October Advisory Committee Meeting

Unlocking Housing Choices

Agenda

1. Project Scope Updates
2. Strategy Development
3. Next Steps

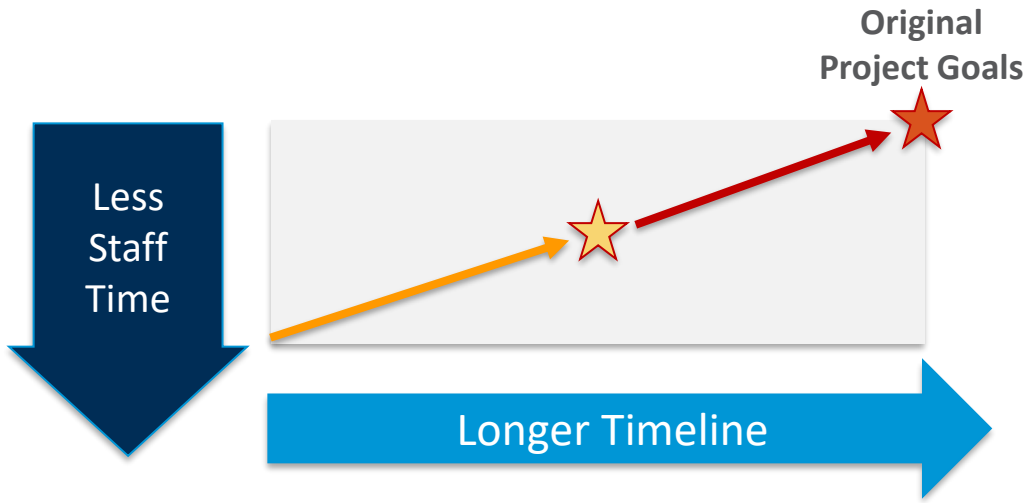
Agenda

1. **Project Scope Updates**

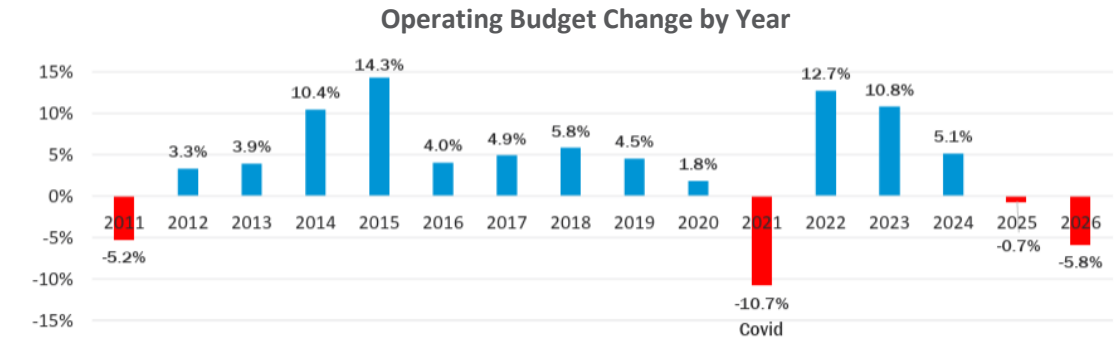
2. Strategy Development
   Breakout Workshop

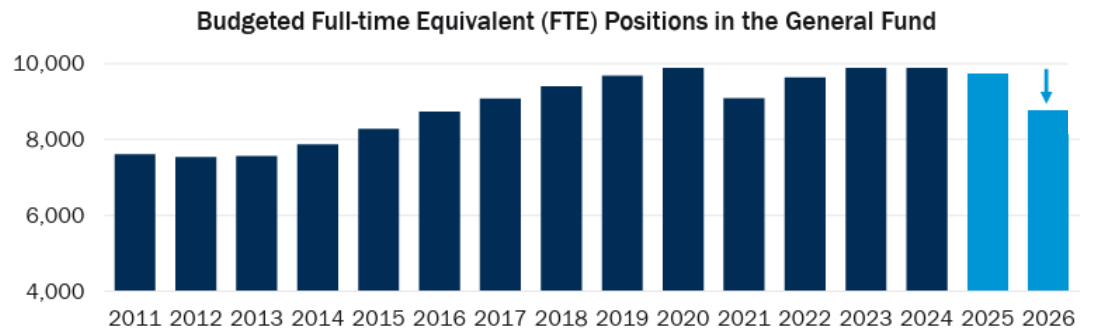
3. Next Steps

Project Scope Updates



Denver Citywide Budget and Staff Reductions





What We've Heard From You

Unlocking Housing Choices Should…

1. Study the relationship between allowing additional density and changes in housing cost by neighborhood.
2. Test feasibility of proposals as we go along.
3. Ensure sensitivity of new development to the neighborhood fabric.
4. Address the needs of affordable housing developers and land trusts.
5. Continue to coordinate with other anti-displacement tools and policies.
6. Focus on the preservation and conversion of existing structures to add dwelling units.

