

R-2026-14

A RESOLUTION

A RESOLUTION ENCOURAGING THE REGISTERED ELECTORS OF THE CITY OF LAKEWOOD TO VOTE “NO” ON BALLOT QUESTIONS 1, 2, 3, AND 4 AT THE APRIL 7, 2026, SPECIAL MUNICIPAL ELECTION REGARDING REPEALING AND REPLACING THE LAKEWOOD MUNICIPAL CODE

WHEREAS, pursuant to C.R.S. § 1-45-117(1)(b)(III)(A) and L.M.C. 2.54.060(A)(2)(b)(III), the City Council for the City of Lakewood (the “City”) is expressly authorized to pass a resolution that takes a position of advocacy in support of a ballot question;

WHEREAS, according to the National Association of Realtors, the share of first-time home buyers in 2025 dropped to a record low of twenty-one percent (21%), indicating first-time home buyers are continuing to decline in their market share below their representation in 2024 and 2023, in which they accounted for twenty-four percent (24%) and thirty-two percent (32%) of home buyers, respectively;

WHEREAS, according to the National Association of Realtors, the median age of first-time home buyers in 2025 rose to an all-time high of forty (40) years of age, which is an increase from thirty-eight (38) years of age in 2024, and which has been rising since 2014, when the median age of first-time home buyers was thirty-one (31);

WHEREAS, according to the Harvard Joint Center for Housing Studies, the rise in property taxes and homeowners’ insurance premiums have placed a growing financial burden on households, particularly older residents, causing over thirty-one percent (31%) of adults sixty-five (65) years and older to spend more than thirty percent (30%) of their income on housing costs;

WHEREAS, according to the Colorado Chamber of Commerce, U.S. News & World Report, and other publications, Colorado is the third (3rd) most expensive state to live in and ranks forty-third (43rd) in the nation in housing affordability;

WHEREAS, according to the U.S. Census Bureau and the Colorado State Demography Office (the “State Demographer”), from April 2020 to July 2024, Colorado grew by 3.2%, ranking eleventh (11th) in total population growth and sixteenth (16th) in population percentage growth in the nation;

WHEREAS, according to the State Demographer, as of 2023, there was an overall housing shortfall in Colorado of one hundred six thousand (106,000) housing units;

WHEREAS, according to the State Demographer, as of 2025, Colorado will need to add approximately thirty-four thousand one hundred (34,100) additional housing units per year just to keep the current housing shortage from growing;

WHEREAS, according to data from the Colorado Association of Realtors, since 2020 the median sale price of a single-family home in Jefferson County has increased by approximately thirty-five percent (35%) to seven hundred and five thousand dollars (\$705,000) and the median sale price of entry-level properties, like townhomes and condominiums, in Jefferson County has increased by approximately twenty-nine percent (29%) to three hundred ninety-seven five hundred dollars (\$397,500);

WHEREAS, according to the State Demographer and other publications, adults sixty-five (65) years and older represent the fastest growing segment of Colorado's population, and such adults have diverse housing needs that are not being adequately met in the current housing market, including the need for more accessible and affordable housing units;

WHEREAS, based on a recent economic study performed by Economic & Planning Systems on behalf of the City, about fifty-five percent (55%) of renter households pay more than thirty percent (30%) of their gross household income on housing costs, with twenty-six percent (26%) of such households paying more than fifty percent (50%) of their gross household income on housing costs, and over thirty percent (30%) of homeowners paying more than thirty percent (30%) of their gross household income on housing costs;

WHEREAS, the City has undergone a significant transformation since it was first incorporated over fifty (50) years ago;

WHEREAS, when the City was first incorporated in 1969, there existed significant opportunities for greenfield development and the annexation of additional lands into the City;

WHEREAS, for years after the City's incorporation, its zoning framework reflected these circumstances by focusing on the improvement of undeveloped property, which inherently presents few design constraints, allowing for project flexibility that is not present in modern development;

