

# Lakewood 1% Growth Limitation

Lakewood has detailed and comprehensive plans and zoning to manage growth

- Complete Zoning Code Update- 2009-2012
- Comprehensive Plan Update- Moving Forward Together- 2013-2015
- Lakewood Sustainability Plan- 2013-2015

## So what's wrong with a 1% limitation?

- Higher housing costs- artificial restraints on supply will drive up costs-
  - Who gets hurt the worst?
- Restricted economic opportunity
- More traffic- workers can't afford to live in Lakewood

## What else?

- No open space is protected- It's still private land
  - My solution- De-Bruce and open space fund!
- Worsening of housing price bubbles
- Greater environmental damage- infill development is more sustainable

# And what are the real facts on growth in Lakewood?

- The growth is exactly where it was planned for
- From 2010-2017 only 1 section of the city experienced growth of more than 1 unit per acre- Solterra

# What are some of the potential unintended consequences to the community?

- Limiting new rental stock, will increase housing costs.
- Increases the cost of single family real estate, results in fewer younger buyers becoming home owners and unable to begin building financial equity. These are next generation leaders, property tax payers, business owners.
- Seniors get caught in a catch 22; can't afford to leave, can't afford to stay.
- Negative impact to business may lead to stagnate wages for lower income residents.

# Potential impacts on vulnerable populations

***Colorado Center on Law and Policy***

***2015 Self Sufficiency Standard--Jefferson County***

**Family of four**---two adults, preschooler and school age--must earn **\$70,216 /year**  
each adult earns **\$16.62/hour**

**Family of four**---adult, infant, preschooler, school aged--must earn **\$95,125/year**  
one adult must earn **\$45.04** per hour

**Family of two**---adult, preschooler---must earn **\$51,828/year** **\$24.54** per hour

**Single adult** -----must earn **\$26,214/year** **\$12.41/hour**

# Potential impacts on vulnerable populations

- Quality of life decreases
- Increased demand for service support from non profits, government, faith community. Will the needed support be available?
- Increase in homeless population. Shelter space needed
- People leave the city, resulting in a loss of population and loss of sales tax revenue for the city which could lead to reduced services to citizens



What's the alternative?

Join the conversation at

[www.LakewoodTogether.org/DevelopmentDialogue](http://www.LakewoodTogether.org/DevelopmentDialogue)