



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: JAMES GORHAM, HOUSING PROGRAM SPECIALIST
RE: JOINT TOWN COUNCIL/PLANNING COMMISSION WORK SESSION
DYNAMIC PLANNING + SCIENCE INTRODUCTION
DATE: MAY 14, 2024

Summary and Background: An important community priority identified in the 2023 Frisco Strategic Plan was the study of services needed to support existing and additional workforce housing development, and to offer a variety of housing types to support year-round residents. To responsibly invest future community resources, the Town recognized the need for a Frisco-focused Housing Needs Assessment and Strategic Housing Plan.

Following the adoption of the 2019 Frisco Community Plan, Town Council members met in 2020 to update the Frisco Strategic Plan. Town Council set a goal of having 50% of the housing units in Frisco occupied by year-round residents. This percentage is often referenced with little strategy. The goals of the Housing Needs Assessment and Strategic Action Plan for the Town of Frisco are:

- To build off the 2023 Summit County Housing Needs Assessment by specifically pulling data from this report as it applies to Frisco. Utilizing this data and further gathering data specific to Frisco to identify housing needs and gaps within the Town limits of Frisco, identify needed product types for new construction or conversions, and propose strategies for addressing the identified needs.
- To evaluate the goal of having 50% of the housing units in Frisco occupied by year-round residents. This goal of 50% may need to be adjusted based on the findings of this study.
- To evaluate the impacts of housing production on Frisco's economy.
- To guide the creation of effective policy and programs to support housing, maintain a healthy economy, provide effective community services, and maintain a high quality of life for residents and visitors. To answer the question: *"How do we manage and plan for the growth of Frisco?"*

Through scenario planning, financial analysis, and an interactive buildout model supplied by the Strategic Housing Plan, the Town will have a focused road map on how to advance housing solutions based on current and future needs.

With those goals and objectives in mind, in January 2023 the Town Council chose **Dynamic Planning + Science** to facilitate and develop a Strategic Housing Plan for the community.

Dynamic Planning + Science is a planning consulting firm located in Montrose, CO. Founded in 2015, DPS specializes in comprehensive community planning and data visualization services. Planning efforts include comprehensive plans, housing data analysis and plans, hazard mitigation plans and development review. The team, consisting of Dynamic Planning, Triple Point Strategic Consulting, Castlewood Capital, & Western Spaces, is led by Project Manager & Owner Ethan Mobley.

The team's proposal recommends four tasks be completed as presented in the RFP:

- Task 1: Identify Goals & Objectives – This process includes engaging with the community, consulting with town staff, and conducting work sessions. The objectives will focus on defining success measures for workforce housing development and policies. Staff interaction, collaboration with SCHA, Town Council work sessions, data-driven decision making, a community housing committee, and a focus on sustainability & inclusivity are noted as key attributes of this task.
- Task 2: Housing Needs Assessment – This task involves extrapolating data from the Summit County Housing Needs Assessment and tailoring it to Frisco's context. The assessment will dive into demographic trends, evaluate the existing housing stock, examine housing types, rental versus ownership, vacancies, and special housing needs. A noted aspect will be identifying housing needs and gaps for the local workforce over the next 5 years and proposing solutions to address the gaps. Development of an economic and demographic framework, housing inventory, evaluation of housing market conditions, housing gap and estimated need analysis, and exploration of the goal of 50% year-round residential occupancy will be evaluated.
- Task 3: Modeling Capacity, Impacts and Financing – This task involves creating an interactive buildout model for Frisco by predicting potential residential capacity growth. The model will enable the town to simulate different housing development scenarios and the ramifications of each. This task also includes financial modeling to identify capital gaps and funding sources for housing projects. The team will provide recommendations on managing growth, including potential changes to zoning and enhancements to government services. The consultant team has extensive experience creating buildout & capacity planning models, which can be used to predict potential residential growth on a parcel-by-parcel basis. Using an extensive site inventory model, the consultant team will simulate alternative housing development scenarios, which will be used to predict potential residential growth capacity.
- Task 4: Strategic Housing Plan – The final task will be to develop a comprehensive Strategic Housing Action Plan. This will include a review and evaluation of existing housing programs, land purchases, ongoing housing projects, and various grants and financing programs. The plan aims to integrate these programs into a formalized strategy and propose changes or additions to address the identified need for workforce housing. The plan will be developed to maximize partnerships, sharing, and application of resources; and focus momentum toward a common vision supported by measurable goals and actions.

The purpose of the joint work session with the Town Council and Planning Commission on May 14 is to meet the project team, review the tasks and timelines, and review project deliverables. The project team will be virtual for the meeting and available to answer questions.

Alignment with Strategic Plan: The development and completion of a Housing Needs Assessment and Strategic Housing Plan supports goals noted in both Thriving Economy and Community Inclusivity areas of the Town Council's Strategic Plan.

Reviews and Approvals:

- Katie Kent, Community Development Director
- Leslie Edwards, Finance Director
- Diane McBride, Assistant Town Manager
- Tom Fisher, Town Manager

Attachments:

- Attachment 1: Dynamic Planning + Science Proposal
- Attachment 2: DP+S Cost Cutting Memo