



Council Memorandum

To: City Council
From: Rick Muriby, Director of Community Development
Through: Scott Vargo, City Manager
Date: December 21, 2022
Re: Resolution No. 2911 regarding 2023 Residential Allocations

2022 End of Year Summary: For 2022, all 88 allocations were assigned to the Open and Moderate-Income Housing Pools since none were needed for the Hardship Pool. Allocations are assigned to the Moderate-Income Housing Pool in January for the first period only and any unused allocations from that pool are transferred to the Open Pool in June for use during the second period. During the first five months of 2022 the residential unit moratorium was in place, and this may be the primary reason that 24 available allocations went unused in 2022.

Distributed allocation units: Of the total 88 allocations available in 2022, 64 were distributed. The Canyon View Apartments, approved in late 2020 on New Star Way, received the remaining 53 of their 104 required allocations. These allocations were applied to their banking plan in 2022. There were 11 allocations distributed for construction of new units, as described below, and 24 allocations were unused/lost in 2022.

Constructed allocation units: Building permits for new dwellings in 2022, using current year or banked allocations, included 2 single family units, 2 duplex units, 5 Accessory Dwelling Units (ADUs), and 2 apartment units, for a total of 11 allocations “used” in the form of building permits.

Unit calculation for 2023: In 2022, no units were annexed into Golden. From January 1, 2022, through December 31, 2022, there was a net gain of 11 dwelling units to the total number of residential units counted under the residential growth system within the City. As demonstrated in the attached summary table, with the occasional low number of allocations used in prior years, the City still remains substantially below the limits of the 1% growth management system.

Total dwelling unit count as of January 1, 2022	8875
Issued permits for new residential units from 2022 allocations	+11
Issued permits from prior year banking plans	+0

Total unit count as of December 31, 2020	8886
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Assignment of allocations to various pools and periods for 2023:

For 2022, Council assigned 70 allocations (80%) to the first period, of which 5 were assigned to the Moderate-Income Housing Pool.

For 2023, staff is again recommending that 70 allocations (80%) be assigned to the first period, of which 5 allocations would be assigned to the Moderate-Income Housing Pool. The remaining 65 allocations for the first period would be assigned to the Open Pool for distribution to other users. The other 18 allocations would be assigned to the Open Pool for distribution during the second period. The specific assignment of allocations to the various pools, projects and periods is as follows:

<u>Pool or Project Name/Title</u>	<u>1st Allocation Period (January 1st-May 31st)</u>	<u>2nd Allocation Period (June 1st-October 31st)</u>
Moderate Income Housing Pool	5*	
Open Pool	65**	18
Hardship Pool	0	
Year End Pool	TBD***	

*Unused allocations remaining after May 31st in the Moderate-Income Housing Pool shall be transferred to Open Pool for distribution during the 2nd period in accordance with Section 18.70.100 of the Code.

**Unused allocations remaining after May 31st in the Open Pool shall be made available for distribution during the 2nd period in accordance with Section 18.70.100 of the Code.

***Unused allocations remaining after October 31st in the Open Pool shall be made available in the Year End Pool in accordance with Section 18.70.100 of the Code.

The attached draft Resolution No. 2911 includes the number of available allocations for 2023 and the recommended distribution of those allocations to the various pools and periods. This recommended distribution would provide maximum consideration to current applications, while retaining sufficient allocations for anticipated new requests later in the year.

Attachments:

1. Resolution No. 2911
2. Summary of recent history (2000-2022)
3. 2010 to 2022 residential starts
4. 2010 to 2022 unit history
5. 2023 allocation schedule

RESOLUTION NO. 2911

A RESOLUTION OF THE GOLDEN CITY COUNCIL ESTABLISHING THE NUMBER OF ALLOCATIONS AVAILABLE IN 2023 FOR BUILDING PERMITS FOR NEW DWELLING UNITS AND ASSIGNING SUCH ALLOCATIONS TO ALLOCATION POOLS AND PERIODS ACCORDING TO THE REQUIREMENTS OF SECTION 18.70.060 OF THE GOLDEN MUNICIPAL CODE

WHEREAS, Section 18.70.060 of the Golden Municipal Code requires that City Council determine the number of available allocations for new dwelling unit building permits for the calendar year 2022 and assign such permits to allocation pools and periods.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. For the purpose of determining allocations in accordance with the provisions of Chapter 18.70 of the Golden Municipal Code, City Council establishes that the number of relevant dwelling units in existence in the City of Golden on December 31, 2022 is no less than 8,886.

Section 2. The total number of allocations available for issuance, according to the provisions of Chapter 18.70 of the Golden Municipal Code, for calendar year 2023 is 88.

