



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

STUDY SESSION AGENDA
TUESDAY
May 5, 2020

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

- | | | |
|-------------------|---------------------|--|
| 11:30 A.M. | ATTENDEE(S): | Jill Jennings Golich / Melissa Scheere |
| | ITEM: | Tenant Based Rental Assistance Program |
| 12:00 P.M. | ATTENDEE(S): | Jill Jennings Golich / Jen Rutter / Greg Barnes /
Thomas Dimperio / Christy Fitch |
| | ITEM: | 2020 Regulation Amendments |
| 12:30 P.M. | ATTENDEE(S): | Raymond Gonzales |
| | ITEM: | Administrative Item Review / Commissioners
Communication |

TO WATCH THE MEETING:

- Watch the virtual Zoom Study Session through our [You Tube Channel](#)

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: May 5, 2020
SUBJECT: Tenant Based Rental Assistance (TBRA) Program
OFFICE/DEPARTMENT: Community & Economic Development
CONTACT: Jill Jennings Golich, Community & Economic Development Director, Melissa Scheere, Community Development Manager
FINACIAL IMPACT: \$865,000
SUPPORT/RESOURCES REQUEST: HOME Investment Partnerships Program (HOME) Funds
DIRECTION NEEDED: BOCC program feedback/recommendations
RECOMMENDED ACTION: Approval to move forward with next steps (slide 5)

DISCUSSION POINTS:

- Grant Maiker Housing Partners and Brighton Housing Authority \$865,000 in HOME Investment Partnerships Program (HOME) to operate a TBRA Program
 - See slide 4* regarding funding breakout and functions of the partnership
- Serves unincorporated Adams County, Town of Bennett, and the cities of Northglenn, Federal Heights, Brighton, Thornton, and Westminster
- General program parameters are outline on slides 2* and 3*
- Staff is seeking approval to move forward with the next steps, outlined on slide 5*

*Referenced slides are labeled at the bottom right hand corner of each slide.

A presentation to the BoCC regarding

Tenant Based Rental Assistance

Community and Economic Development

May 5, 2020



ADAMS COUNTY
COLORADO

Why are we here?

- Recommendation to fund a Tenant Based Rental Assistance (TBRA) in response to COVID-19
- \$865,000 in HOME Investment Partnerships Program (HOME) funds
 - \$500,000 set-aside for residents currently renting
 - \$300,000 set-aside for individuals currently without housing
 - \$65,000 set-aside for staff administration
- Partnership with Maiker Housing Partners and Brighton Housing Authority (BHA)

Tenant Based Rental Assistance

- TBRA is rental and security deposit assistance paid directly to landlord
- 60% or less AMI
- Serves individuals and families currently with/without housing
- Amount of assistance varies, but can pay 100% of rent and security deposit
- Term:
 - Without housing – minimum of 12 months, up to 24 months
 - In housing – up to December 31, 2020
 - Waived HUD regulation

Tenant Based Rental Assistance (Cont.)

- Tenant can rent from a private landlords or housing authority owned units
 - Landlord must agree to the program
- Serves unincorporated Adams County, Town of Bennett, and the cities of Northglenn, Federal Heights, Brighton, Thornton, and Westminster
- Projected to serve 80 units of housing

Functions of the Partnership

- Maiker Housing Partners
 - Administer portion for applicants currently housed (\$500,000)
- Brighton Housing Authority
 - Administer portion of applicants without housing (\$300,000)
- Adams County Community Development staff monitor the overall progress of the program
- At lease expiration Maiker Housing Partners and BHA will move tenants on to permanent vouchers, if needed

Next Steps

- Amend 2019 Annual Action Plan
 - Comment Period - May 6 - May 11
- BoCC Public Hearing - May 12
 - Approval of amendment and agreement
- Open applications after having a fully executed agreement



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: May 5, 2020
SUBJECT: 2020 Development Standards and Regulations Amendments
OFFICE/DEPARTMENT: Community & Economic Development Department
CONTACT: Jill Jennings-Golich, Director
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: Assurance that the proposed changes reflect the will of the Board
RECOMMENDED ACTION: That the Board of County Commissioners allow staff to move forward with the proposed regulation amendments.