To address all this content, with reduced staffing, we will break this project into two phases

Overview: Phased Approach

Phase 1 – Affordability and Preservation Approaches

1. **Additional units** as an incentive for to **preserve existing structures**
2. **Additional units** as an incentive for **income-restricted units (IRUs)**
3. **Better** design and **reduced** building scale

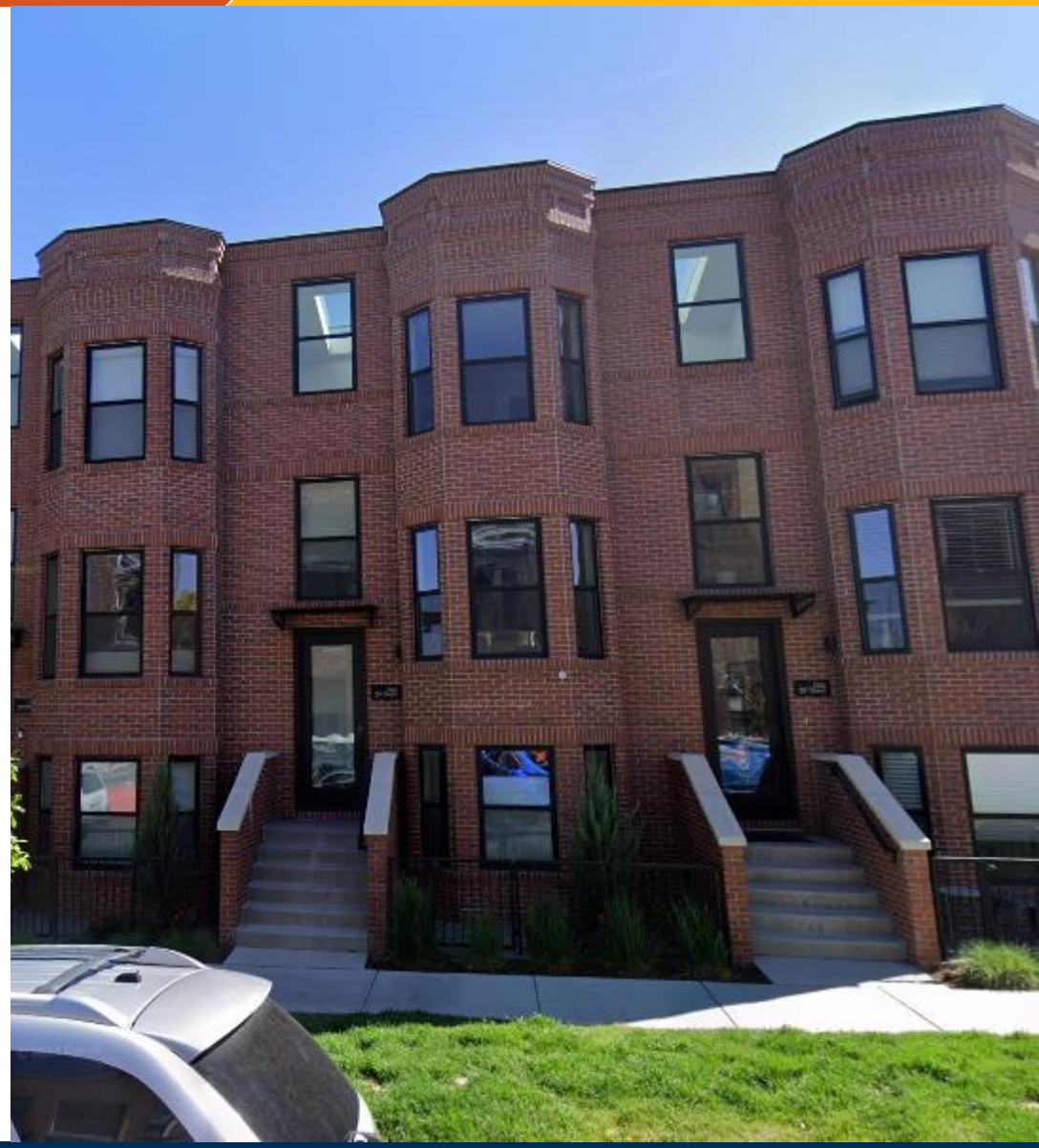
Phase 2 – Other Market-Driven Approaches

1. Additional units allowed without incentives or requirements
2. Refine incentives for preservation and IRUs
3. Incentivize more middle housing types
4. Refine building form & design updates

