Market

Four more homes are needed to reach a six month inventory level as of the end of March 2022.

A general industry standard is that when the number of homes available for sale is below a 6-month supply, it is a seller's market – meaning that there are more buyers than homes available to purchase and prices rise.

Unfilled Jobs

Eighteen new housing units are needed today to house employees filling those jobs that are unfilled.

The scope of this assessment did not include a survey of employers, but interviews with employers indicates that many local businesses have jobs that are not filled.

In many mountain and resort areas of Colorado, the percentage of jobs that have been unfilled over the last 24 months has been very high, well above the conservative 5% figure used herein. A conservative estimate was used because the risk of oversupplying such a small market is greater than in larger markets.

Keep Up Need

Number of units needed through 2027 in The Cliffs

45-55

The table at left shows the need for 52 new homes to keep up with job growth and retirements.

- The bottom end of the range presents a more conservative estimate.
- The top end of the range assumes a few more new jobs or retirees.

Job Growth

Based on projected job growth, an estimated 53 new housing units are needed through 2027 in Custer County to house workers. Focusing new housing construction where jobs are located rather than where households are located results in the need for about 39 new homes in The Cliffs.

Retirees

A conservative estimate of 6% of jobs being vacated due to retirements between now and 2027 was used and then adjusted down to account for the current commuting pattern. Housing units needed in The Cliffs to fill jobs as current employees retire is based on where most jobs in the county are located – The Cliffs.

Homes needed for Job Growth

New Jobs (through 2027) [1]	87
Jobs per employee	1.1
Employees filling jobs	81
Employees per households with a worker	1.5
New housing units needed to house employees (Custer County)	53
New housing units needed in The Cliffs	39

Retirees

% to retire by 2027	6%
# to retire (share that live and work in the county)	28
Employees per households with a worker	1.5
Housing units (Custer County)	18
New housing units needed in The Cliffs	13

Total Keep Up

52

[1] Colorado Demography Office

Definition: Housing Affordability

What is affordable?

The standard definition is that housing is affordable if monthly housing costs (rent or mortgage plus utilities) is equal to or less than 30% of gross household income (before taxes).

“Affordable housing” is often thought of as rentals that are subsidized by the government, but it’s really just a calculation of housing costs divided by household income.

This calculation is applied the same way to those making minimum wage or six figures, regardless of the type of home, who built it, or if it is for rent or for sale.

Ownership Market - Prices Needed

AMI	Household Income (2-person household)	Max Affordable Home Price [1]	Total Household Distribution	Listings [2]
<60%	\$0 to \$39,480	\$138,600	38%	0
60.1-80%	\$39,481 to \$52,640	\$184,800	17%	0
80.1-100%	\$52,641 to \$65,800	\$231,100	10%	0
100.1-120%	\$65,801 to \$78,960	\$277,300	10%	67%
120.1-150%	\$78,961 to \$98,700	\$346,600	8%	8%
150.1-200%	\$98,701 to \$131,600	\$462,100	8%	25%
>200%	>\$131,600	>\$462,100	9%	0
Total	-	-	100% (530 households, 2020)	100% (12 listings)



The average sale price of all homes sold in 2021 was \$283,500.

8 homes were listed for sale at the end of March 2022 from about \$266,000 to \$275,000. These homes are only affordable to households earning more than 100% AMI.

Homes listed for sale at the end of March 2022 were too expensive for about 65% of all households in The Cliffs.

[1] Max purchase price assumes 30-year mortgage at 6% with 5% down and 20% of the payment covering taxes, HOA, PMI and insurance.

[2] Active listings as of March 26, 2022

Source: CHFA; Ribbon Demographics, LLC; RealtyProMLS®; Mattie Burt Realty, Inc.; URC

Ownership Market – Unit Size Needed

The Cliffs, 2018-2022 [1]

	Number Sold	% of Sales	% of Current Listings
1 bedroom	5	4%	0%
2 bedrooms	38	33%	17%
3 bedrooms	53	46%	25%
4+bedrooms	20	17%	33%

[1] Active listings as of March 26, 2022

Source: RealtyProMLS®, Mattie Burtt Realty, Inc.; URC

The majority of homes sold since 2017 have had three or more bedrooms, yet 90% of households in The Cliffs have 3 or fewer people.

Smaller sized homes with one and two bedrooms are needed to better align with the size of area households, which include downsizing seniors along with singles and couples moving to town for work and those seeking to put down roots.

Rental Market - Prices & Unit Size Needed

AMI	Household Income (2-person household)	Max Affordable Rent (2-person household)	Percent of Renter Households
<40%	\$0 to \$26,320	\$658	50%
40.1-50%	\$26,321 to 32,900	\$823	16%
50.1-60%	\$32,901 to 39,480	\$987	10%
60.1-80%	\$39,481 to 52,640	\$1,316	9%
80.1-100%	\$52,641 to \$65,800	\$1,645	5%
100.1-120%	\$65,801 to \$78,960	\$1,974	1%
120.1-150%	\$78,961 to \$98,700	\$2,468	3%
150.1-200%	\$98,701 to \$131,600	\$3,290	4%
>200%	>\$131,600	>\$3,290	2%

Source: CHFA; Ribbon Demographics, LLC; URC

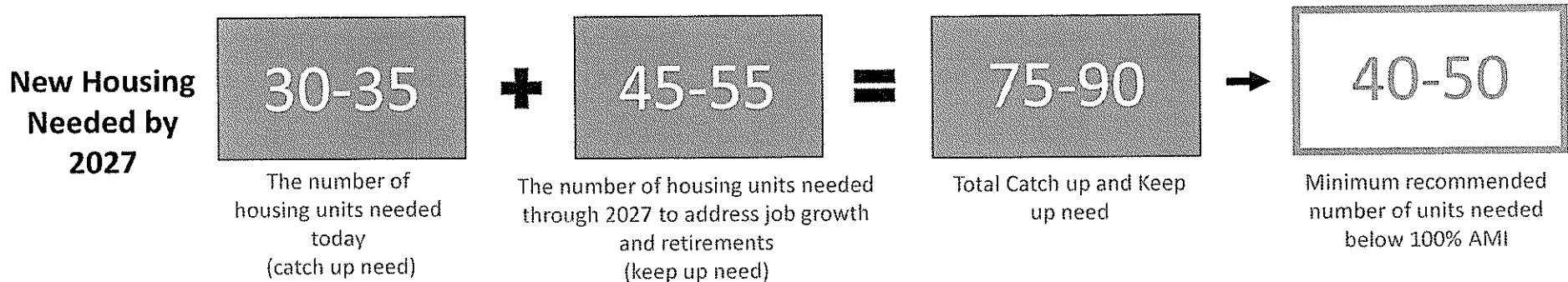
Just over 75% of renter households are comprised of one or two people, pointing to the need for smaller rental units with one and two bedrooms.

