



Housing Needs Assessment Update & Housing Action Plan

PLANNING COMMISSION & CITY COUNCIL
JOINT STUDY SESSION – June 9, 2026

City Staff Representative:

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Community Development Department

Consultant:

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Purpose

To introduce:

1. An update to the Housing Needs Assessment ("HNA"),
2. Housing Action Plan ("HAP") strategies,
3. Implementation concepts, and

To receive Planning Commission and City Council feedback and direction.



Addendum to:

Brighton Housing Needs Assessment

HNA Addendum and HAP Framework

June 9, 2026 | **Planning Commission & City Council Joint Study Session**

Andrew J. Ratchford

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GRUEN GRUEN + ASSOCIATES

AGENDA

1. HNA Addendum

- a. Accessible/Visitable Housing Needs
- b. Supportive Housing Needs
- c. Displacement Risk

2. HAP Goals & Targets

3. Housing Action Plan (SB 24-174) Overview

- a. Proposed Standard Strategies
- b. Proposed Long-Term Strategies
- c. Proposed Displacement Strategies

HNA ADDENDUM



Why an Addendum Is Needed:

- Brighton HNA initially completed in October 2023
- Received letter of “Conditional Approval” from DOLA
- SB 24-174 introduced increased statutory requirements

Key SB 24-174 Requirements Addressed:

- Accessible & Visitable Housing Needs
- Supportive Housing Needs
- Displacement Risk Assessment

ACCESSIBLE & VISITABLE HOUSING NEEDS

Estimated Need

- Median: **1,760 units**
(about 10% of housing stock)
- Planning Range:
± 1,300 - 2,200 units

Key Findings:

- About 10% of Brighton residents have an ambulatory disability.
- An estimated 11% of households include a member with mobility limitations.
- Accessible needs increase significantly with age.

Key Insight:

- The total supply of accessible units may be adequate.
- But accessibility features are not evenly distributed -- some older homes may require retrofits to facilitate aging-in-place.

SUPPORTIVE HOUSING NEEDS

What is Supportive Housing?

- Housing combined with services to keep people stably housed, including services such as:
 - Case management
 - Behavioral health support
 - Childcare services

Recent Patterns

- Demand for assistance exceeds resources:
 - 46 households experienced homelessness*
 - 82 households identified at risk*
 - 166 public 27J students in Brighton schools are McKinney-Vento eligible

**Estimates for 2025, provided by Almost Home, Inc.*

Estimated Need

- **108 supportive housing units** (about ~0.6% of housing stock)
- No permanent supportive housing currently exists in Brighton