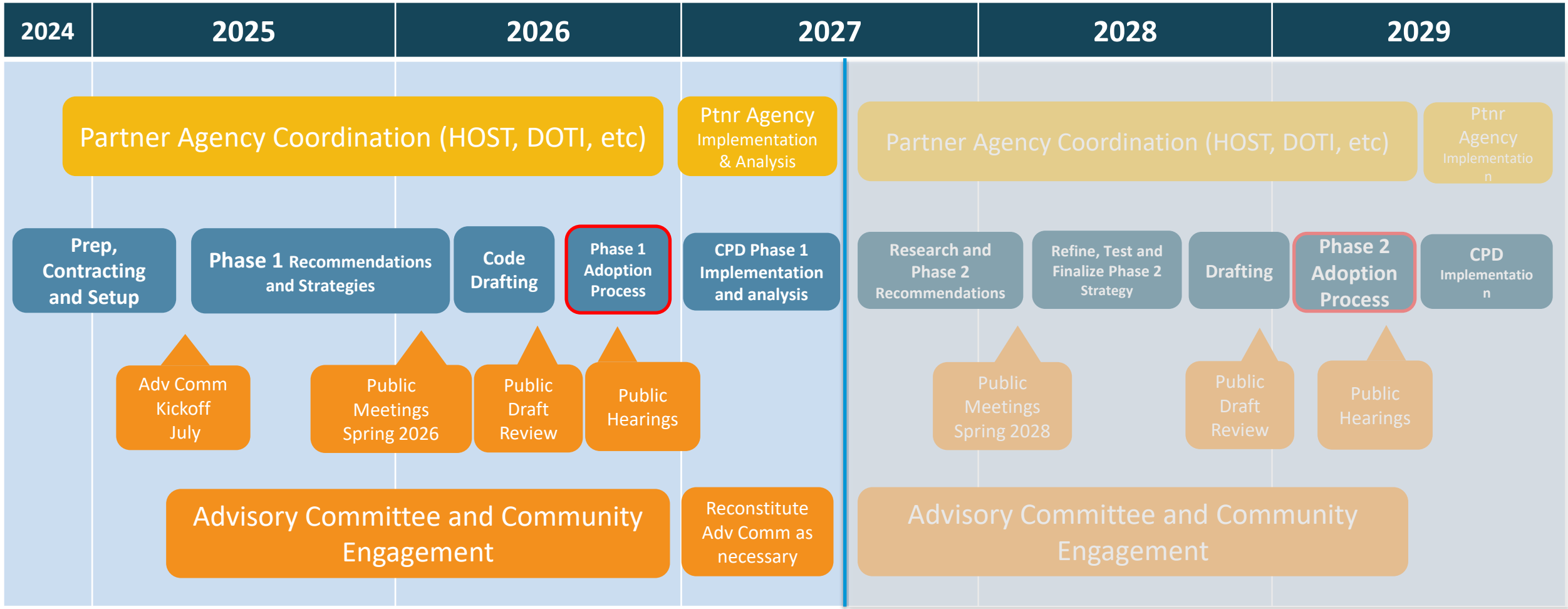
Overview: Phased Approach

Phase 1 – Affordability Driven Approach

1. **Incentives for preservation of existing structures**
    a. **Additional primary units** allowed in SU/TU districts **when the existing structure is preserved**.
    b. No IRU required
2. **Incentives for income-restricted units (IRUs)**
    a. **Additional primary units** allowed in Single-Unit and Two-Unit (SU/TU) zone districts **when IRUs are provided**
    b. Incentivize IRU development in Row House (RH) zone districts
3. **Building form & design**
    a. Improve flexibility for buildings allowed in SU/TU/RH districts
    b. Reduce mass and scale of house and duplex forms
    c. Sliding scale disincentivizing large single-unit homes and encouraging missing middle homes



Unlocking Housing Choices: Phased Approach



Agenda

1. Meeting Overview

2. Project Scope Updates

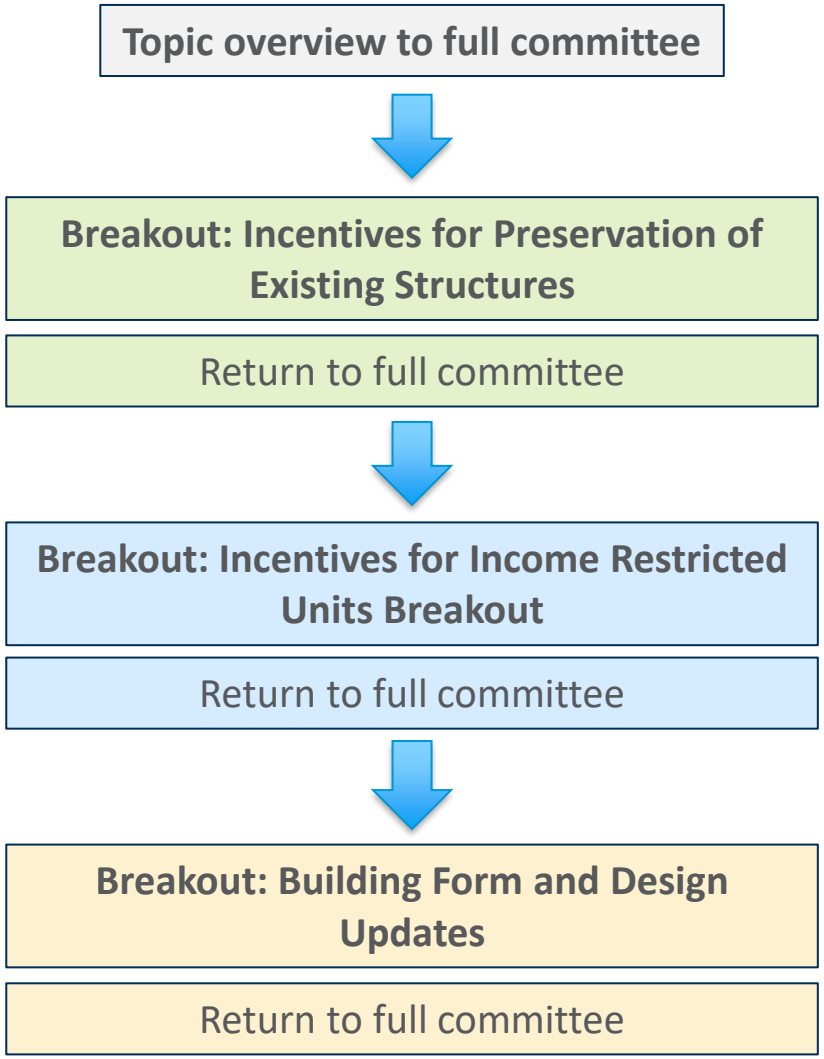
3. **Strategy Development**
   Breakout Workshop

4. Next Steps

Break Out Activity

1. Introduce topic to full committee
2. Breakout Workshop Exercise
3. Return to full group and share out

CPD staff member in each group will facilitate and answer questions as needed



Break Out Activity

What will your feedback and direction inform?