WHEREAS, the City has transformed into a metropolitan community in the decades since its incorporation, placing a required zoning regulation focus on infill development and the redevelopment of previously improved land, which are both generally more expensive and more complex development options than the greenfield development enjoyed in the City's nascent years;

WHEREAS, infill development and the redevelopment of previously improved land require innovation, adaptive reuse, and a systemic shift toward reinvesting in built-up areas within the City to ensure Lakewood can accommodate its current and future residents, along with its growing and aging population;

WHEREAS, in light of the need for additional housing to meet the needs of present and projected future residents, the City has adopted certain policies aimed at addressing these issues;

WHEREAS, the City recently adopted a new Comprehensive Plan *Envision Lakewood:2040* which establishes a goal to “Foster a diverse housing market in Lakewood by expanding access to a variety of affordable and accessible housing options that cater to the needs of all residents”;

WHEREAS, the City also recently adopted a Strategic Housing Plan that provides a framework to address this goal, and others, by: 1) investing in subsidized affordable housing; 2) expanding overall affordable housing supply; 3) keeping residents stably housed; and 4) expanding housing choices and services for residents;

WHEREAS, the City’s Strategic Housing Plan identified the City’s need for at least five thousand eight hundred (5,800) new housing units over the next ten (10) years based on demographic trends and economic analysis;

WHEREAS, the Denver Regional Council of Governments (DRCOG) estimates that the City needs at least eight thousand six hundred forty (8,640) new housing units by 2032;

WHEREAS, the City undertook a multi-year process of amending Title 17 of the Lakewood Municipal Code to address the housing shortages and meet the goals identified above;

WHEREAS, during the multi-year process, the City gathered public input on the proposed changes to Title 17 of the Municipal Code which included:

1. Two (2) years of community engagement;
2. Creating a digital engagement platform on Lakewood Together to track all Code updates, touchpoints, polling, discussions, questions, and more;
3. Delivering one hundred eighty-eight thousand seven hundred and twenty-five (188,725) printed Looking@Lakewood newsletters to home addresses within the City;
4. Publishing additional articles, news stories, reports, and/or write-ups in Looking@Lakewood, Friday Reports, Lakewood Together newsletters, the Jeffco Transcript, registered organizations’ newsletters, Nextdoor.com, and the “YourHub” section of the Denver Post;
5. Creating at least fifty (50) social media posts across Facebook, Instagram, X, LinkedIn, and YouTube;
6. Receiving and reviewing five hundred (500) or more public comments;
7. Holding thirty-five (35) hours of in-person public comment at public meetings; and
8. Holding thirty (30) public meetings, including meetings within each ward along with Zoning Update roundtables with residents.

WHEREAS, the electronic tracking of the City's robust engagement process netted at least three hundred thirty thousand (330,000) "touchpoints" through all mediums to include printed newsletters, electronic newsletters, registered neighborhood organization newsletters, social media posts, City website publications, and other forums;

WHEREAS, the City Council desires to endorse the above changes to Title 17 of the Lakewood Municipal Code as reflected in O-2025-27, O-2025-28, O-2025-29, and O-2025-30.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The recitals set forth above are incorporated herein.

SECTION 2. The Lakewood City Council hereby encourages the registered electors of the City to vote "no" on the "City of Lakewood Ballot Questions 1, 2, 3, and 4 at the April 7, 2026 Special Municipal Election, regarding Repealing and Replacing the newly revised Lakewood Municipal Zoning Code and Zoning Map.

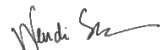
INTRODUCED, READ, AND ADOPTED by a vote of 9 for and 2 against at a hybrid regular meeting of the Lakewood City Council on February 9, 2026, at 7 o'clock p.m. at the Lakewood Civic Center, 480 S. Allison Parkway, Lakewood, Colorado.

ATTEST:




Jay Robb, City Clerk





Wendi Strom, Mayor

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney