



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Town Council Work Session**  
**450 S. Parish, Johnstown, CO**  
**Monday, March 23, 2026 at 6:00 PM**

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Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

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**Agenda**

**Call to Order**

**Agenda Items**

1. West Parish Alley Project Final Concept Review
2. Attainable/Affordable Housing Program

**Adjourn**

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**Americans with Disabilities Act Notice**

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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**THE COMMUNITY THAT CARES**



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## Town Council Work Session Communication

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**Agenda Date:** March 23, 2026  
**Subject:** West Parish Alley Project Final Concept Review  
**Attachments:** 1. Johnstown Alley Improvements Final Design  
**Presented by:** Brandon Torrez, Senior Project Manager

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### Work Session Item Description:

On November 6, 2023, Town Council approved a proposal from BHA Design Incorporated (BHA) for the design of the West Parish Alley improvements (Project). On June 30, 2025, the staff and BHA brought conceptual design ideas for the Project to Council for feedback, as this project has significant importance for Downtown Johnstown, Johnstown Branding, and future Downtown development.

While the project supports the Town's Strategic Plan pillar of Quality Infrastructure & Facilities, incorporating the Town's downtown branding is just as important in advancing the Safe & Welcoming Community, and Healthy & Resilient Economy pillars.

Following the feedback from the June 30, 2025, work session, BHA has developed the final rendering of the project for review. Staff would appreciate feedback from Council on the final rendition prior to finishing final construction plans that will then be advertised for bid for the construction of the project. Staff looks forward to answering any questions Council may have and ultimately presenting a resolution to allow the project to move forward with finalizing the design.