About 85% of renter households have incomes under 80% AMI.

- 50% of households who rent need rentals priced no higher than about \$650 per month inclusive of utilities (under 40% AMI).
- An additional quarter (26%) of renter households need units priced from about \$650 to \$1,000 per month (40%-60% AMI).

Note: Utilities paid by tenants and the amount paid varies throughout The Cliffs and should be subtracted from the numbers in the table to reach the monthly rental rate charged to tenants if utilities are not included in the monthly rental fee. Use of the Colorado Department of Local Affairs utility cost chart is recommended if another source is not available.

The Cliffs Need Summary



The total housing need identified above is based on where households work. This reduces rural sprawl, infrastructure costs, and commuting time and associated costs.

The summary of needed units accounts for the housing needs of the local workforce. Some of these units will be built and sold or rented at market rates, but a large share of units are needed below where market prices are in April 2022. The extent to which the market can address the need will be influenced by changes in land, labor and construction costs, prices of existing homes, developers' construction of community housing and the presence or absence of concerted effort and programs by the public and private sector to facilitate more development. Therefore, the recommendation is for community leaders and stakeholders to **focus on building at least 40 to 50 units priced to be affordable to households earning 100% AMI and below.**

The tenure goal of how many rental units to build versus ownership units is a policy decision. The consultant recommendation is to focus on rentals to help alleviate the extremely limited supply of rentals that have had very little to no vacancy for some time. A tenure split of about 80% rentals and 20% for sale units would likely be appropriate for this market.

- Rentals: 35 to 40 with 65% of these targeted to households earning 50% AMI or less.
- For sale: 5 to 10 targeting a sale price between \$140,000 to \$230,000.

The community could set housing goals based on a percentage of the numbers above. It could also adjust these figures down to account for where households currently live and not where they work. This is a policy decision.

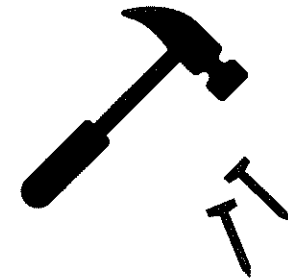
Rate of Construction

To build 75-90 units over the next 5 years, roughly 15 to 18 units need to be built each year through 2027.

- Since 2010, building permits have been issued for approximately 12 residential units per year in The Cliffs.
- Permits were issued for 43 housing units in 2020 and 2021, which is much higher than at any time in the last decade.
- In 2020 and 2021, 23 new housing units came online, or about 12 per year.

The rate of production, which is already very high relative to past production, needs to increase to meet the total housing need identified in this assessment.

- But, the recommendation is to focus on building 40-50 units from now through 2027 priced to be affordable to households earning 100% AMI or lower, or 8 to 10 housing units per year on average. This rate aligns with the average number of permitted homes from 2010 to 2019.



Big Challenge: The Capital Gap

The cost of new construction has increased significantly in the last 24 months. In April 2022, new construction was estimated to cost between \$300 and \$325 per square foot inclusive of all costs. Using the low end of current construction prices, a two person household earning \$65,800 per year (100% AMI) can only afford to build a home with 700 square feet.

- The market will continue to build for households earning 120% AMI and higher.
- Financial assistance and subsidies are needed to help cover the gap between what it costs to build and what local households can afford. Building housing that covers the capital gap is difficult and requires a large amount of time, money, and coordination among many entities. Action is needed now.

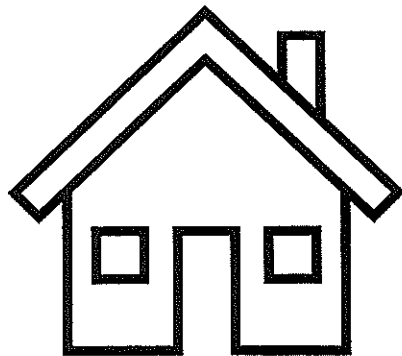
Home Size (square feet)	Cost to Construct at \$300 per square foot	Amount a 2-person household earning 100% AMI (\$65,800/year) can afford	Capital Gap
600	\$180,000	\$231,100	\$51,100
700	\$210,000	\$231,100	\$21,100
800	\$240,000	\$231,100	-\$8,900
1000	\$300,000	\$231,100	-\$68,900
1200	\$360,000	\$231,100	-\$128,900
1400	\$420,000	\$231,100	-\$188,900
1600	\$480,000	\$231,100	-\$248,900

The average size of homes sold from 2018 to 2021 was 1,640 square feet.

Source: URC; RealtyProMLS®; Mattie Burt Realty, Inc.

