

1% Growth

Ordinance 1314

What it is **&**
how it affects you



City of
Golden

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What is the 1% Growth Ordinance?

In the spring and summer of 1995, a group of concerned citizens met with the City Clerk and City Attorney to discuss petition language for a potential citizen-initiated ordinance to limit residential growth in Golden. The petition was finalized, submitted with necessary signatures, and the ballot question passed in November 1995 with an effective date of Jan. 1, 1996.

- The 1% Growth System restricts the *construction* of new residences, not the planning of future community growth.
- Each year the City assures that the number of new residences started is no more than 1% of the residences existing on Jan. 1, of that year.
- All new residential dwellings are required to receive one “allocation,” except for Colorado School of Mines owned housing for students and units replacing a removed or destroyed unit on the same property.

1% Growth: Exact Residential Growth Calculations From 1996 to 2005

Existing dwelling units as of Jan. 1, 1996 7,164

Total units allowed (at 1% per year) through 2005 742

Units built under system: 648

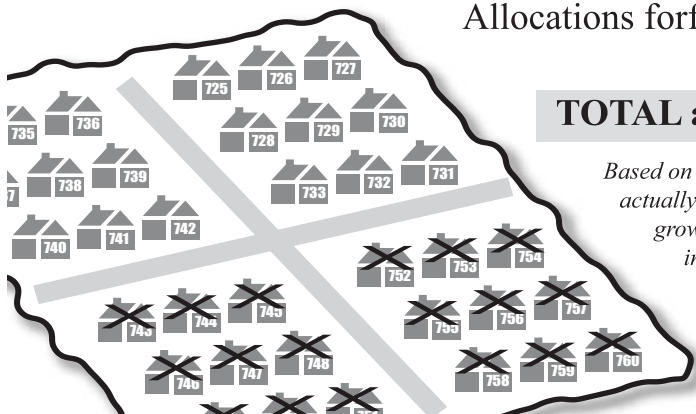
Allocations banked: 83

Allocations forfeited: 11

TOTAL allocations granted: 742

Based on the annual distribution of allocations, the units actually built under the 1% growth system represent an annual growth rate of 0.9%. When the unbuilt banked allocations are included, the annual growth rate is just under 1%.

**Visit www.cityofgolden.net
to review the code in detail.**



Definitions

Banking of allocations is permitted by Ordinance 1338. It allows builders of multi- and single-family projects to request the opportunity to “bank” or “save up” allocations they receive for a project that has more units than they received in any one allocation period. Without this banking provision, a builder who did not receive enough allocations to construct a multi-family building in one allocation period would have to surrender those allocations and start over with a new request in the next period – creating the possibility that certain multifamily projects would never be built because they would never receive enough allocations in any single period.

Forfeiture of allocations is required when an allocation is not used in the period in which it is issued and the builder does not request and receive a banking plan. Forfeited allocations are added to the next allocation period. Forfeited allocations in the year-end pool are lost.

Exemptions

In July, 1997 after extensive public comment and debate, City Council approved Ordinance 1360 and created a process whereby certain senior housing projects could apply on a case by case basis for an exemption from the 1% growth system. Council found that there was a need for these units and they would not cause growth problems to the community. Over the next 4 years, Council granted three exemptions for multifamily and assisted living projects totalling 184 units.

At that time, City Council also created a process to exempt up to 72 multifamily units in the downtown area for similar reasons. This exemption was later granted for the downtown revitalization project called Millstone at Clear Creek Square, also as permitted under Ordinance 1360. Of those units, only two buildings were under construction by the end of 2005 — none were completed.

City Council also may grant exemptions under Ordinance 1360 for cases of extreme personal hardship. To date, no such exemption has been requested or granted by City Council.