**Reviewed and Approved for Presentation,**

Town Manager



CONNECTIONS



CREATIVE

LOCAL



GROWING

SIMPLICITY

INSPIRING

HARD-WORKING



FAMILY

CLOSE-KNIT



COMMUNITY



NATURAL

HISTORIC

IDENTITY



SAFE

SOCIAL

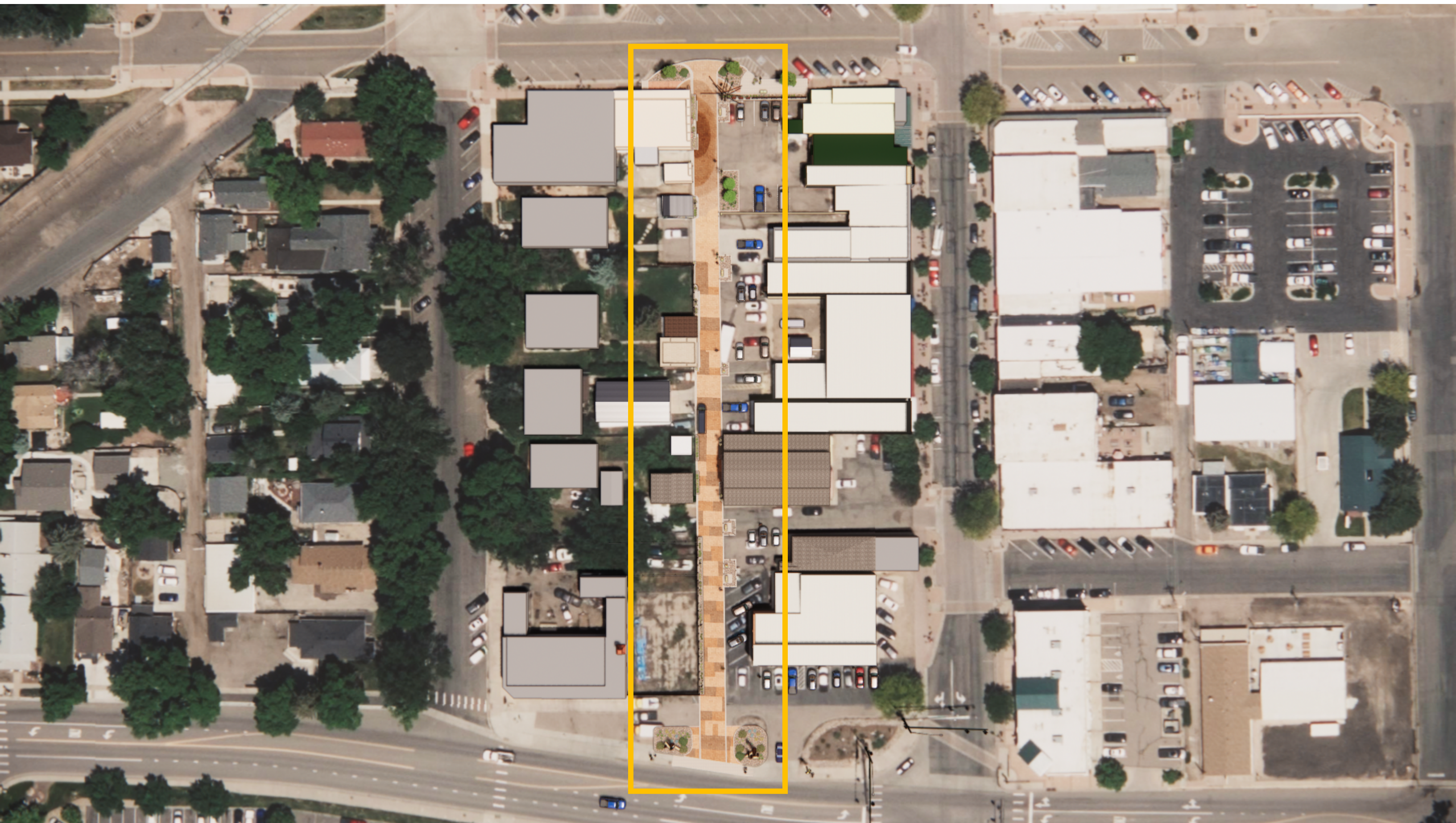


BALANCE



FAMILIAR

PROJECT AREA



SOUTH END OF ALLEY









BIRDS EYE VIEW - SOUTH END OF ALLEY























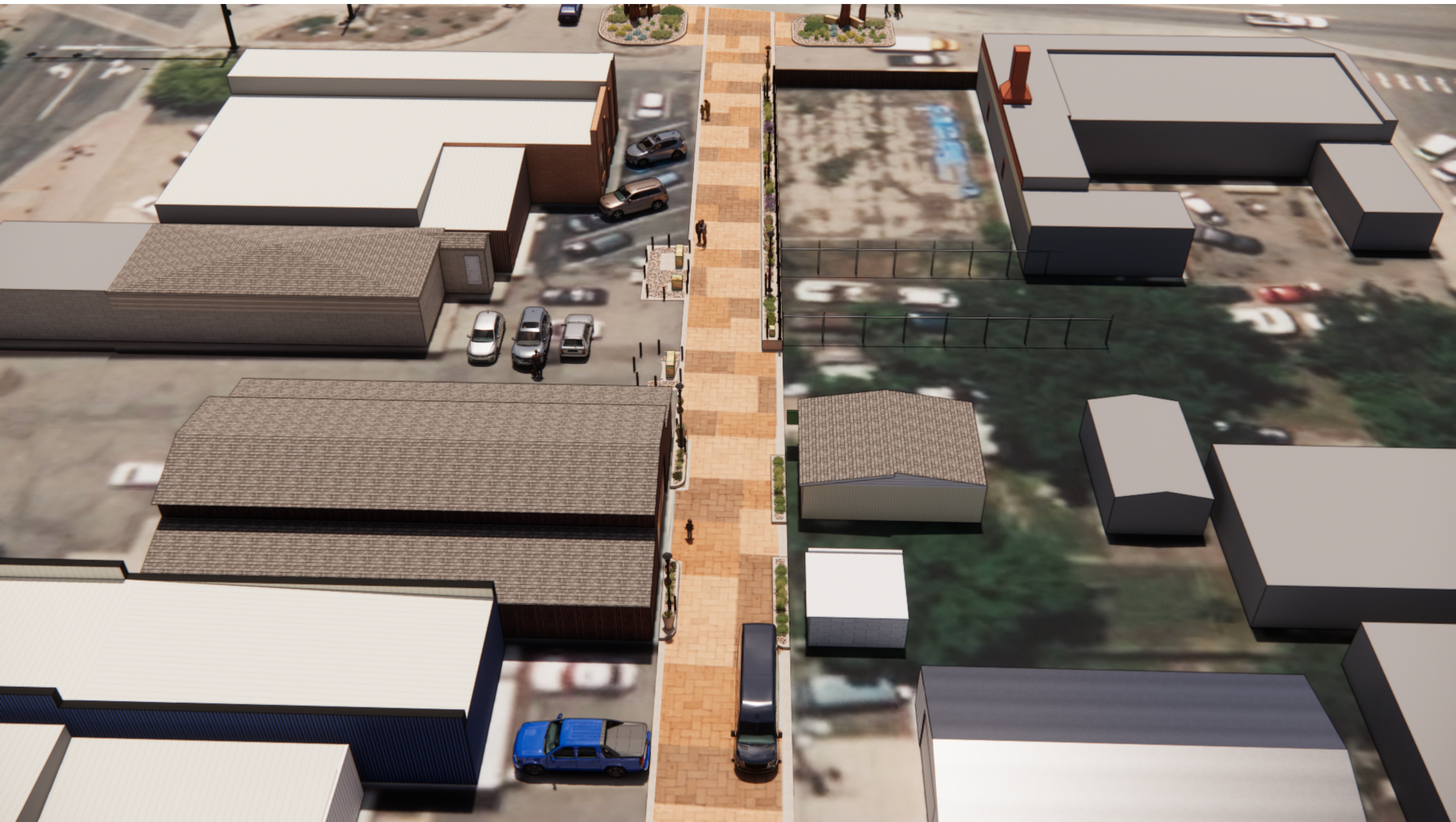
NORTH END OF ALLEY



BIRDS EYE VIEW - NORTH END OF ALLEY



BIRDS EYE VIEW – LOOKING SOUTH



CENTRAL PORTION OF ALLEY



PRELIMINARY PAVER COLOR SELECTION



## Email from Tom Dent – Fort Collins DDA

- We feel that the pavers have performed very well in the alleys. We are still constructing alleys in Downtown Fort Collins and still use concrete pavers.
- We typically spend \$600 to \$800 a year to level areas that have sunk or replace any that have failed. I usually don't see any failure until over 10 years in, and then its around 1% replacement every year.
- They have held up well to truck traffic. Deliveries and trash go through the alleys everyday. These pavers are a thicker traffic rated paver.
- Regular snow plowing could cause damage to the pavers, especially if they are not level. The snow removal contractor that we use has a rubber edged snow plow he uses on our properties.
- The utility work after the fact is one of the best reasons to use pavers. Xcel, Comcast and others are constantly repairing or replacing their utilities in the alleys. With the pavers you can't tell they were even there. We have learned over the years to keep the patterns pretty simple, otherwise it can be difficult to get them put back in the exact same way.
- Keep some spares. It can be difficult to get small amounts of these pavers for replacement later, so we try to order one pallet more than we need and keep it at our warehouse.