Understanding the Capital Gap

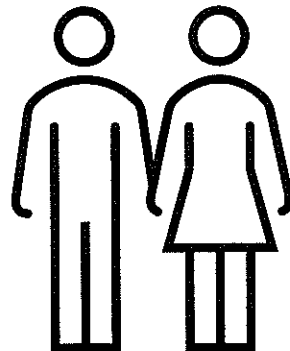
Single Family Home: 1400 square feet



\$420,000

What it costs to build

@ \$300 per square foot



\$231,000

Who we are trying to serve

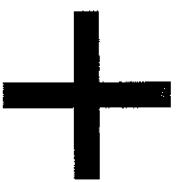
2-person household earning 100% AMI
can afford



\$189,000
Capital
Gap

**Community
investment
required**

Appendix



Methodology

A variety of secondary and local sources of published information were used in the preparation of this report, including but not limited to:

- U.S. Census Bureau: 2010 Census, 2020 Census (PL94-171 only), American Community Survey data
- LEHD Origin-Destination Employment Statistics
- US Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW)
- State Demography Office, Colorado Department of Local Affairs
- Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages (QCEW)
- Ribbon Demographics, LLC
- 2022 Area Median Income from the Department of Housing and Urban Development and Colorado Housing and Finance Authority
- Mattie Burt Realty, Inc. provided sale and current listing data from RealtyProMLS®
- National Housing Preservation Database
- The Towns of Westcliffe and Silver Cliff provided building permit, certificate of occupancy, and current construction information

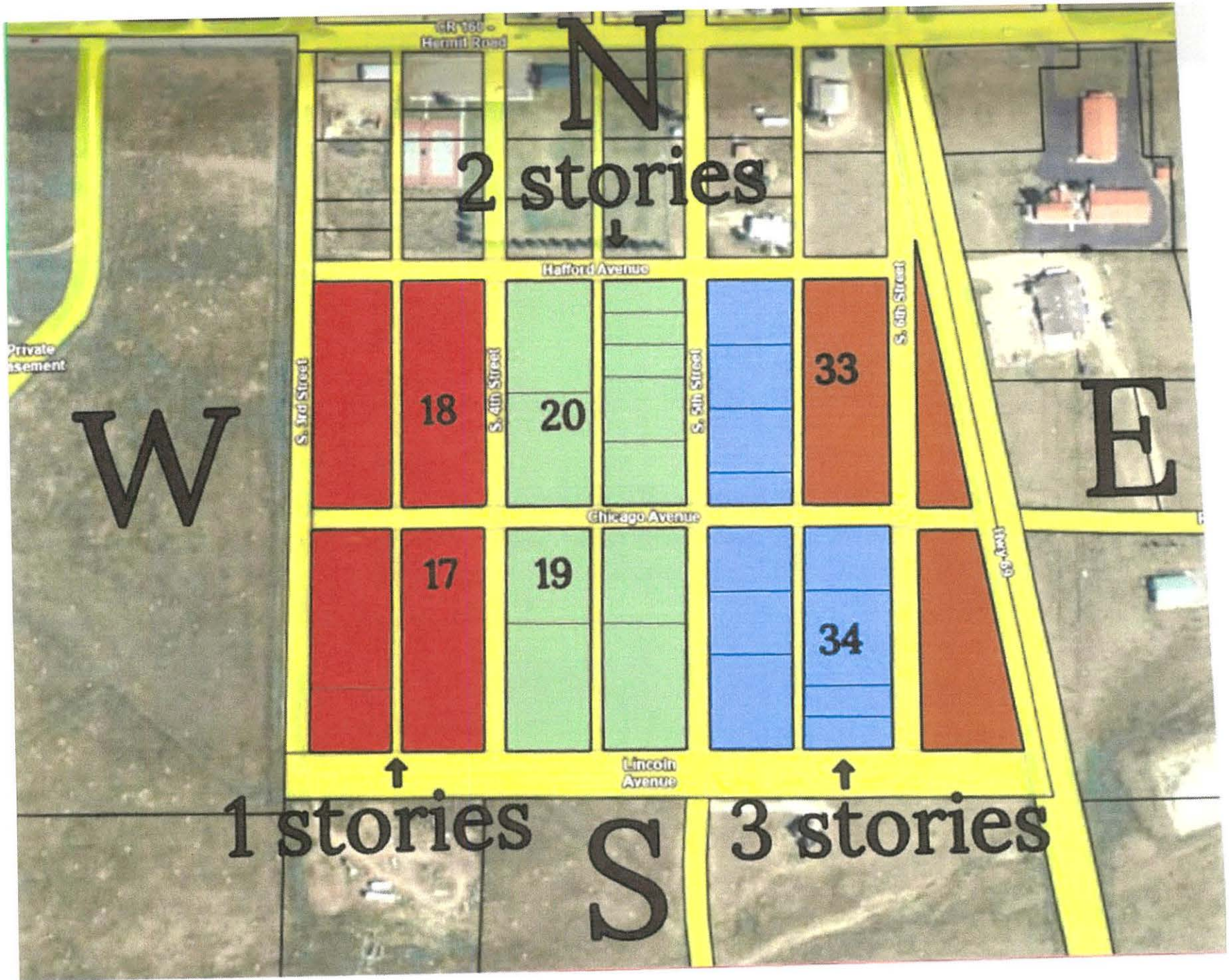
In addition, information was obtained via interviews and communication with:

