

APPENDIX B: AFFORDABLE HOUSING POLICY STATEMENT

The City of Thornton is committed to working to expand the supply and distribution of safe and decent “affordable housing” throughout the City. The term “affordable housing” commonly refers to dwelling units in which the total cost of housing is affordable to those that are below the median income of the area. The City is focused on expanding the supply of “affordable housing” for those that are at 40% Area Median Income or below.

The City believes that housing should be delivered in a fair manner, such that there is a balance of housing types for people of different income levels throughout the City. The City will seek to prevent the concentration or isolation of housing for specific income groups in any one area and promote the development of multifamily affordable housing units in areas where this concentration does not exist.

Access to public transit (bus stops or FasTracks stations) plays a critical role for those who are served by “affordable housing.” The City desires that new “affordable housing” construction be located within a quarter of a mile of public transit and in close proximity to basic services such as schools, child care facilities, grocery stores, pharmacies, and medical services.

The City encourages the use of energy efficiency measures or improvements in all “affordable housing” projects.

In order to facilitate the development or redevelopment of housing that serves people at or below 40% Area Median Income, the City may consider providing financial support on a case-by-case basis. The City has the discretion to determine the type and level of support, if support is warranted. The City may set conditions on any financial support including, but not limited to, requiring the property developer/manager to maintain a specific level of affordability for a set period of time or construct a certain number of units that serve families of lower income levels, as well as meet federal funding requirements for affordability.