- The priorities for the city to focus on
- The details of what is allowed and required
- Potential blind spots and unintended consequences
- The framework of the code changes
- The path forward

“SWOC Analysis” overview

Strengths
- What are the potential positive outcomes?
- Who does the strategy support?
- How does this advance community vision?

Weaknesses
- What are the potential negative outcomes?
- Who does this strategy fail to support?
- What changes could improve this strategy?

Opportunities
- What types of development could this proposal enable?
- How might community members respond positively to this proposal?

Challenges
- What external factors could impact the strategy?
- Are there unintended consequences?

Break Out Activity

1. **Incentives for preservation of existing structures**
2. Incentives for income-restricted units (IRUs)
3. Building form & design updates

Break Out Activity: Incentives for preservation of existing structures

Community Vision

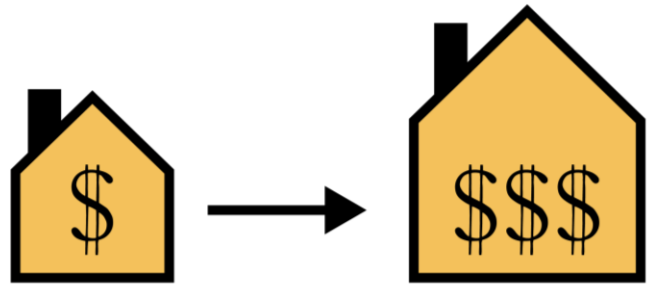
- **Encourage** the preservation of **existing homes**.
- Enable **additional housing types** in neighborhoods currently limited to single-unit homes

Break Out Activity: Incentives for preservation of existing structures

Gaps and Issues

- Loss of moderately sized homes and the associated affordability of smaller units – often referred to as naturally occurring affordable housing.
- Smaller homes are more attractive for home builders looking to scrape a house and rebuild.

Where houses or duplexes were replaced in 2024



1,299 sf
Average Original Home Size

4,405 sf
Average New Home Size

3,125 sf
Average increase in home Size

Break Out Activity: Incentives for preservation of existing structures

Current Regulations

Single Unit zone districts:

- 1 primary unit (urban or suburban house)
- 1 accessory unit

Two Unit zone districts:

- Up to 2 primary units (duplex or tandem house)
- 1 accessory unit per primary unit on the site

All Districts:

- New homes and additions over 400 sq. ft. must pay an affordable housing linkage fee
- Homes less than 1600 sq. ft. pay a lower linkage fee

Break Out Activity: Incentives for preservation of existing structures

Proposed Changes

Single Unit and Two Unit districts:

- **Additional primary units** permitted when the **existing primary structure** is retained.
  - The existing primary structure must be at least 10 years old to be eligible
  - The additional primary dwelling unit may be located in a new structure, the existing structure, or an addition

Considerations under development:

- *What qualifies as an **Existing Structure**?*
- *How long will retained structure be required to remain?*
- *What mechanism will be used to administer these requirements?*

Break out Activity: Incentives for preservation of existing structures

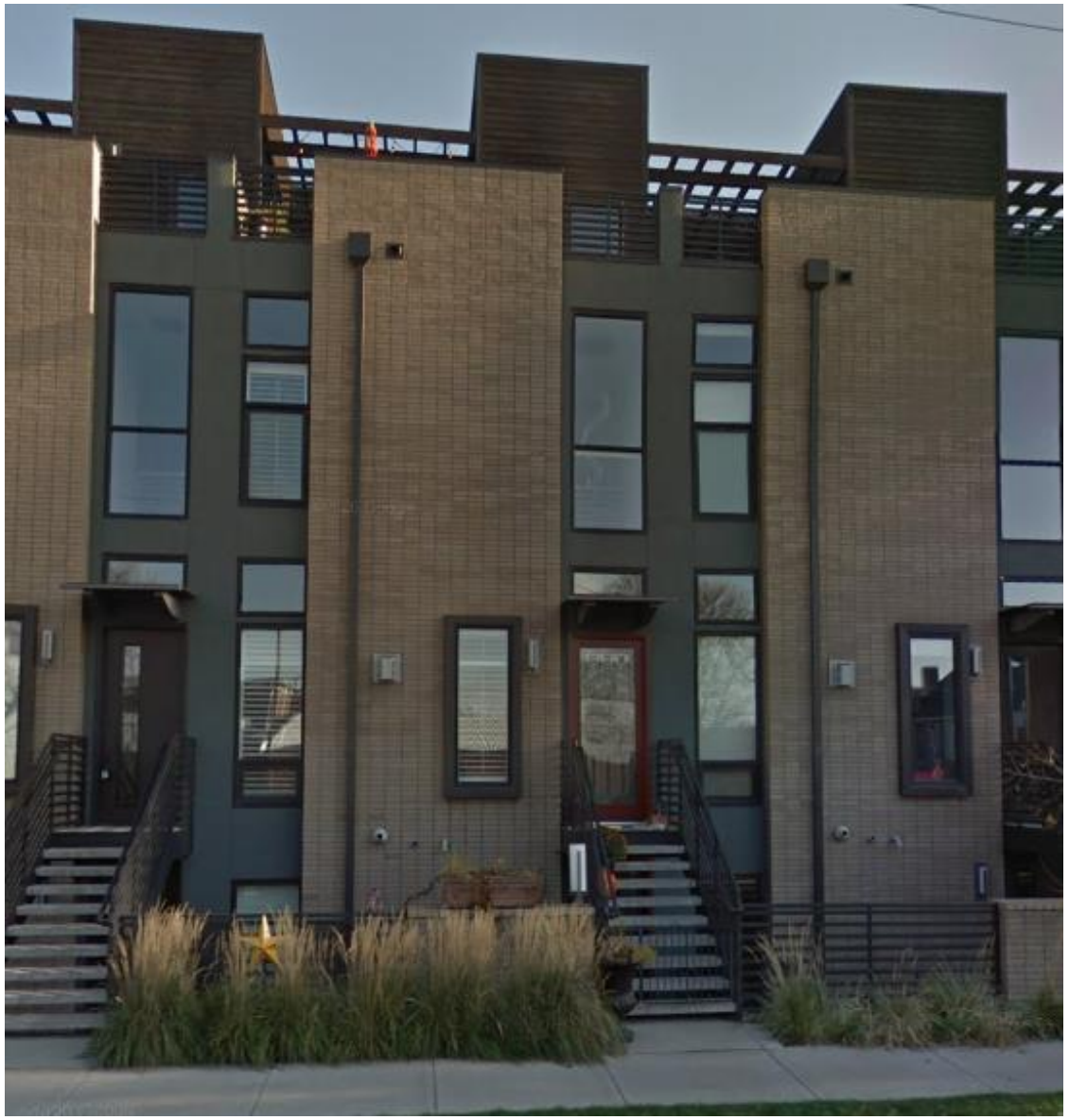
What are the **strengths, weaknesses, opportunities, and challenges** of allowing **additional dwelling units** on site in single-unit and two-unit districts **in exchange for retaining the existing structure?**