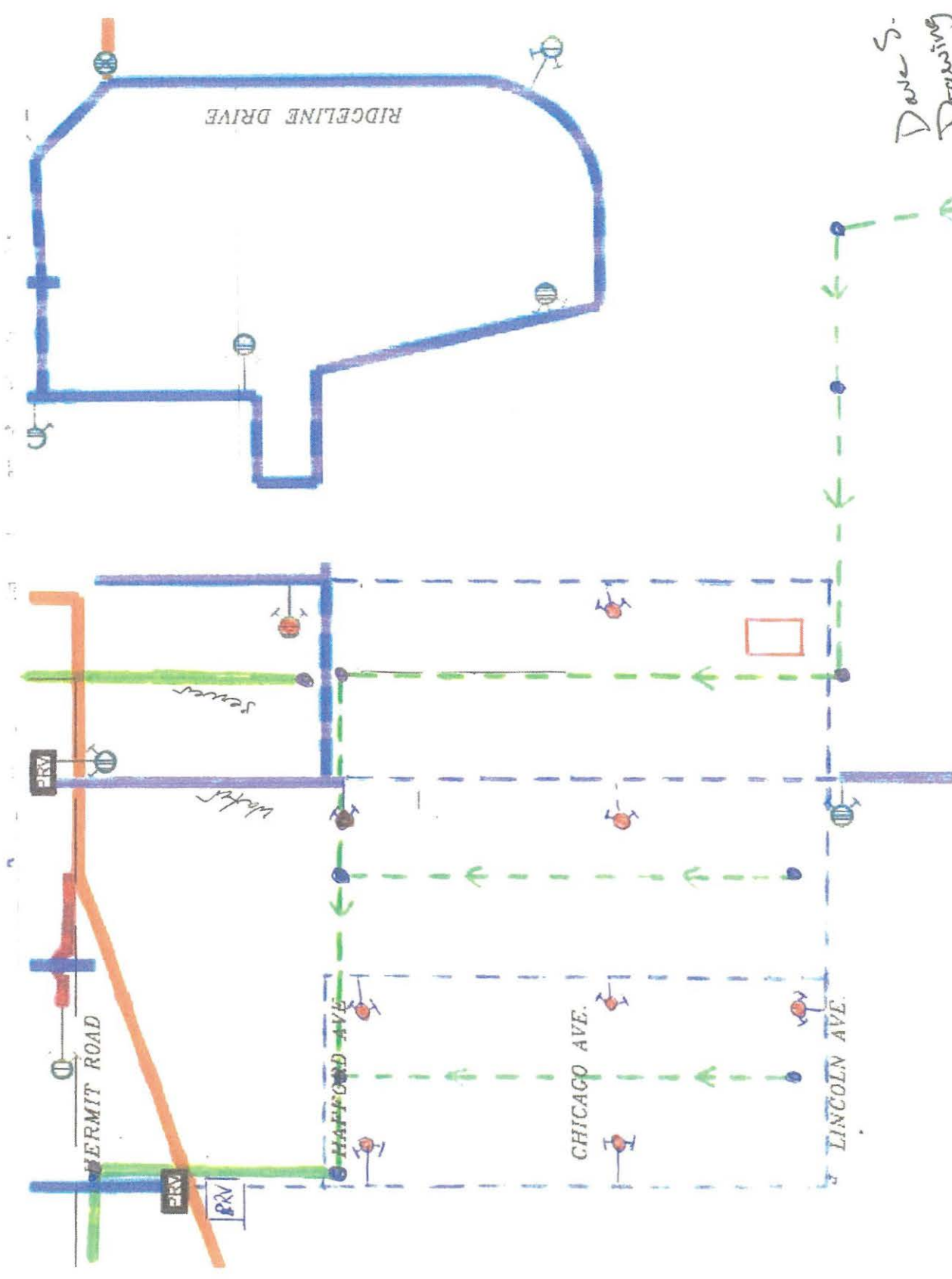
- Custer County Attainable Housing Board
- Local employers
- Local property managers



URBANrural
—continuum—







Dave S.
 Drawing
 full buildout for WC
 Filina #3.

Multi-Family Housing District

- 1. Description of District.** This District is designed to accommodate work force housing, affordable housing, senior housing, and veteran housing. The Town of Westcliffe recognizes it's small footprint and is designing this district to allow for more housing and growth in the Town. This zoning designation covers all lots South of Hafford Avenue.
- 2. Designation of lots.** Blocks 33 and 34 shall be apartments and condos and shall not exceed 3 stories in height. Blocks 20 and 19 shall be Town homes, condos, and apartments not to exceed two stories. Blocks 17 and 18 shall be reserved for tiny homes (defined in 3-6-1), veteran housing, town homes and single-family homes that can be built on half a lot (3,125sqft).
- 3. Building Review.** All building plans and architectural designs must be submitted to the Planning Commission for review and consideration in order to allow for higher density and proper planning, and aesthetically pleasing building practices.
- 4. Area height and standards:**

**Height shall be measured from the lowest grade point adjacent to the building.*

Town owned lots: Structure may extend to one hundred percent of the lot area and must follow minimum setbacks. Developers may vacate current roads that run in between the current lots in order to plan for higher density. The Town is open to unique solutions for parking.

Building height: 35 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 33 and 34: Structure may extend to one hundred percent of the lot area (given that they follow minimum setbacks), given that there is a paved parking lot to accommodate parking needs. One and a half parking spot per dwelling shall be required for the parking lot. The Town is also open to unique solutions for parking.

Building height: 30 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 20 and 19: Structure may extend to one hundred percent of the lot area, given that there is a paved parking lot to accommodate parking needs. One parking spot per dwelling shall be required for the parking lot. The Town is open to unique solutions for parking.

Building height: 25 feet

Minimum lot area: 6,250 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 17 and 18: Tiny homes, town homes, and single family homes must have an off-road parking area to accompany one parking spaces per dwelling. Tiny homes must comply with chapter 3-6-1 of the Town of Westcliffe Municipal Code. Developers are open to replat land to their liking as long it meets the minimum lot area. Owners are permitted to have a Tiny home as a secondary dwelling, given they follow minimum setbacks.

Building height: Must not exceed 20 feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 4 feet

Rear yard: 5 feet

Minimum lot area: 3,125 square feet

Rezoning Document for the future consideration and growth of Westcliffe

10-1-11: Amendment Of Zoning Map (Rezoning)

- A. **Declaration of Policy and Standards for Rezoning.** For the purposes of establishing and maintaining sound, stable and desirable development within the Town of Westcliffe, the rezoning of land is to be discouraged and allowed only under certain circumstances as provided hereafter. This policy is based on the opinion of the Board of Trustees that the Town's Zoning Map is the result of a detailed and comprehensive appraisal of the Town's present and future needs regarding land use allocation and, as such, should not be amended unless to correct a manifest error or because of changed or changing conditions in a particular area or the Town in general. Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that rezoning is necessary because of one or more of the following reasons:
1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Master Plan.
Given the new direction of the Master Plan, these lands are to be zones to a multi family district in order to plan for growth and prosperity in the Town.
 2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.
The Town is going to develop these lots with the help of DOLA More Housing Now Grant, and will be zoning these lots.
 3. The proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the Town's Master Plan, and that such rezoning will be consistent with the policies and goals of the Master Plan.
This land will be used for the benefit of the entire community. This land will be used to provide affordable housing not only in Westcliffe, but in all of Custer County.
- B. **Procedure for Amendments in General.** The Board of Trustees may, on its own motion, on application of any Person or Persons in interest, and upon receiving recommendation of the Planning Commission, amend, supplement or repeal the regulations and provisions of this chapter, including the Zoning Map; provided that where land is sought to be rezoned on an application of any Person or Persons in interest, the applicant shall have a controlling record title ownership interest in the subject property as demonstrated by an ownership and encumbrance report or title insurance commitment issued with thirty (30) days of submission of the application. Also, an intended purchaser may make application if the purchase of the subject property is contingent on the amendment.

Application. No application shall be accepted unless accompanied by the fee as provided in Section 10-1-15.

N/A- Town is rezoning, no fee necessary

Planning Commission Recommendation. Any proposed amendment or change to this chapter or to the Zoning Map, whether proposed by the Board of Trustees or otherwise, shall be referred to the Planning Commission for a recommendation thereon.

Procedure Before Planning Commission. Before giving an advisory report or initial recommendation on any proposed amendment to this Ordinance or to the Zoning Map, the Planning Commission shall first conduct a Public Hearing thereon. Notice of the time and place of the Public Hearing before the Planning Commission shall be given by the Town Clerk, by one publication of the same at least seven (7) days prior to the hearing, in a newspaper of general circulation in the Town, posted on display at the Town Hall and posted on the Town website. The Zoning Officer shall, at least ten (10) days prior to the hearing, post a sign on the property notifying the general public of the time and place of the hearing. The Zoning Enforcement Officer shall either mail notice of the hearing to the applicant and to the property owners within 200 feet of the property proposed for rezoning at least ten (10) days prior to the hearing, or hand deliver to the same property owners, or affix notice to the doors of the same properties.

Procedure Before the Board of Trustees. After receiving the recommendation from the Planning Commission, the Board of Trustees shall hold a Public Hearing before acting on the proposed amendment or rezoning. Notice of the time and place of the Public Hearing before the Board of Trustees shall be given by the Town Clerk, by one publication of the same at least seven (7) days prior to the hearing, in a newspaper of general circulation in the Town. At least ten (10) days prior to the hearing, the Zoning Officer shall post the property with a sign notifying the general public of the time and place of the hearing. The Zoning Enforcement Officer shall also either mail notice of the hearing to the applicant, and to the property owners within 200 feet of the property to be rezoned at least ten (10) days prior to the hearing, or hand deliver to the same property owners, or affix notice to the doors of the same properties.

- C. Data to be Submitted.** Prior to any consideration for amendment to the Zoning Map, the applicant shall file the following data with the Town at least fifteen (15) business days prior to the scheduled date of Public Hearing before the Planning Commission:
1. Site plans or drawings to show a demonstrated need for zoning change.
 2. A written statement showing in detail how the proposed amendment will meet the criteria set forth in Section A, above.
 3. A list of all property owners, within 200 feet of the property proposed for rezoning.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

Overview

Housing affordability and accessibility are central concerns for the Town of Westcliffe. New housing development, both free-market and affordable is an important factor in ensuring a vibrant future for Westcliffe.

Workforce or affordable housing, is housing may be multiply defined as can be defined as:

1. Housing that attracts and retains “essential workers” for a community,
2. Housing for young family, looking to put down roots,
3. Housing for single professionals looking for an outdoor oriented lifestyle,
4. Housing for retired individuals.

Affordability is seen as the relationship between income and housing costs. Income for affordable housing residents is often restricted to 30-120% of the Area Median Income (AMI) with total housing costs equaling no more than 30% of annual income. It can include single-family, multifamily, owner occupied or rentals, Accessory Dwelling Units (ADU) and mixed-use units. Affordable or workforce housing can be made lower cost by government subsidies for infrastructure development, writing down the cost of land, deed restrictions, public/private partnerships, or land trusts, among other strategies.

Mission

Workforce or affordable housing should be provided that is financially attainable and aesthetically desirable.

The Planning Commission has discussed options of how affordable housing could be provided. Of the options discussed, support has been voiced for revising the Land Use Code to include affordable housing policies.

The Land Use Code should also allow that more affordable housing can be built throughout the Town of Westcliffe through changes to density parameters, dimensional standards, and allowing a broader range of housing types that will ensure affordable housing projects are viable for developers.

Finally, the Land Use Code should contain incentives for developers to build affordable housing such as fee waivers, density bonuses, expedited review, etc., and should contain provisions for their long-term status as affordable housing to prevent conversion to market rate units. Outreach and education of the community needs to be pursued to ensure broad community support for affordable housing programs.

Why is a new Outlook on Housing Important?

Many people in the community report they cannot find housing that they like or that they can

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

afford. This lack of housing options has a negative impact on the efforts to diversify the Town's economy. If the economy is to expand beyond primarily being a seasonal tourist dominated economy, new and varied housing stock must be provided to attract new companies and remote workers to relocate to Westcliffe. The lack of affordable housing can be seen as an economic development bottleneck for the community.

New housing options will also ensure that potential and current residents can find housing that suits their needs and provide certainty that they can call Westcliffe home for many years to come. Finally, more housing options will build a critical mass of full-time residents sufficient to support a year-round economy.

What Type of Housing Is Needed?

A wide variety of housing options should be explored. These range from emerging concepts such as tiny houses and live/work opportunities to more traditional housing such as continuum of care/senior housing, accessory dwelling units, townhomes, condominiums, and multi-family housing developments. Factory built and robotic additive technologies should be considered to reduce costs.

Given the Town's limited potential for annexation, encouraging greater housing density in certain existing locations will be necessary. Greater density should also focus development where cost-effective infrastructure improvements can be provided in an efficient manner, such as the vacant properties west of the grocery store on Main St.

