



02-21-2024 Town Council Meeting Responses to Council Questions

ITEM #1: Rewriting Our Rules – A LUMO Update

Council Question:

Are there NCDs that merit revisions based on our CC strategy and LUMO re-write priorities?

Staff Response:

Staff have not reviewed NCD regulations in relation to either the Complete Community Strategy or the LUMO re-write priorities. Because of staffing constraints and the level of community engagement that would be required, staff recommend that any review or consideration of revisions to the NCDs be treated as an entirely separate project from the LUMO rewrite. With consensus/guidance from Council, staff can begin to scope out a project to review NCD regulations.

Council Question:

Can we review Historic District boundaries where they may be limiting our ability to implement our CC vision and downtown revitalization in areas that do not have historic preservation value, such as the gravel lot next to the Gathering Place, and so on, as part of this process, as well?

Staff Response:

Yes. Staff have previously identified the need to “clean up” the Historic Districts’ boundaries. Like the NCD review, we would recommend treating this as a standalone project as it would require additional resources and community engagement. To make sure that any revisions to the Historic District boundaries are based on impartial information, staff would recommend commissioning a third-party study to inform this effort.

Council Question:

How are you involving Housing & Community Dept. to ensure the affordable housing goals are top of mind as the code is drafted?

Staff Response:

Increasing access to housing is one of the fundamental goals of the LUMO rewrite. Affordable Housing and Community Connection staff have helped guide SB Friedman’s analysis regarding an incentive-based structure for affordable housing in new development. The recommendations in the Town’s recently adopted Affordable Housing Plan and Investment Strategy are also reflected in the improvements we are seeking to make through the rewrite. Planning Department staff will continue to seek guidance from Affordable Housing and Community Connections staff as we develop more code-based reforms.



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Council Question:

Are there tools we can deploy within the LUMO re-write to identify/signal/encourage buildings/structures that are ripe for redevelopment to be converted to affordable units?

Staff Response:

Moving towards more by-right development and more streamlined development review processes are the most important steps the new LUMO can take towards promoting redevelopment into affordable units. However, tools outside the LUMO will likely be the most impactful.

The Housing and Community Connections Department keeps track of naturally occurring affordable housing ("NOAH") in town. Many of the town's NOAH units are found in older multifamily developments in the Focus Areas. As these developments reach the end of their useful lives, the pressure to redevelop them increases. The Town can work with local partners to identify which developments could be good candidates to preserve as affordable housing and potentially use new funding tools like the Affordable Housing Revolving Loan Fund to support them.

Council Question:

There is a trend nationally of office space being converted to housing - can we make sure this is allowable within the rewritten LUMO?

Staff Response:

Yes. The biggest barriers to these sorts of conversions are typically found in the building code. Staff will explore ways in which the new LUMO can relieve some of the zoning-related barriers such as site design requirements, limitations in existing entitlements, and associated procedural hurdles.

Council Question:

Are you looking at how we can allow single family attached/duet houses? This would really help with having more somewhat affordable for sale in-fill units

Staff Response:

Yes. The Housing Choices text amendments took a major step towards allowing small duet houses by permitting each unit of a duplex to be built on a separate "townhouse lot." These townhouse lots make it easier for each unit to be sold separately along with the underlying land.

As staff and the consultant team refine the different building types that will be included in the new LUMO, we can explore options for full-sized duet houses.



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Council Question:

How are you using the SB Friedman housing report recommendations in the re-write process, especially those pertaining to revision of our IZ policy, and other ways to incentivize production of more affordable units?

Staff Response:

The primary conclusion of SB Friedman's earlier report is that a density bonus alone would not be enough of an incentive for market-rate developers to provide affordable housing. SB Friedman is currently doing additional analysis to follow-up on this conclusion. Over the next few months, they will test the impact of various code-based reforms. This analysis will help staff understand whether any code-based incentives can be paired with a density bonus to achieve the desired outcome. Staff plan to present these options to Council once SB Friedman's analysis is complete.