SWOC Analysis: Incentives for preservation of existing structures

1. What are the primary strengths of this policy change?
2. What are the potential negative outcomes?
3. Who would benefit the most from this change?
4. Who would the change fail to support?
5. How do you think community members will respond to this proposal?
6. What would you change?

Report Out

- What were your group's key takeaways?



Break Out Activity

1. Incentives for preservation of existing structures
2. **Incentives for income-restricted units (IRUs)**
3. Building form & design updates

Break Out Activity: Incentives for income-restricted units (IRUs)

Community Vision

- Enable more **housing types** in residential neighborhoods
- Desire for high-quality **affordable** housing in residential neighborhoods
- Desire for “House-scale” multi-unit housing that is **compatible with neighborhoods**
- Need for **for-rent and for-sale** housing options.

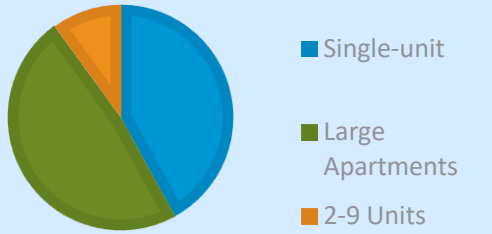
Break Out Activity: Incentives for income-restricted units (IRUs)

Gaps and Issues

- Lack of housing diversity
- Lack of affordable for-rent and for-sale housing
- Most parcels where small-scale multi-unit housing is feasible do not have zoning that allows it.
- Denver's current mandatory affordable housing regulations are focused on providing and incentivizing on-site IRUs in developments with 10 units or more.

Most of Denver's housing is either:

- Single-Unit Homes (~42%), or
- Large Apartment Buildings (~48%).[1]



Break Out Activity: Incentives for income-restricted units (IRUs)

Current Regulations

Single Unit zone districts:

- 1 primary unit (urban or suburban house)
- 1 accessory unit

Two Unit zone districts:

- Up to 2 primary units (duplex or tandem house)
- 1 accessory unit per primary on the site

Row House zone districts:

- Number of units limited only by what can feasibly be built.

SU/TU/RH zone districts:

- New homes and additions over 400 sq. ft. must pay an affordable housing linkage fee
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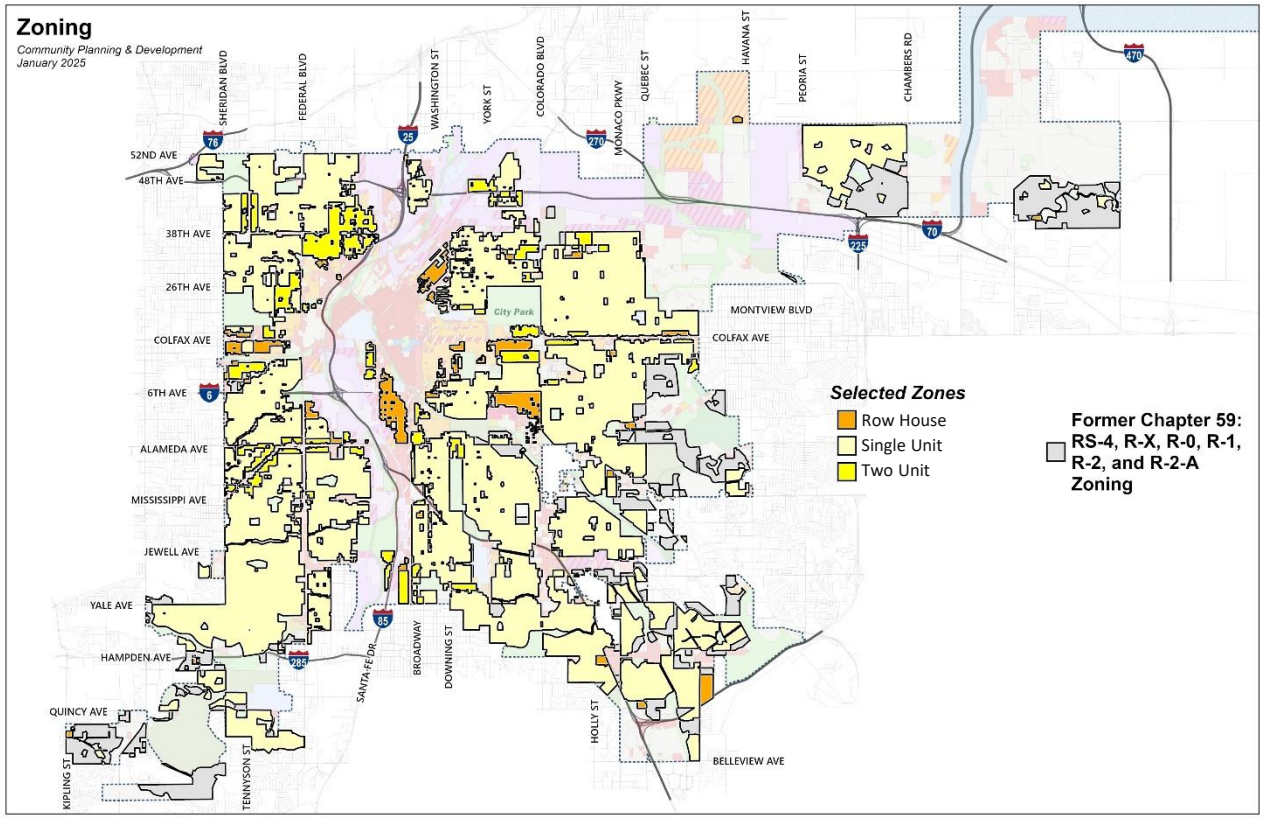


Break Out Activity: Incentives for income-restricted units (IRUs)

Proposed Changes

Single Unit/Two Unit Districts

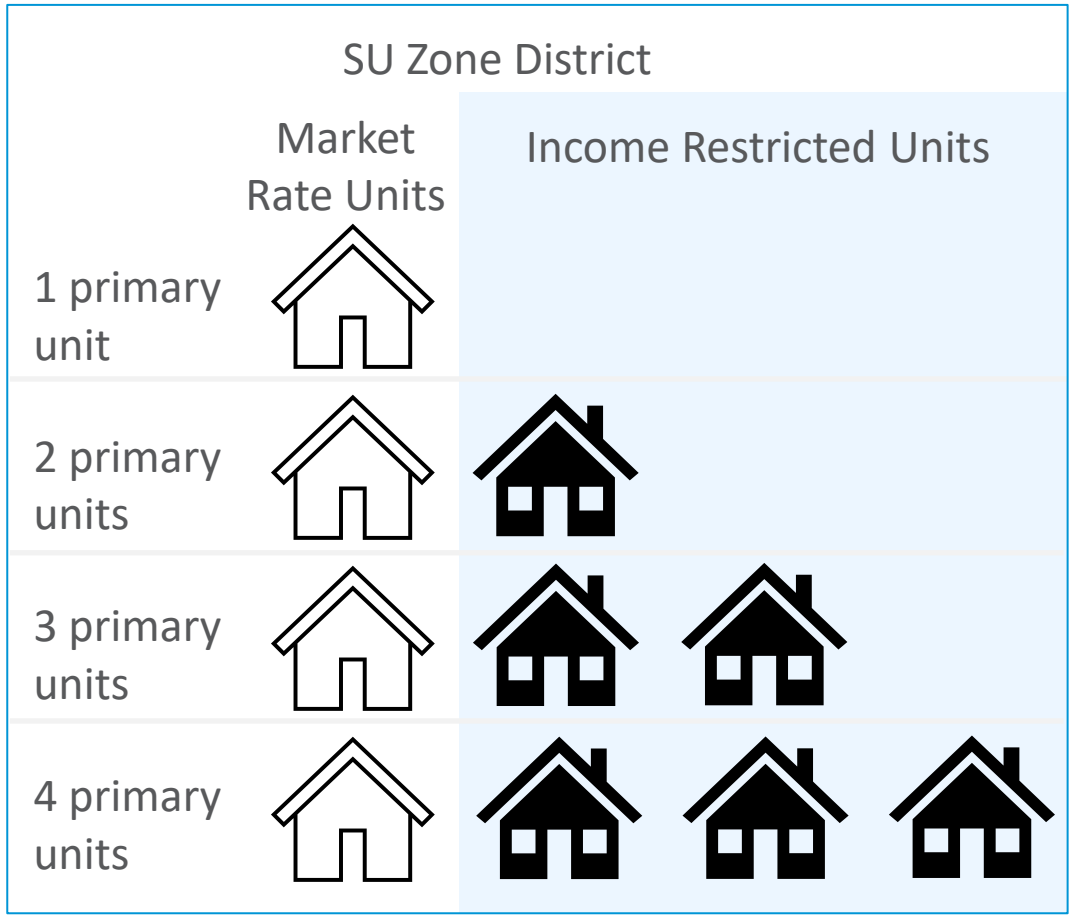
- Additional Units are allowed when the rent or sale price of those units are restricted to a percentage of area median income (AMI)
  - Additional Units are allowed in the House, Duplex or Tandem House building forms.

RH Districts

- Develop an incentive in Row House zone districts when IRUs are provided.

Considerations under development:

- *Depth of affordability*
- *Updates to building forms*



Break out Activity: Incentives for income restricted units

What are the strengths, weaknesses, opportunities, and challenges of the proposed strategies to incentivize income restricted units?