Current Objective

The Town's largest opportunity for both density and housing variety is the undeveloped 13-acre property south of Hermit Park. These parcels currently lack road, electrical, and sewer/water infrastructure and are ideal for a mix of higher density, workforce, senior, veteran, and alternative housing options. The Town owns 4.2-acres of this property not including roads and alleys is adjacent to SH69. This 2-acre property would be an ideal for 3-story 1- and 2-bedroom apartment development and would be walkable to Main St. and schools.

The property slopes from east to west and would aesthetically best be tiered from two to one story construction. One higher density option would be one- or two-story Townhomes with 1-bedroom ADU's rental units facing an alley mini-street to provide income for the Townhome owner.

1-3/4 acres would be set aside for veterans housing in the southwest corner of the property. This land would be donated by a private party and possibly put in a trust and with provisions to prevent conversion to market rate units.

Much of the development would lend itself to factory built and/or robotic 3D concrete construction.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

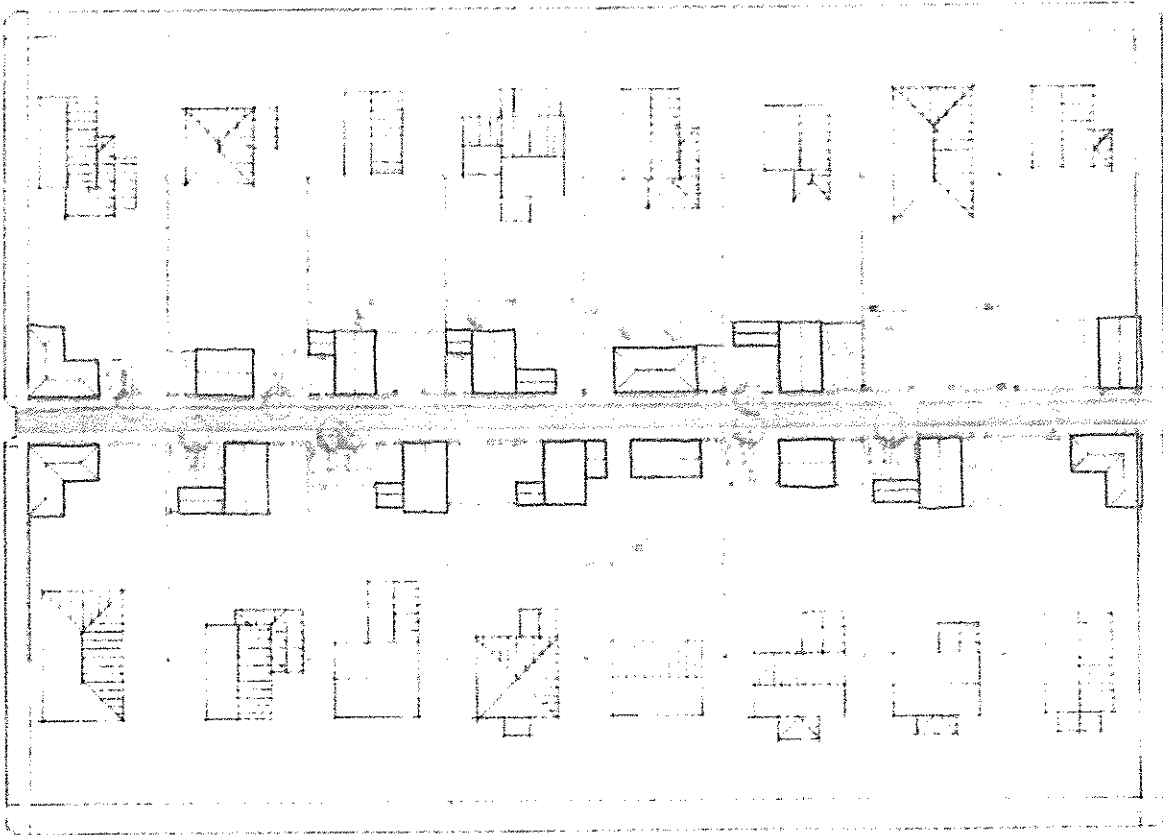


Figure 1. ADU Development Incorporating the Alley as a One-way *Mini Street*

Additional Land Use Code Considerations

Affordable housing should be located on vacant or underutilized lands, developed alongside commercial areas, and within existing neighborhoods to foster community integration and vitality. Accessory Dwelling Units (ADUs) should be considered as a good alternative for adding additional density to existing residential properties and should have a minimal and efficient review process. Incentives for constructing Affordable Housing should be provided in the Land Use Code and through other mechanisms, such as reduced fees, to ensure affordable housing is built. The Land Use Code should provide zoning that would allow affordable housing to be integrated into the fabric of the community. To provide consistency and manage expectations of the community, specific design standards should be made a part of the Land Use Code update. These standards, which establish neighborhood scale and character, and ensure walkability, will assist in maintaining a desirable and accepted community appearance.

*THE CASE for ACCESSIBLE, AFFORDABLE &
AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE*

Town of Westcliffe's Affordable Housing Program
"South Westcliffe"