- We power wash 7 times a year, once a month from May through October. The cost for power washing can be pretty expensive ranging from 10 to 16 cents per square foot.

**THAT'S ALL FOLKS!**



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## Town Council Work Session Communication

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**Agenda Date:** March 23, 2026  
**Subject:** Attainable/Affordable Housing Program  
**Attachments:** None  
**Presented by:** Matt LeCerf, Town Manager

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### Work Session Item Description:

The Town Council is cognizant of the challenges surrounding affordability of homeownership in the State of Colorado. In a recent study conducted by Common Sense Institute Colorado in September 2023 which can be found

here: <https://www.commonsenseinstituteus.org/colorado/research/housing-and-our-community/fort-collins-housing-affordability-report>, the report noted the following:

*Significant fluctuations in demand during the pandemic, coupled with a growing supply shortage due to lagging development over the last decade, have created conditions resulting in an imbalance between the demand for and supply of housing. Consensus expectations for mortgage rates are that they will remain elevated for the foreseeable future as the Federal Reserve tackles inflation. Higher mortgage rates have raised the cost of new home purchases, undoubtedly slowing demand. While this may provide some relief, new housing unit permitting has fallen in the last four years and there are some indications that actual home completions will decline as builders gauge the impact of a slowing economy on housing demand. This report analyzes trends in affordability and estimates whether there is a deficit or surplus in housing units in Fort Collins.*