DISPLACEMENT RISK

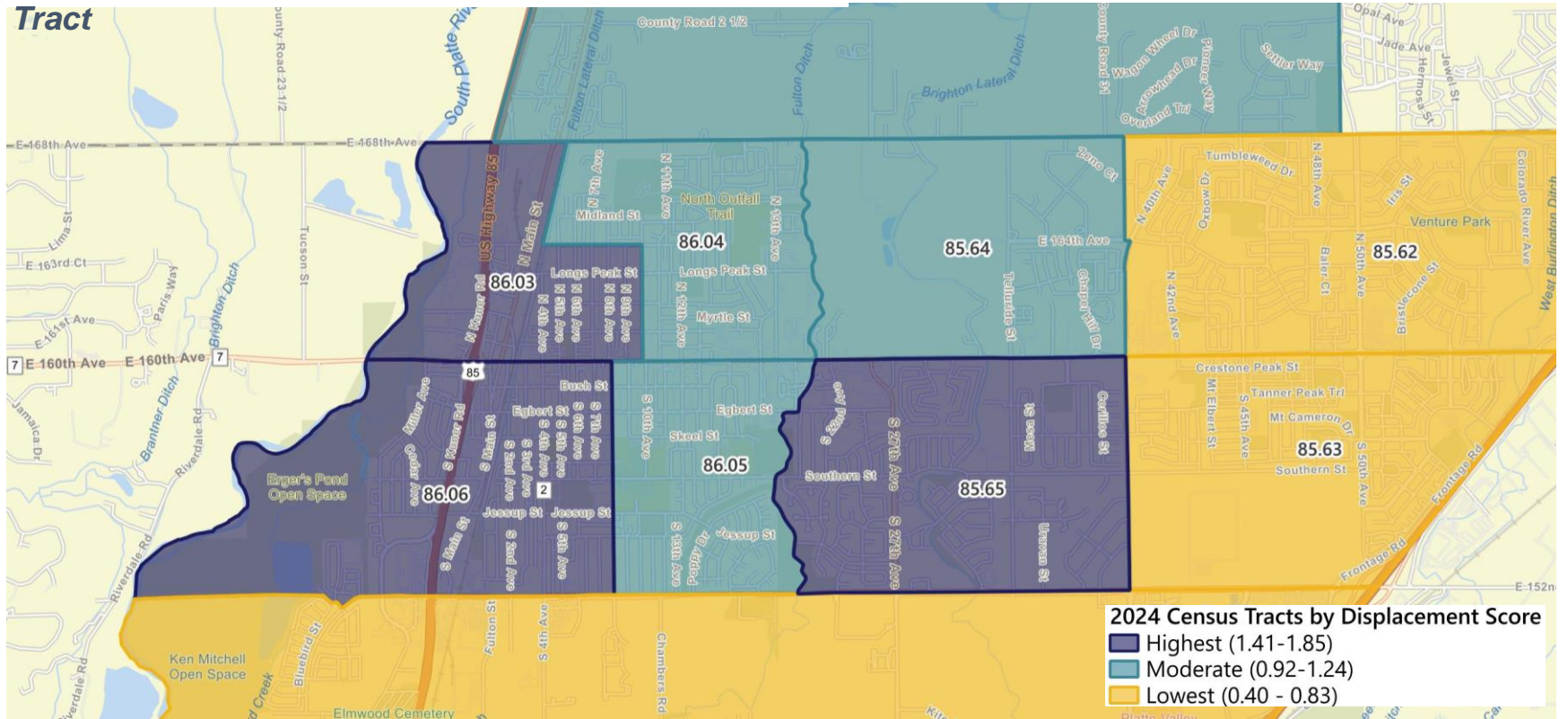
- Displacement risk typically greatest where multiple vulnerability factors intersect, such as:
 - Lower or declining household incomes combined with rising housing costs;
 - Housing tenure characteristics (renters), coupled with exposure to neighborhood/market changes;
 - Low educational attainment and language-access barriers; and
 - Affordable housing units with expiring subsidy or income restrictions.
- Higher displacement risk concentrated in older core neighborhoods.

Indicator	Citywide
Households < 30% AMI	12.3%
Households < 50% AMI	26.6%
Households < 80% AMI	45.7%
Low income + severely cost-burdened households	13.0%
Renter households	28.5%
Affordable (lower cost) rental units	11.3%
Pre-1970 housing stock	20.0%
Mobile homes	2.9%
Overcrowded households	4.1%
Low educational attainment	13.0%
Racial or ethnic minorities	50.5%
Population with a disability	10.0%
English language barriers	7.9%
Single-parent households	11.3%

Sources: U.S. Census Bureau, 2020-2024 American Community Survey; U.S. Department of Housing and Urban Development, 2018-2022 CHAS data

DISPLACEMENT RISK MAP

Comparative Displacement Risk Index by Census Tract



HAP: GOALS & TARGETS

Overarching Objective:

Ensure a diverse, attainable, and resilient housing supply aligned with:

- Needs of existing residents
- Future growth and workforce needs

Proposed HAP Targets:

- **Production:** 3,100 net new units over 10 yrs (2024-33)
- **Balance:** ~ 60/40 mix between ownership/rental
- **Preservation:** Maintain existing affordable supply
- **Affordability:** 8% of housing stock affordable to ≤ 100% AMI and deed restricted (by 2033).