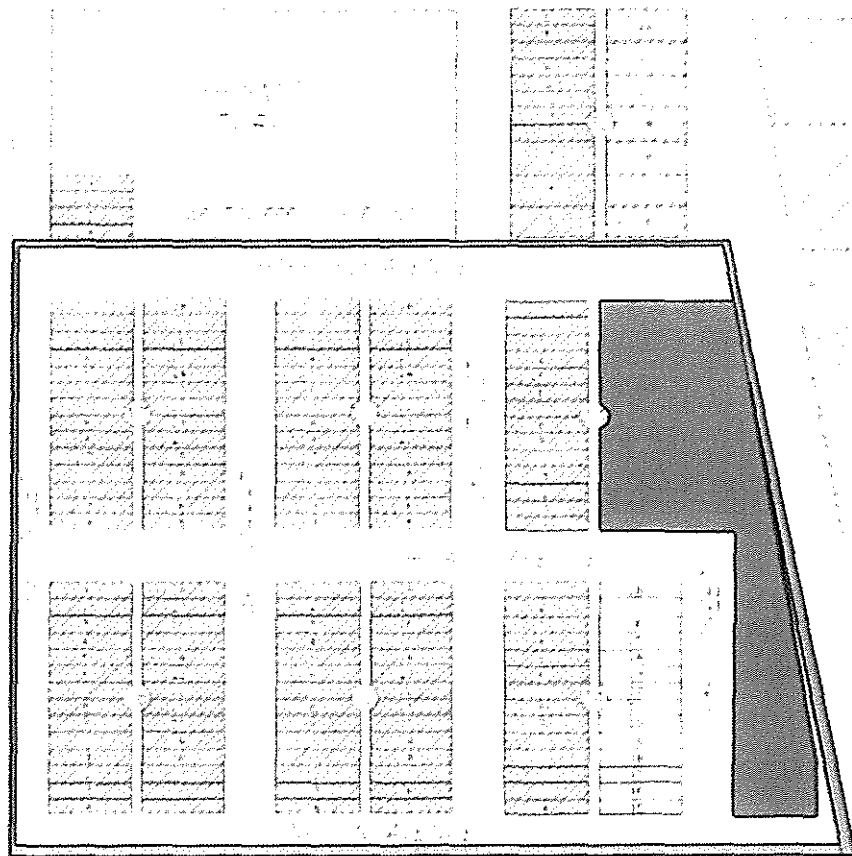
The Westcliffe Community and Board of Trustees have begun to plan and come together to document hopes for the Town's future and to outline a path to reach those goals. Providing housing for all its inhabitants is a key goal for the Town in its new Master Plan. The solution to the Housing Crisis in Custer County will start with Westcliffe and bring unity, growth, and prosperity to this small mountain community.

The project will be focused on a six-block area south of Town that will be rezoned into a newly defined multifamily district. This area will include affordable housing units, apartments, condos, town homes, tiny homes, ADUs, and single-family homes. The Town will seek grants with an objective of completing the infrastructure work no later than 2026.

Once the infrastructure is in the Town will partner with one or more developer(s) in order to provide affordable housing on its 186,000 square foot (4.2 acres) area. Building is expected to start in 2026/2027. As the entire area is not owned by the Town, it is expected to take up to 10 years for the project to be fully developed.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

Green: Entire Multi-Family District
Blue: Town of Westcliffe Public Land
Prop 123



Map not yet updated

This effort is centered on these three goals:

Prosperity: The Wet Mountain Valley community is a very special community with 64+ non-profits and multiple events (music festivals, concerts, plays, art shows, car show, rodeo, parades, etc.) throughout the year, we are truly one of a kind. Yet, there are weaknesses in the community. Tourism is seasonal and many businesses close during the winter due to a lack of revenue. In addition, approximately 25% of our housing stock are vacation homes. These seasonal residents also contribute to the decline in Main St. winter revenue.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

Unity: Affordable housing supports growth and helps to bring the community together. With rising home prices, the Town recognizes this growing problem and is making every effort to ensure those that need entry level housing, at an affordable price will be welcome and be able to work in the community and contribute.

Growth: The Town recognizes that the increase in housing costs and the lack of affordability and housing choice is a threat to the long-term vitality of the town and region. In addition, as the Baby Boom Retirement Boom comes to an end in 2030, Custer County population is expected to decline as net migration fades and deaths exceed births in our aging population. This combined threat to the Town and region makes it imperative that the Town actively recruit a younger demographic of new remote worker residents and actively begin to solve the housing crisis.

Our affordable housing initiative will start with multi-unit complexes, townhomes, tiny homes, and apartments/condos. In addition, we will adopt an ADU policy and engage contractors and local banks in creating turn-key solutions for our homeowners.

The long-term project will be focused on these five outcomes

Reducing Water/Sewer Tap Fees

The local Water and Sewage district is currently facing difficult challenges in upgrading their treatment capacity to position for future growth. They are currently using a combination of the grants, loans, and increased tap fees to finance these improvements. However, the Town will need to work with the district to reduce tap fees which have become another obstacle in the way of creating affordable housing.

Population Growth and the Economy

The Town of Westcliffe has very limited opportunity to annex new land for growth. If the Town expects increase its population and economic vitality, it will need to encourage greater density and multifamily housing choices. This in turn will boost the local economy giving businesses more foot traffic, a stable workforce, support businesses year-round with increased profitability, and provide Town with increased sales tax revenue.

Demographics and Median Age

The Town currently has a median age of 54.1. With an affordable housing, and a new resident recruiting program, the Town aims to bring that number down by 5-7 years. A younger population will contribute to the sustained growth and vitality of the Town and region.

Future Infrastructure Improvements

With the prospect of sustained population growth, a year-round economy, and increased sales tax revenue the Town be able to create newer park features to make the community more livable, more sidewalk to make the Town walkable, and more funds to maintain its current infrastructure.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

Ways developers can satisfy requirements

- On Site: Provide required affordable housing within the Town owned lots
- Off site: Buy lots in the six blocks, within the Multifamily District
- Land Donation: Donate land to the Town or a non-profit housing developer
- Voluntary Alternative Agreement: A developer and/or builder can propose to the Town Board an alternative way of meeting the requirements that are not an Ordinance or resolution.
- Attainable housing: Provide housing for three classes of income in the area, that do not exceed 30% of their income.

Current Land use incentives for the Multi-Family District

- Multiple mixed-use zones: The multifamily district allows for multiple types of homes like 3 & 2 story apartments, tiny homes, condos, townhomes, and smaller single family homes.
- No Density limit: There is no density limit for residential builds in the multifamily zone.
- Diverse Housing types: There are different zones that allow multiple types of housing for the area giving options to developers.
- Building height: Increased building heights are available that transcend the current Westcliffe Municipal code allowing for higher density housing.
- Reduced and Flexible Parking Requirements: Only one space per affordable housing unit is required. The Town of Westcliffe will also consider alternative parking plans to accommodate innovative proposals.
- Reduced Utility fees: Developers or owners of deed restricted properties who create affordable units are eligible to receive lower water/sewer taps and electric installations and fees.
- Reduced property taxes: Currently working with the county on a solution for this.
- Building permit cost reduction: The Town will offer free building permits for developers willing to put affordable housing units. Developers must still pay for plan review fee.
- Lot size and lot width reduction: Developers and builders are able to have smaller setbacks with all units in the multifamily district. Lots 17 & 18 are able to be half the size of a regular Town lot of 25'x125' (can be 25'x62.5').
- Reduced development standards: No need to worry about restrictive development standards driving up the housing prices. The Town will accept applications with flexibility as long as it incentivizes higher density and proper planning.
- Reduced land development costs: No need to worry about infrastructure, the Town has you covered. The Town will offer its current land at a discounted price to developers who can meet higher density and the unit income percentage above.
- Experimental housing types: The Town is willing to look into unique housing solutions to help bring affordable housing to its citizens.
- Mill Levy: The Town is open to conversations about selling the land and leasing it back from the developer to make the property mill exempt.

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

- Tap fee reinvestment: Once the Town covers its cost for the initial development of the water and sewer infrastructure receives money from people buying tap fees. The Town is committed to reinvest the funds back into Developers and properties that have deed restrictions and are affordable. Reinvestment is dependent upon the income bracket. The lower income brackets a developer can provide, the more funding they are eligible for. Funds are limited. TABOR may restrict this!

Benefits of Affordable Housing and a Multi Family District

- I) Compact Development
 - Key economic Benefits
 - Reduced commuting costs
 - Community identity
 - Tourism
 - Less infrastructure to build/maintain over time
 - Higher tax revenue per/acre
 - Key social benefits
 - Access to services & jobs
 - Improved walkability
 - Healthier lifestyle
 - Key Environmental Benefits
 - Land conservation
- II) Multi-Family Housing Options
 - Key economic Benefits
 - Efficient infrastructure support
 - More market-rate options to address need
 - Make diverse housing easier to incorporate
 - Key social benefits
 - Ownership opportunities (different price points)
 - Concentrated services
 - More options for more starter homes
 - Key Environmental Benefits
 - Development efficiency
 - Resource conservation and reduced emissions
 - Combats sprawl
- III) Housing Density
 - Key economic Benefits
 - Cost effective

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

- Quick development turnaround
- Controlled construction environment

Key social benefits

- Limited contractors required

Key Environmental Benefits

- Efficient construction practices

IV) Affordable Housing

Key economic Benefits

- Provides support & leadership to address affordability

- Boosts affordable unit inclusion

- Leverages infrastructure investments

Key social benefits

- Incentivizes investment near jobs and activity

Key Environmental Benefits

- Maximizing available and serviceable land

- Potential for land preservation and

Conservation

V) Growth Management

Key economic Benefits

- Potential shared revenue for spheres of influence

- Arrangement for shared infrastructure costs (i.e., water transmission or treatment)

- Long-term benefits of compact, intentional Growth

Key social benefits

- Identifies most effective service provider

- Clear governance support for residents

Key Environmental Benefits

- Clear shared goals on habitat preservation

- Open space protection, agricultural land

Preservation

VI) Districts and Subdivisions

Key economic Benefits

- Mix of uses is financially resilient

- Opens flexibility for new businesses and uses with built in clients living adjacent and above

- Accommodates new homes and housing types

- Lowers infrastructure costs to install and maintain

Key social benefits

- Creates vibrant service centers

- Provides good tourism character areas

- Enhances Main Streets

THE CASE for ACCESSIBLE, AFFORDABLE & AESTHETIC HOUSING for THE TOWN OF WESTCLIFFE

Key Environmental Benefits

- Promotes walkability
- Land conservation

VII) Resource Conservation

Key economic Benefits

- Lower irrigation bills

Key social benefits

- Native plants provide attractive landscaping

Key Environmental Benefits

- Reduced water consumption for irrigation
- Drought-tolerant landscapes
- Provide habitat for pollinators
- Utilize runoff onsite, reducing stormwater

What does affordable look like?

**Numbers based off 2022 Housing Needs Assessment*

**The Cliffs and Custer County should have an updated Housing Needs Assessment in 2025*

**Numbers are ONLY based off of Silver Cliff and Westcliffe, more need estimated in County*

**Numbers are subject to change after new Housing Needs Assessment*

Housing Needed

The number of units needed in 2025 was 30-35. In 2027 the Town's (Silver Cliff and Westcliffe) need to produce 45-55. Both Towns are behind this number already with few new affordable units being built since the Assessment (numbers expected to be greater once updated).

Retirees

A conservative estimate of 6% of jobs being vacated due to retirements between now and 2027 was used and then adjusted down to account for the current commuting pattern. Housing units needed in The Cliffs to fill jobs as current employees retire is based on where most jobs in the county are located.

Affordability

The affordability for the area is uncertain for rentals due to the lack thereof and the AMI, as well as rising rental costs. A goal that the Town may be able to manage is shown below:

Three classes of income

- Low-income bracket (\$31,000 per year): 30% of units
- Middle income bracket (\$45,000 per year): 30% of units
- Workforce Housing bracket (\$55,000 per year): 20% of units
- Attainable housing bracket (\$65,000 per year): 20% of units

**Numbers depend on state subsidies, land cost, local subsidies etc.*

**Local subsidies are not taken from Sales tax, but rather local incentives, at no cost to taxpayer.*

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Developers that can stay within the guideline for unit percentages can receive a lower cost for land during a Public Private Partnership. All units must be accompanied with a 30-year deed restriction that must renew upon sale, end of lease, or case of vacancy.

Town owned lots and lots will have no density restrictions, please refer to the Town of Westcliffe's Municipal Code on the zoning on the lots.

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