### Key Findings

- *Due to elevated prices and rising interest rates, the affordability of purchasing a home in Fort Collins is at the lowest point in more than 20 years. In just the past 8 years, the cost of purchasing a home has nearly doubled.*
- *Household incomes have not kept pace with rising housing costs. Between June 2015 and June 2023, the average hourly wage increased 35% from \$22.41 to \$30.23. However, due to the rapidly increasing cost of housing, the number of hours of work required to cover the median mortgage payment increased from 69 hours to 120 hours, a 73% increase as seen in Figure 5.*
- *Between approximately 1,580 and 2,197 permits are needed annually through 2028 to close the city housing supply deficit and meet the demands of future population growth. Projected permitting for new housing has been tapering off since 2019 as home builders reassess the demand for housing in a higher interest rate environment. Based on permit*

*data through June 2023, Fort Collins is projected to be between 395 and 1,013 permits short of the required annual amount to close the deficit plus new housing demand by 2028. Recent reports indicate that the homebuilding market may be contracting. To avoid a similar collapse in new home building that followed the last recession, permitting must remain at elevated levels for the next several years.*

- *57% percent of permits issued in Fort Collins since 2011 are for multi-family structures.*
- *Homebuilders' confidence has declined 41% since a recent high in February 2022. After falling for 9 straight months from February 2022 to December 2022 to 25, the National Association of Home Builders/Wells Fargo Housing Market Index for the Western Region is now 54 indicating an increase in home builder confidence.*
- *Home affordability has decreased by 82.5% since 2015.*

While the report is focused on the Fort Collins area, there are similarities in the market trends between Johnstown and Fort Collins simply based on their proximity and general location in Northern Colorado. As a result, affordable, attainable, missing middle (whatever vernacular you want to use), - detached or paired (attached) housing ownership continues to be a challenge.

Town Council may recall at a recent public hearing, Council considered an Outline Development Plan (ODP) Amendment rezoning of property. As part of the ODP approval, the property owner/developer committed to an allocation of 5% of the homes for attainable housing. The total number of units that were approved as part of the 5% was 12 units. While the Town typically would not be directly involved in affordable housing projects, I believe in this case there maybe an opportunity to explore a deeper engagement by the Town. The purpose of this discussion will be to provide Council with a very high level concept of what the Town's active participation might look like if we were more involved to support our Town employees housing desires.

This is certainly an out of the box approach to supporting our team. Prior to developing a policy, Staff desires to have a conversation about this topic to determine if this is a strategic element we should pursue for the betterment of our organization. I believe there would be interest from the development community to help support this initiative in the form of ensuring sales, from our employees to move into home ownership vs. renting, but more importantly, the Town Council would likely need to support this financially.

Key considerations for a robust employee homeownership program include some of the following items below which are not all inclusive. Topics Staff would like to discuss with Council include the following:

- *Eligibility & Structure: Clearly define who qualifies - based on income, household size, and/or minimum prior length of service in good standing. Decide if assistance is a grant or a forgivable second mortgage. Should it be on first time home buyers, anyone who is transitioning from rental to home ownership, etc.*
- *Forgiveness Terms: Determine if the assistance is forgiven over a period of time (e.g., 5 years) and the repayment penalty if the employee leaves early or there is a separation.*
- *Tax Implications: Understand that some employer assistance might be considered taxable income to the employee.*
- *Financial Requirements by the Employee: Often, programs require a minimum employee contribution (e.g., 1% of the sale price).*
- *Property & Loan Restrictions: Establish limitations on home prices, location, and the*

*types of first mortgages allowed.*

- *Education Requirements: Require employees to complete home buyer education or other financial acumen classes.*

Staff is excited about this discussion and to learn about the perspective of Town Council related to this challenging issue.

**Reviewed and Approved for Presentation,**

A handwritten signature in blue ink, appearing to be 'W. J. C.', is written over the text 'Reviewed and Approved for Presentation,'.

Town Manager