Core Priorities (Proposed):

1. Continue to expand housing supply (all income levels)
2. Support infill housing as a Growth Strategy
3. Improve housing unit diversity (types /sizes) and attainably-priced inventory
4. Measured approach to regulated Affordable Housing (LIHTC) development
5. Keep residents and workers stably housed
6. Strengthen regional partnerships and inter-governmental collaboration

HAP: STANDARD STRATEGIES

Standard Affordability Strategies (Minimum 2)

Legend:

★ Already adopted (or substantially in progress)

☑ Proposed for inclusion in HAP

☒ Not recommended at this time (or not applicable)

	Proposed
Create Inclusionary Zoning Ordinance	☒
Leverage Public Land for Housing	☑
Subsidize or Reduce Impact Fees	★
Subsidize or Reduce Permit Fees	☒
Density Bonus Program	☑
Expedited (or Prioritized) Development Review *	★
Incentivize Accessible or VISIBLE Units	☑
Reduce Residential Parking Requirements	☒
Local Laws to Support Family Housing	☑

* If related to Prop 123 commitment, does not qualify as one of two required Standard Affordability strategies.

HAP: *LONG-TERM STRATEGIES*

Long-Term Affordability Strategies (Minimum 1)

Legend:

★ Already adopted
(or substantially in
progress)

☑ Proposed for
inclusion in HAP

☒ Not recommended
at this time (or not
applicable)

	Proposed
Establish Dedicated Housing Revenue Source	☒
Regulate STRs or Vacant Housing Units	☒
Remain Eligible for Prop 123	★
Amend Zoning to Encourage ADUs / Missing Middle	★
Adopt Administrative Review (for Housing)	☒
Create Land Bank / Community Land Trust	☒
Establish Affordable Homeownership Strategy	☒

HAP: *DISPLACEMENT STRATEGIES*

Displacement Mitigation Strategies (Minimum 1)

Legend:

★ Already adopted
(or substantially in
progress)

☑ Proposed for
inclusion in HAP

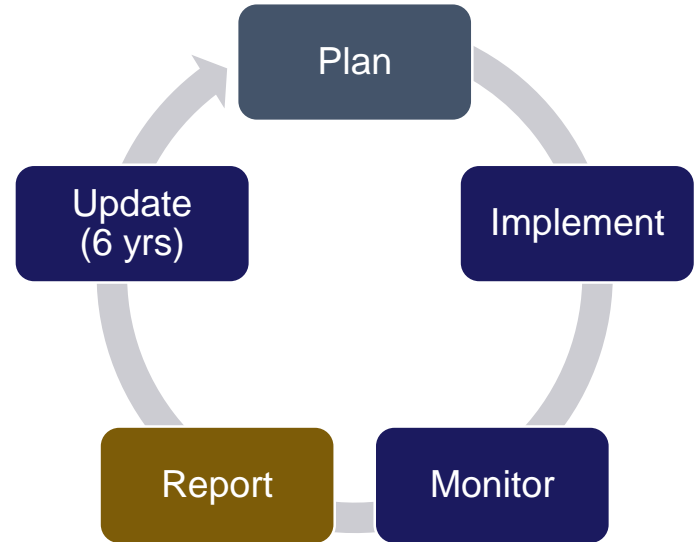
☒ Not recommended
at this time (or not
applicable)

	Proposed
Fund Local Vouchers (Rent/Mortgage Assistance)	☒
Support Legal Costs for Evictions / Foreclosures	★
Establish Housing Navigation Program	☒
Create Tax/Downpayment Assistance Program	☒
Invest in Community Land Trusts	☒
Preserve Existing Affordable Housing	★
Require Community Benefit Agreements*	☒
Stabilize Low Income Owners (Near Transit)	☒
Ensure No Loss of Family-Sized Housing	☒

