

Public Sector Resources: Moving From Ideas to Implementation through Model Codes

Across Colorado, communities are seeking ways to expand housing choices for working families, first-time homebuyers and older adults while preserving community character and planning growth. Civic Results convened the [Future Housing Coalition](#) (FHC) to bring local leaders, housing experts and industry partners together to address these challenges. The resulting [toolkits](#) are resources for community engagement, the public sector, the private sector, and financing options to help turn housing goals into actual homes.

Model Codes provides a practical starting point for communities interested in creating more opportunities for starter and middle housing. In partnership with the [Common Sense Institute of Colorado](#), we engaged Donald Elliott FAICP, an experienced urban planning consultant and author of [*An Even Better Way to Zone: Achieving More Affordable, Equitable, and Sustainable Communities*](#), to develop the starter home model codes, or zoning templates, included in this toolkit. The zoning templates include [Freestanding Single Unit Dwellings](#) and [Low-Density Residential \(LDR\) - 2-4 Unit Dwellings](#). Drawing on his land use and zoning expertise, he translated FHC's goals into practical provisions that local governments can evaluate and adapt to their community's needs.

These zoning templates are intended as a voluntary resource for local governments, not a recommendation for state legislation. Their inclusion in this toolkit does not constitute an endorsement of legislative proposals requiring communities to adopt particular zoning or land use policies. Rather, they offer options that local leaders and staff can evaluate, adapt or decline based on their community's housing needs, infrastructure capacity and priorities. FHC's purpose is to support informed local decision-making and collaboration.

Code changes alone cannot ensure that housing is attainable or economically feasible to build. Paired with meaningful community engagement, predictable development processes and workable financing, however, they can help create a clearer path from ideas to implementation. We invite communities to explore these resources, share their experiences and help us continue to refine tools that respond to local needs.

With Gratitude,



Heidi K. Williams

President & CEO, Civic Results