SWOC Analysis: Incentives for income-restricted units (IRUs)

1. What are the primary strengths of this policy change?
2. What are the potential negative outcomes?
3. Who would benefit the most from this change?
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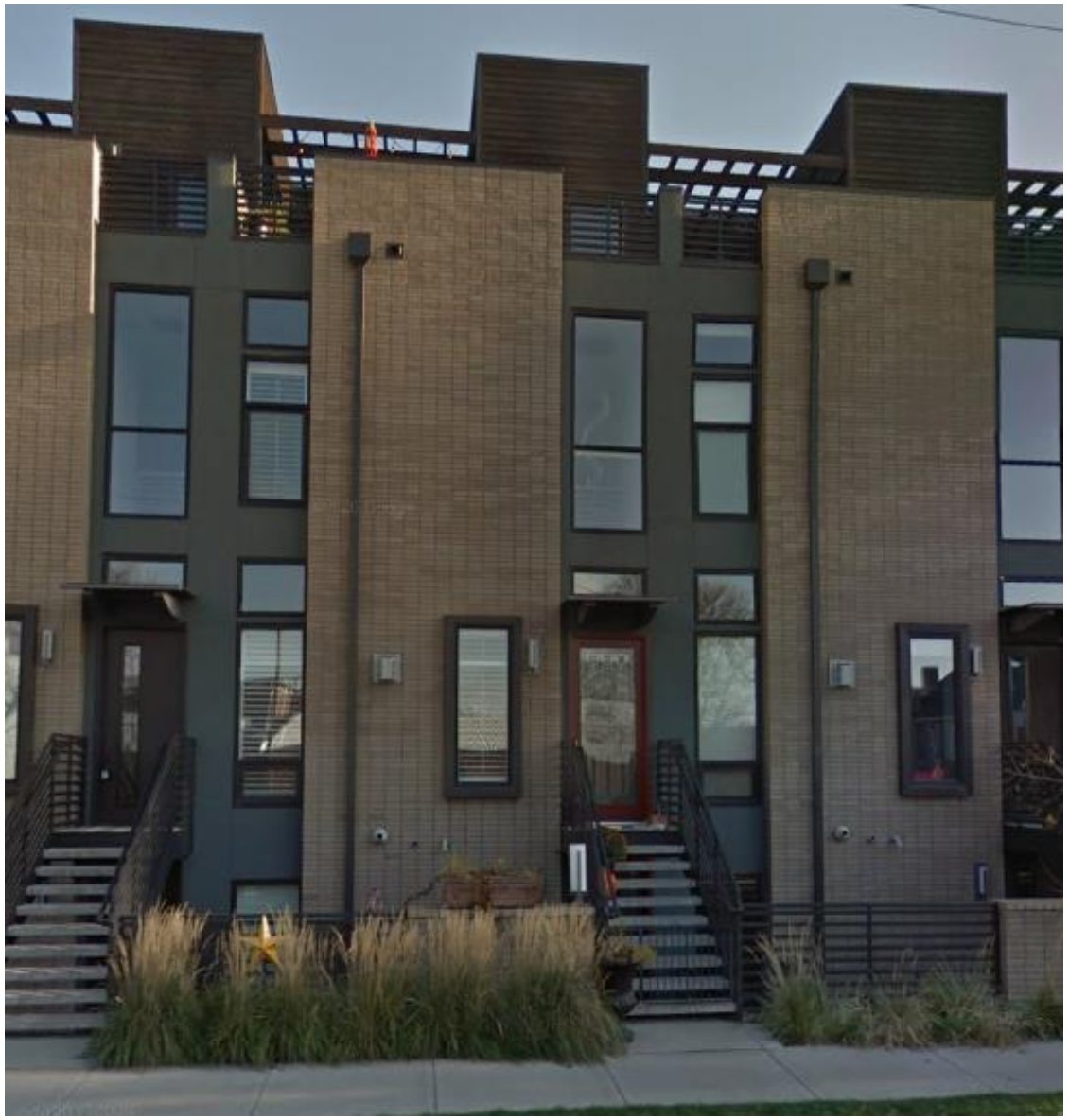


Break Out Activity

1. Incentives for preservation of existing structures
2. Incentives for income-restricted units (IRUs)
3. **Building form & design updates**

Break Out Activity: Building Form and Design Updates

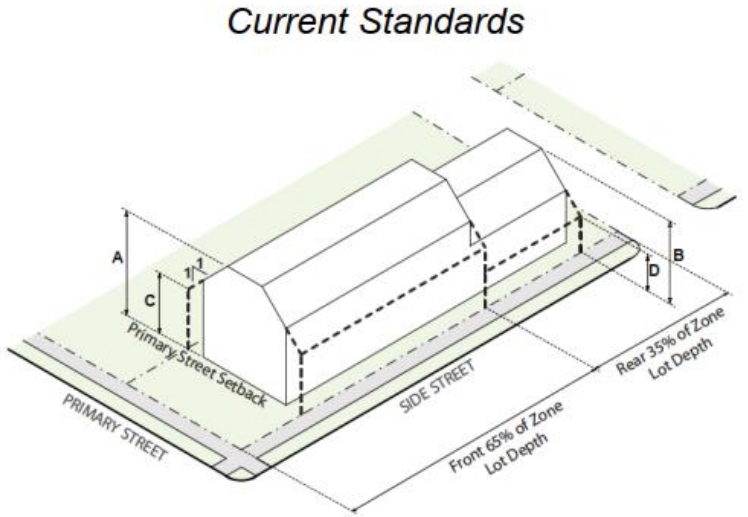
Community Vision

- Additional housing in **residential neighborhoods** should be **more consistent** with the scale and intensity of the surrounding homes.