Section 3. The 88 allocations available for issuance for construction of residential dwelling units in calendar year 2023 shall be assigned to the various pools and periods as follows:

<u>Pool or Project Name/Title</u>	<u>1st Allocation Period (January 1st-May 31st)</u>	<u>2nd Allocation Period (June 1st-October 31st)</u>
Moderate Income Housing Pool	5*	
Open Pool	65**	18
Hardship Pool	0	
Year End Pool	TBD***	

*Unused allocations remaining after May 31st in the Moderate Income Housing Pool shall be transferred to Open Pool for distribution during the 2nd period in accordance with Section 18.70.100 of the Code.

**Unused allocations remaining after May 31st in the Open Pool shall be made available for distribution during the 2nd period in accordance with Section 18.70.100 of the Code.

***Unused allocations remaining after October 31st in the Open Pool shall be made available in the Year End Pool in accordance with Section 18.70.100 of the Code.

Adopted this 10th day of January, 2023.

Laura M. Weinberg
Mayor

ATTEST:

Monica Mendoza, CMC
City Clerk

APPROVED AS TO FORM:

Kathie B. Guckenberger
City Attorney

I, Monica S. Mendoza, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular business meeting thereof held on the 10th day of January, 2023.



ATTEST:

Monica S. Mendoza, City Clerk of
the City of Golden, Colorado

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Official 1% base dwellings at start of year	7441	7496	7569	7632	7749	7802	7825	7906	7908	7944	8044	8083	8148	8153	8259	8343	8404	8479	8606	8683	8739	8839	8875
Dwellings Built with an allocation (Current year allocation or banked)**	55	50	65	68	53	23	66	34	15	77	40	65	5	107	85	61	75	128	66	56	78	36	11
Dwellings Removed								-41	-1		-1	0	0	-1	-1	0	0	-1	0	0	0	0	0
Exemptions Removed from existing units							15	9	22	23	0	0	0	0	0	0	0	0	11	0	22	0	0
Annexed Units							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total New 1% units	55	50	65	68	53	23	81	2	36	100	39	65	5	106	84	61	75	127	77	56	100	36	11
End of year base dwellings							7906	7908	7944	8044	8083	8148	8153	8259	8343	8404	8479	8606	8683	8739	8839	8875	8886
Dwellings Built under a previous exemption (no active exemptions)	8	8	89	0	26	26	20	0	0	0	0	0	0	0	0	0	0	33	0	0	0	0	0
Annual growth 1% units	0.74%	0.67%	0.86%	0.89%	0.68%	0.29%	1.04%	0.03%	0.46%	1.26%	0.48%	0.80%	0.06%	1.30%	1.02%	0.73%	0.89%	1.50%	0.89%	0.64%	1.14%	0.41%	0.12%
Cumulative annual average growth 1% units		0.71%	0.76%	0.80%	0.78%	0.70%	0.76%	0.67%	0.65%	0.72%	0.70%	0.71%	0.66%	0.72%	0.75%	0.75%	0.77%	0.82%	0.83%	0.83%	0.85%	0.83%	0.80%
Annual growth total units	0.85%	0.77%	2.03%	0.89%	1.02%	0.63%	1.10%	-0.09%	0.18%	0.97%	0.48%	0.80%	0.06%	1.30%	1.02%	0.73%	0.89%	1.89%	0.77%	0.64%	0.89%	0.41%	0.12%
Cumulative annual growth total units		0.81%	1.22%	1.14%	1.11%	1.03%	1.04%	0.90%	0.82%	0.84%	0.80%	0.80%	0.75%	0.79%	0.80%	0.80%	0.80%	0.86%	0.86%	0.85%	0.85%	0.83%	0.80%

2010 thru 2022 Residential Housing Starts

The number of allocations available to create new residential dwellings under the city's growth management system for the 13 years from 2010 thru this year was 888. The table below shows how many were used and for what type of housing. Units are counted in the year they receive a building permit. Some projects save up allocations until they have enough to start.

