

LYONS, CO FLOOD RECOVERY

Lessons Learned -- Housing

Lyons, Colorado

- Located in Boulder County
- Confluence of North & South St. Vrain Creeks
- Beautiful Sandstone and Canyons
- Outdoor Recreation, Music and Art
- Local Restaurants, Beer and Distillery
- Population 2,035 - Statutory Town
- 960 Households
- General Fund Budget: \$1.2 Million Annually
- Operate Water, Waste Water, and Electric Utilities
- 15 Full Time Staff

Flood Event— Sept. 11-14, 2013



- 17" of rain
- Yearly rain = 14"
- From 10,000 to 5,000 ft. over 20 miles
- Normal spring runoff minor flood = 1,200 cfs
- Flood = 31,000 cfs
- 500+ year event

Flood Event

- River Created 400+ foot Gash through Town
- Ripped Apart Water distribution, Sewer collection, Electric, Gas and Communication lines
- Waste water Plant Inundated
- Divided Community into Six Islands
- Roads and Bridges Destroyed and Access Cut off
- Town Isolated for 36 Hours

Impact on Housing

- 70 homes destroyed
- 43 mobile homes
- Long term displacement of 185 HH
- 133 = 80% of AMI
- 72 = 30% of AMI

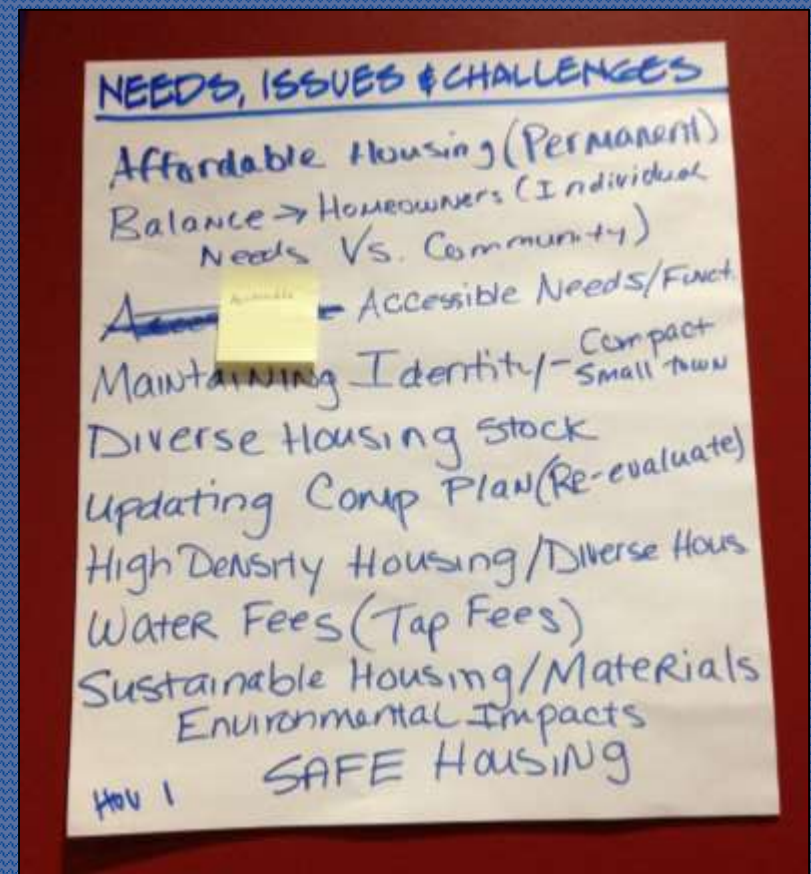


Impact on Housing

- Long term recovery plan (Lyons Recovery Action Plan)
 - 150 residents, 9 working groups, 8 weeks

Long Term Flood Recovery Plan

- Recovery Working Groups:
 - Economy/Business
 - Arts, Culture & Historic Preservation
 - Infrastructure
 - Public Facilities
 - Housing
 - Stream
 - Human Services
 - Parks & Recreation



