



## Board Summary Report

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**File #:** 25-350

**Agenda Date:** 6/24/2025

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**To:** Board of County Commissioners

**Through:** Bryan Weimer, Director, Public Works & Development

**Prepared By:**  
Jason Reynolds, Planning Division Manager, Public Works & Development

**Presenter:** Jason Reynolds, Planning Division Manager, PWD & Zach Vernon, GIS Analyst, PWD

**Subject:**  
3:30 PM \*Transit-Oriented Communities Housing Opportunity Goal Update

**Purpose and Request:**

As part of the HB24-1313 (Transit-Oriented Communities) implementation, the state requires each affected jurisdiction to calculate a Housing Opportunity Goal (HOG) and submit its preliminary assessment report/HOG calculation for state review by June 30, 2025. The purpose of this study session is to present Arapahoe County's preliminary Housing Opportunity Goal.

**Background and Discussion:** The Transit-Oriented Communities bill requires local communities to increase zoning capacity/density near transit. The first step in the process is identifying the community's Housing Opportunity Goal based on Transit Areas within the community. DOLA's published map of Transit Areas provided the base area and PWD reviewed parcels in those areas to determine how many were exempt. Examples of exemptions include floodplains, industrial zoning, FAA restrictions, and parks and open space. The resulting acreage is multiplied by 40 dwellings per acre to establish the community's Housing Opportunity Goal. After removing exempt parcels, Arapahoe County's HOG is 24,463 housing units. With an estimated zoned density of 5,287 units, Arapahoe County will need to approve zoning density for approximately 19,176 additional units. More details on the calculations, including maps, can be found in the attached presentation.

**Fiscal Impact:** Not applicable.

**Alternatives:** The Board directed staff to proceed with planning efforts to achieve Arapahoe County's Housing Opportunity Goal; sending the preliminary assessment report to DOLA is the first step in the process. This is an informational item; future study sessions will include decision alternatives.

**Alignment with Strategic Plan:**

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

**Staff Recommendation:** Staff recommends submitting the preliminary assessment report and HOG calculation to DOLA for their review.

**Concurrence:** PWD staff have reviewed this agenda item.