Year	Residential Construction Authorized by Building Permit Issuance
2010	10 motel units (on 24 th Street) were converted to apartments 30 new residences were started in existing subdivisions 1 existing unit was demolished and not replaced within a year (deducted from system)
2011	50 units at Lewis Court were begun, each with allocations 12 new dwellings in subdivisions and infill lots were started 3 Accessory Dwelling Units (ADUs) were created
2012	3 new single household homes were started 2 ADUs were created
2013	99 apartment units were begun at the west end of 8 th Street 6 new single household dwellings were started 2 ADUs were created
2014	172 apartment units at Golden Vista (at the light rail station) were started, in part with borrowed allocations as allowed by Code. 8 townhouses were started at 8 th and Cheyenne Streets 6 ADUs were created
2015	5 townhouses were started at 8 th and Arapahoe Streets 18 condo units were started for the two mixed use buildings at 12 th and 13 th and Jackson 8 new single household or duplex units were started 5 ADUs were created.
2016	5 new duplex or multi-family units were started 5 commercial spaces were converted to residential 1 new single household dwelling was started 11 ADUs were created
2017	2 new units were added to create a total of a 4 unit building on North Ford St. 13 new units (for a total of 14) were built to replace one home on West 4 th Ave east of Heritage Road. 4 units were built at 8 th and Arapahoe Street 12 units were built at 19 th and Ford Streets 10 individual single or duplex infill units were built 19 units within a mixed-use building at 615 24 th St, replacing 4 units were built 120 unit senior apartment building was started in the Canyon View Business Park
2018	7 new single-family or duplex infill units have received building permits, replacing 5 existing units 10 accessory dwelling units were started 2 new secondary units were started on R2- or R3 zoned lots 4 townhome units were started at 1917 Ford St, replacing 2 existing units 8 townhome units were started at 148 Washington Ave, replacing 1 existing unit
2019	36 apartment units started (Basecamp 1st building) 11 Accessory Dwelling Units 5 new single family or duplex units 4 second units (R2 or R3 zoning)

2020	36 apartment units started (Basecamp 2nd building) 20 Accessory Dwelling Units 11 units for Foothills Housing (44 unit total including 20 existing and 13 reapportioned) 5 townhome units 4 duplex units 1 single family unit 1 apartment unit (existing building)
2021	26 apartment units (13 units to pay back Foothills Housing reapportionment units) 7 Accessory Dwelling units 2 duplex units 1 single family unit
2022	2 apartment units (existing downtown building) 5 Accessory Dwelling Units 2 duplex units 2 single household units

A total of 888 units were started and most completed in this 13-year period.

Detailed Distribution of Residential Allocations, 2010 - 2022

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Totals
Apartments	58	2	76	72	68	39	58	23	53	58	48	26	2	583
Condos			1			18	1							20
Townhomes					8	5		18	9		5			45
Single-family/duplex	12	31	1	7		5	3	21	2	5	5	3	4	99
2nd units (R2 & R3)						4	2	7	3	4				20
ADUs		4	3	1	6	4	11	7	10	11	20	7	5	89
Total	70	37	81	80	82	75	75	76	77	78	78	36	11	856
Lost/Unused	10	43		1						55			24	133
Available Allocations	80	80	81	81	82	75	75	76	77	78	78	88	88	1039

1100, 1140, and 1170 Newstar Way need a total of 52, 26, and 26 for each building. 52 were given in 2021, and 53 assigned in 2022. Apartments are mainly for W. 8th Apts(99), Lewis Court(50), Golden Motel Conversion(10), Overlook @ Golden Ridge(177), NewStar Senior Apts.(120, no more senior exemptions left), Fossil Point Apts (19), Basecamp Apts (72)

Condos are Miner's Point, Prospectors Place, Misc mixed-use units added,

Overlook Banking Plan had 55 allocations that expired in November of 2019, resulting in a loss of 55 allocations.

CITY OF GOLDEN
ALLOCATION DEADLINE SCHEDULE
2023

December 26, 2022	Deadline for 1st Period (2022) applications
January 13, 2023	Allocations distributed for 1st Period
April 28, 2023	Deadline to surrender unused 1st Period Allocations
April 28, 2023	Last day to submit for building permit application for 1st Period in order to have enough review time for permit approval
May 19, 2023	Deadline to submit for 2nd Period applications
May 26, 2023	Deadline to pick up 1st Period permits
June 2, 2023	Allocations distributed for 2nd Period
September 29, 2023	Deadline to surrender unused 2nd Period Allocations
September 29, 2023	Last day to submit for building permit application for 2nd Period in order to have enough review time for permit approval
October 20, 2023	Deadline for Year End applications
October 27, 2023	Deadline to pick up 2nd Period permits
October 31, 2023	Allocations distributed for Year End pool applications only for permits that will be issued before end of year
November 29, 2023	Last day to submit for building permit application for Year End in order to have enough time for permit approval
December 4, 2023	Deadline to surrender unused year end allocations
December 26, 2023	Deadline for 1st Period (2024) applications
December 29, 2023	Deadline to pick up Year End Period permits
December 29, 2023	Allocations distributed from remaining Year End to banking plans