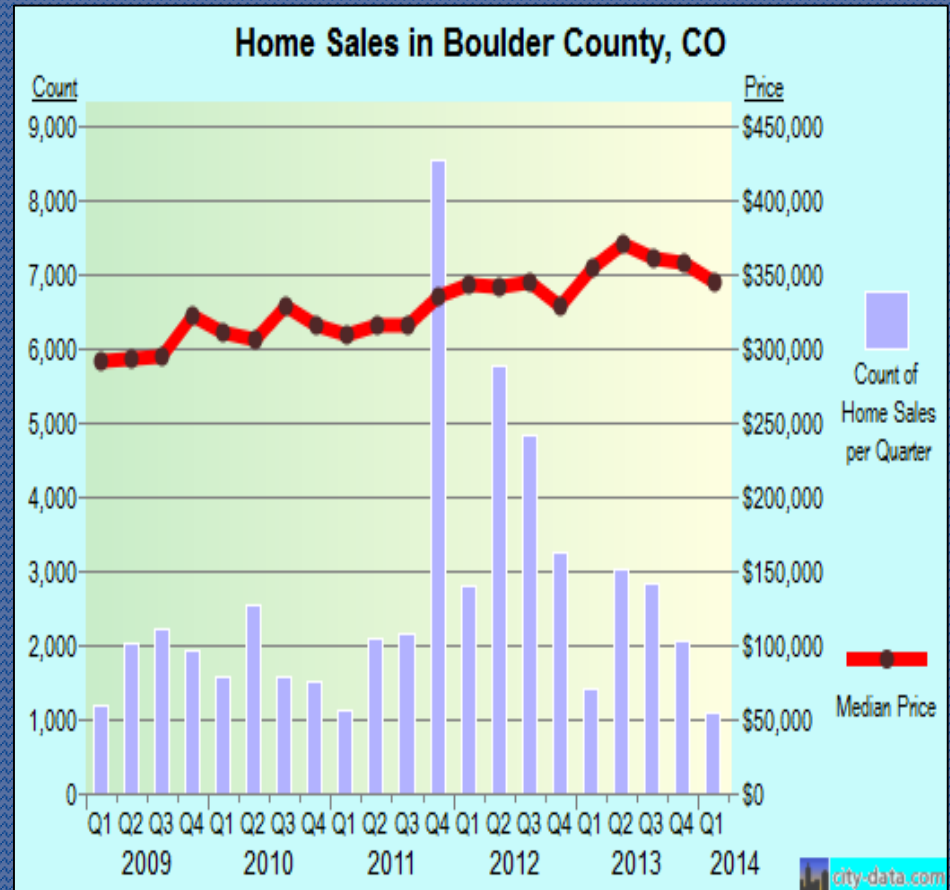
Affordable Housing

- Housing Recovery Task Force
- ~ 30 HH will take the HMGP (404) buyout
- CDBG-DR will cover cost of others
- Boulder County Housing Authority



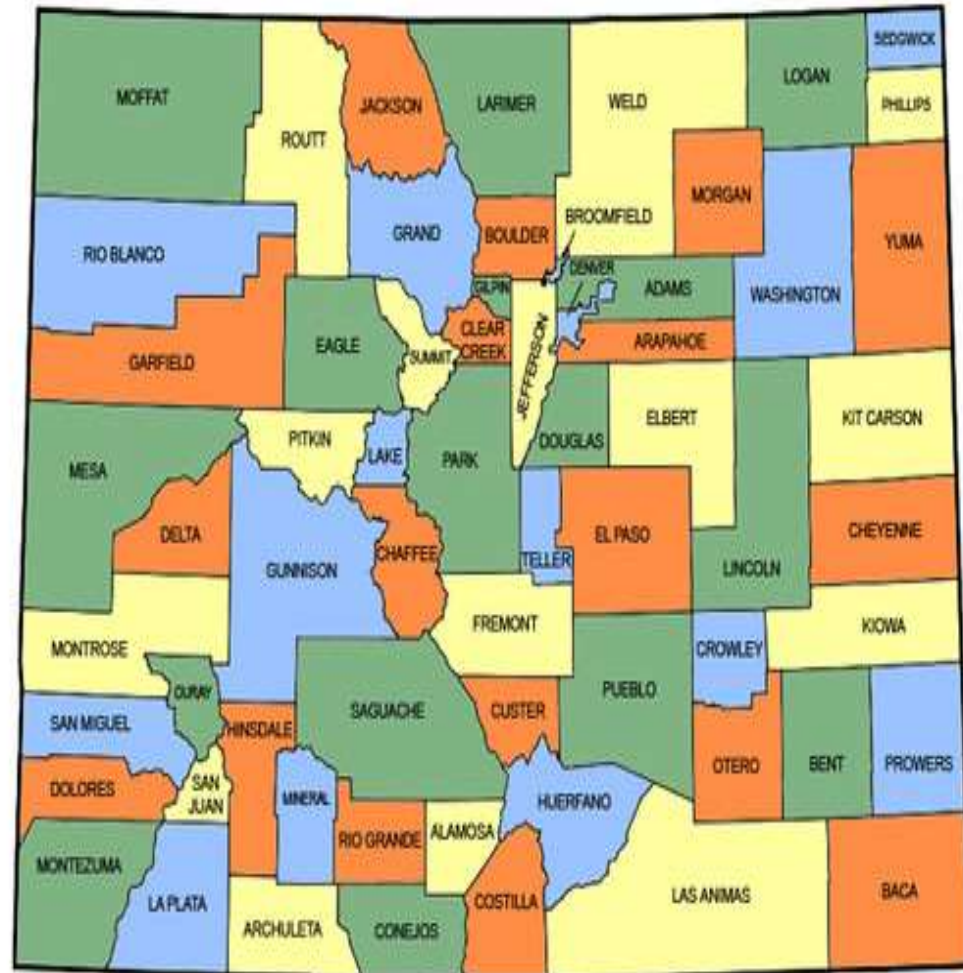
Housing Affordability Pre-Flood

- Regional growth has pushed housing prices in Colorado to historic high
- Population growth from 2000-2010 was high in all three counties: Boulder (8%), Larimer (21%) and Weld (40%)
- Boulder County rental vacancies at 12-year low, median home price over \$350,000



Housing Affordability Pre-Flood

- Weld County has some of lowest rental vacancy rates in U.S. because of oil/gas industry
- In Larimer County, rental vacancies are under 4% and more than 50% of households renting are living in unaffordable housing (costs exceed 30% of gross income)



Affordable Housing

- Housing Recovery Task Force (HRTF)
- ~ 12 resident members
- Housing Needs Assessment done in Feb. 2014
- Worked with Boulder County Housing Authority and Univ. of Colorado Denver
- Called in Trestle Strategy Group to do site analysis for housing and muni buildings

Parcels Researched

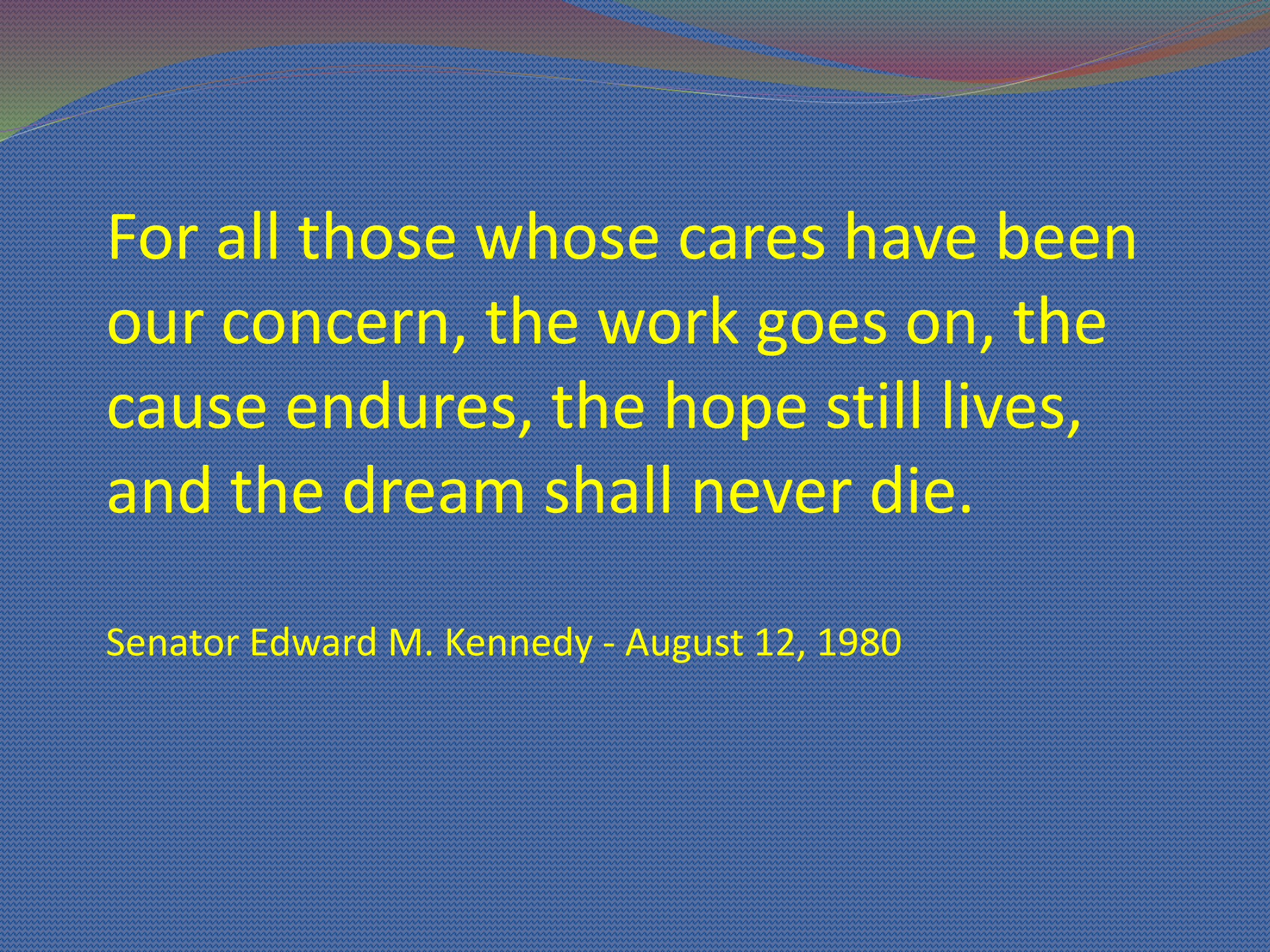
- 13 parcels
- All eliminated except for park space



Parcel Under Control

- Bohn Park south of the river
- Save Our Parks & Open Space (SOPOS) formed
- Petition: requires a vote to change park land zoning and/or removing easements
- Statute requires vote on selling or disposing of park land





For all those whose cares have been
our concern, the work goes on, the
cause endures, the hope still lives,
and the dream shall never die.

Senator Edward M. Kennedy - August 12, 1980



QUESTIONS?