For multi-family housing developments

MONITORING & PROGRESS

- Accountability for implementation
- Measuring housing outcomes over time
- Tracking progress (towards goals)
- Identifying barriers and needed adjustments
- Providing transparency to residents and State



Staff Analysis & Recommendations

1. The HNA largely satisfies the Senate Bill requirements and requires addition of three assessments to be fully compliant.
2. Housing needs, HNA strategies, and proposed HAP strategies overlap with each other, and some strategies have already been implemented by the City.
3. Staff recommend rewriting the current Community Benefit Incentives and bundling the incentives into a Housing Incentives program adopted and revised by resolution.
 - Incentives can be adapted to changing conditions more quickly.
 - Incentives will be consolidated into one document.

Housing Incentives



“Community Benefits Incentives” include **Accessible, Diverse, and Affordable Housing**



Infill Housing



Lower-Cost New Housing



HOUSING INCENTIVES

Accessible Housing

HNA 5.08 Rewrite

HAP Strategy 1

Comp Plan Policy 6.5



- **GOAL:** Incentivize accessible housing to meet need by keeping pace with growth.
- **ELIGIBILITY CONCEPTS**
 - Minimum 10% of units at some level of accessibility.
 - Accessible units not required by other regulations.
- **POSSIBLE INCENTIVES**
 - Setback reductions.
 - Open lot area reduction at apartments.
 - Reduced parks & open space dedication.

Diverse Housing

HNA 5.08 Rewrite

HAP Strategy 1

Comp Plan Policy 6.5

- GOAL: Incentivize “middle” housing, diversify housing choices and rental/sales prices.
- ELIGIBILITY CONCEPTS
 - At least three housing types in a single development (duplexes, multi-unit houses, rowhouses, or courtyard pattern).
 - 3-bedroom apartment units.
- POSSIBLE INCENTIVES
 - Setback reductions.
 - Open lot area reduction at apartments.



Affordable Housing

HNA 5.08 Rewrite &
Strategies 4.A & 4.C

HAP Strategies 1 & 2

Comp Plan Policy 6.5

- **GOAL:** Incentivize affordable housing units and meet the need identified in the HNA.
- Affordable housing incentives have recently been revised.
- Move the eligibility criteria and incentives for affordable housing to a Housing Incentives document.



Infill Housing

HNA Strategies 2.C &
2.D

HAP Strategy 1

Comp Plan Principle 1,
Key Strategy #6



- GOAL: Incentivize increased housing supply and improve vacant lots.
- ELIGIBILITY CONCEPTS
 - Within a defined boundary.
 - Vacant, aged, surrounded by homes.
 - Served by existing infrastructure.
 - Addition of at least two housing units.
- POSSIBLE INCENTIVES
 - A Parks & Open Space dedication reduction is currently in code.
 - Impact fee reductions.
 - Building design and setbacks consistent with the adjacent lots.

Lower-Cost New Housing

HNA Strategies 1.A &
2.A

Comp Plan Policy 6.5



- **GOAL:** Incentivize housing inventory below a determined sales price.
- **ELIGIBILITY CONCEPTS**
 - New homes sold for less than a determined amount.
 - Criteria based on an income index (e.g. use CHFA income table).
- **POSSIBLE INCENTIVE**
 - A grant award after closing scaled as a function of the difference between the sales price and a set limit.

Summary

The HNA and HAP strategies aim to address a variety of housing needs including:

- Regulated affordable housing,
- More affordable market-rate housing,
- Accessible housing, and
- Displacement mitigation.

Matters For Consideration

1. Bringing the HAP to a final version that will, with the HNA Addendum, be brought before City Council at a later time as a resolution adopting them as the City's guide for meeting housing needs.
2. Rewriting the Community Benefit Incentives into a Housing Incentives program will efficiently implement several of the strategies that already appear in the HNA and that will be included in the HAP.

THANK YOU

Questions?

Your Feedback & Direction Are Appreciated