DISCUSSION POINTS:

- Content of the first phase of amendments
- Themes of the second phase of amendments
- Specific timeline of the first phase of amendments

2020 Regulation Amendments Phase 1

Community and Economic Development Department
May 5, 2020



Overview

- ❑ Summary of 2020 Text Amendments
 - Phase 1 & Phase 2
- ❑ Phase 1: Proposed Changes
- ❑ Public & Stakeholder Outreach
- ❑ Timeline and Next Steps
- ❑ Recommendation

Summary of 2020 Text Amendments

☐ Phase 1

- Sign Code (minor updates)
- Inert Fill Definition & Performance Standards
- Accessory Dwelling Unit – No condo plat
- Public Lands (PL) Zone District Setbacks
- Use Chart (minor updates)

☐ Phase 2

- Sign Code (major updates)
- Special Districts
- Public Land Dedication Fees
- R-2 Lot Size Requirements
- Engineering Chapters
- Use Chart (more updates)

Sign Code

- ❑ Brightness and luminance levels for electronic signage (electronic message centers)
- ❑ Back to back signage versus 45-degree angle counting as one sign (current regulation allows just back to back)
- ❑ Off-site directional signage
- ❑ Sign standards for institutional and commercial uses in residential zone districts

**Stakeholder Meeting: March 9, 2020

Inert Fill Definition & Performance Standards

New definitions

- Fill for Grading
- Fill for Landfilling

Temporary Use Permit

- Exemption for importation of <10 cubic yards

Performance Standards

Proof of inert fill:

1. Signed letter from owner of fill source
2. Phase I ESA
3. Soils test

Materials Management Plan (Inert Fill Landfills)

Accessory Dwelling Unit

4-03-04-02-01 ACCESSORY DWELLING UNIT (ADU)

2. Applicability: One ADU on an existing legal lot is permitted as an accessory use to single family residential uses in any zoning districts, in addition to legal nonconforming single-family structures in those zones as allowed by these regulations. **As the purpose of an ADU is to be an accessory use/structure to a primary dwelling, an ADU shall not be separated to a different parcel or conveyed to different ownership from the primary dwelling's parcel or owner.**

**Move this section from Accessory Commercial to Accessory Residential

Public Lands Zone District

The purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

Lot setback and dimensional requirements:

3-29-07-03-01

MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet or the same as the minimum front setback requirement for the adjacent zone district, whichever is greater.

**Same for side, side corner, and rear

Use Chart Updates

Day care centers and homes (Adult or Child)

- Day Care Center (Principal institutional use)
- Day Care Home (Accessory residential use)

Text Amendments: April 2018

- Increased number of children allowed in a day care home from 8 to 12.
- Modified definitions for homes and centers to be consistent with the required performance standards.

Use Chart Updates

Day care centers (day or nursery schools) (Adult* or Child)

Use Category	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL
Day care centers (day or nursery schools) (Adult or Child)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Suggested revision	C	P	P	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Comparables:																				
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Services (Commercial use)	-	-	C	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-

*Remove requirement for center/home to be on arterial or collector

Use Chart Updates

Fertilizer manufacturing and processing

Use Category	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL
Fertilizer manufacturing and processing	C	C	C	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-
Suggested revision	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-
Comparables:																				
Hemp manufacturing and extraction (Moderate Manufacturing or Processing)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Chemical manufacturing (Heavy Industry)	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-
Pickle manufacturing (Heavy Manufacturing)	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-

Stakeholder & Public Outreach

☐ Two Public Meetings:

Monday, May 4th at 5:30 P.M.

Virtually - Zoom

Tuesday, May 5th at 5:30 P.M.

Virtually - Zoom

☐ Stakeholder Meeting:

- Monday, March 9, 2020 at 3:30pm
- Sign and billboard companies, representatives

Timeline and Next Steps

☐ Phase I

- Planning Commission: June 11, 2020
- Board of County Commissioners: June 23, 2020

☐ Phase II

- Public & Stakeholder Meetings: Summer 2020
- Planning Commission and BoCC Public Hearings:
Fall 2020

Revised Timeline and Next Steps for Phase I

□ Phase I

- Public Outreach on Zoom: May 4-5, 2020
- Planning Commission: June 11, 2020
- Board of County Commissioners: June 23, 2020

Recommendation

- ❑ Staff to proceed with Phases I and II of text amendments for 2020