

Board of County Commissioners



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WDCA25-0009 (Senior Housing)

November 18, 2025

Background



- Seniors more cost burdened than any other age group
 - Over 60% of senior renters are cost burdened (spend more than 30% of income on housing)
- Anticipated increase in senior population of 30,000 people by 2044
- Need for more senior housing options

Generalized Age Group	2024		2044	
	Population	Percent of Total	Population	Percent of Total
Preschool (Ages 0 - 4)	27,808	5.5%	33,386	5.6%
School (Ages 5 - 19)	90,770	17.9%	103,329	17.2%
Working (Ages 20-64)	291,059	57.5%	336,017	56.1%
Retired (Ages 65 and over)	96,472	19.1%	126,396	21.1%
Total Population (thousands)	506,109	100.0%	599,128	100.0%

Figure 1: Population and Percent Composition of Total Population (2024 Consensus Forecast)

Senior Housing Definition:

- A residential development in which at least eighty percent (80%) of the occupied dwelling units are occupied by at least one individual who is fifty-five (55) years of age or older (consistent with federal definition)
- Permitting requirements based on the housing type
- Includes ancillary commercial uses

Article 336 Housing Incentives



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- Activating Article 336 for Housing Incentives
- Establishing incentives for Senior Housing
 - 25% density increase above base density in exchange for deed restriction or CC&R provision restricting use to senior housing for at least 20 years

Public Workshop



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- September 10, 2025
- 3 attendees
- Questions and comments related to deed-restriction enforcement, incentives for income-restricted housing, and the development code update process
- Overall support for amendments

Planning Commission



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- Planning Commission on October 7th, 2025 voted 5-0 to recommend approval.
- Must make **one (1)** of the following findings:
 1. Consistency with Master Plan.
 2. Promotes the Purpose of the Development Code.
 3. Response to Changed Conditions.
 4. No Adverse Affects.

Recommendation



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Planning Commission recommendation: Introduce and conduct first reading of ordinance

Thank you

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