Break Out Activity: Building Form and Design Updates

Gaps and Issues

- New houses are much larger than nearby homes.
- Current regulations allow large 3-story houses.
- There is no incentive to provide moderately-sized homes.
- Row house development limited to side-by-side dwelling units



Break Out Activity: Building Form and Design Updates

Current Regulations

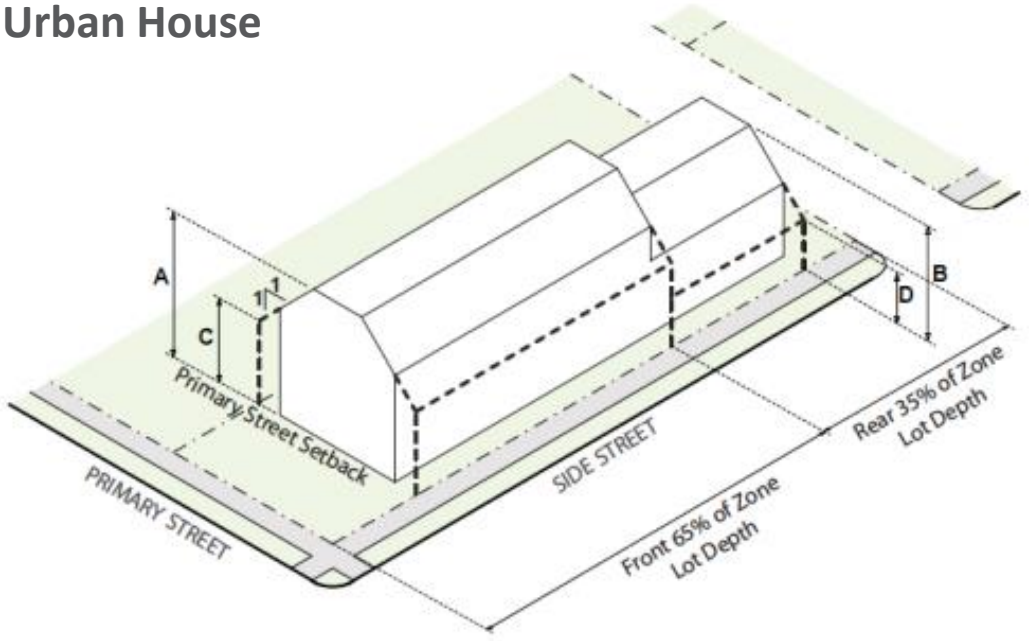
House and Duplex Standards*:

- 30-35’ maximum height
- 2.5 stories
- Bulk plane standards
- 45% maximum lot coverage

Row House Standards*:

- 30-35’ maximum height
- 2.5 stories
- Street facing entrance required

Example Diagram:
Urban House



*These standards vary between districts and lot dimensions and are only intended to provide an overview of the dimensional standards that could be updated

Break Out Activity: Building Form and Design Updates

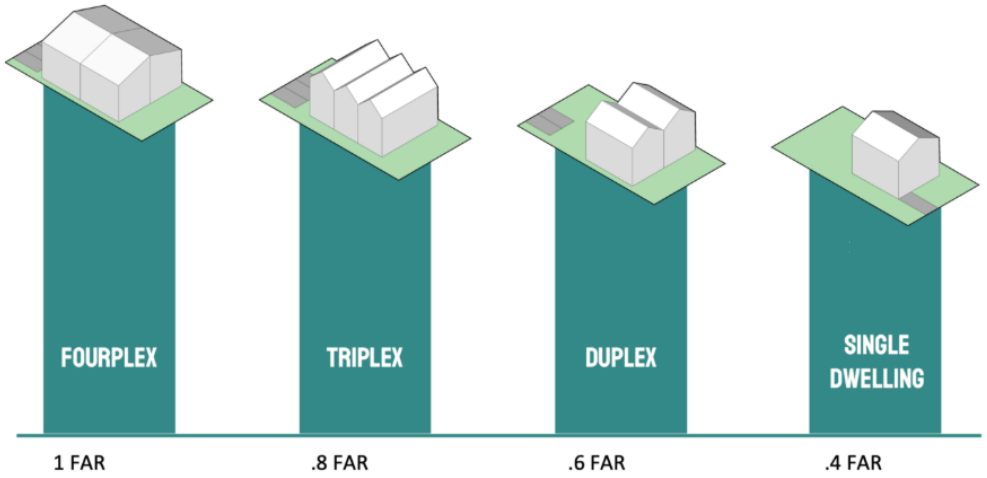
Proposed Changes

House, duplex, tandem house forms:

- Reduce maximum height and bulk allowances
- Only allow 3rd story under a pitched roof
- Reduce lot coverage allowance
- Develop sliding scale to increase development potential as the number of units increases
- Form updates will reflect differences in context
- Update minimum and maximum lot size standards

Row House form and district:

- Reduce maximum height
- Add flexibility for stacked unit configuration



Break out Activity: Building Form and Design Updates

What are the strengths, weaknesses, opportunities, and challenges of the proposed updates to building form and design standards?

SWOC Analysis: Building Form and Design Updates

1. What are the most important changes to building forms?
2. What are the potential negative outcomes?
3. Who would benefit the most from this change?
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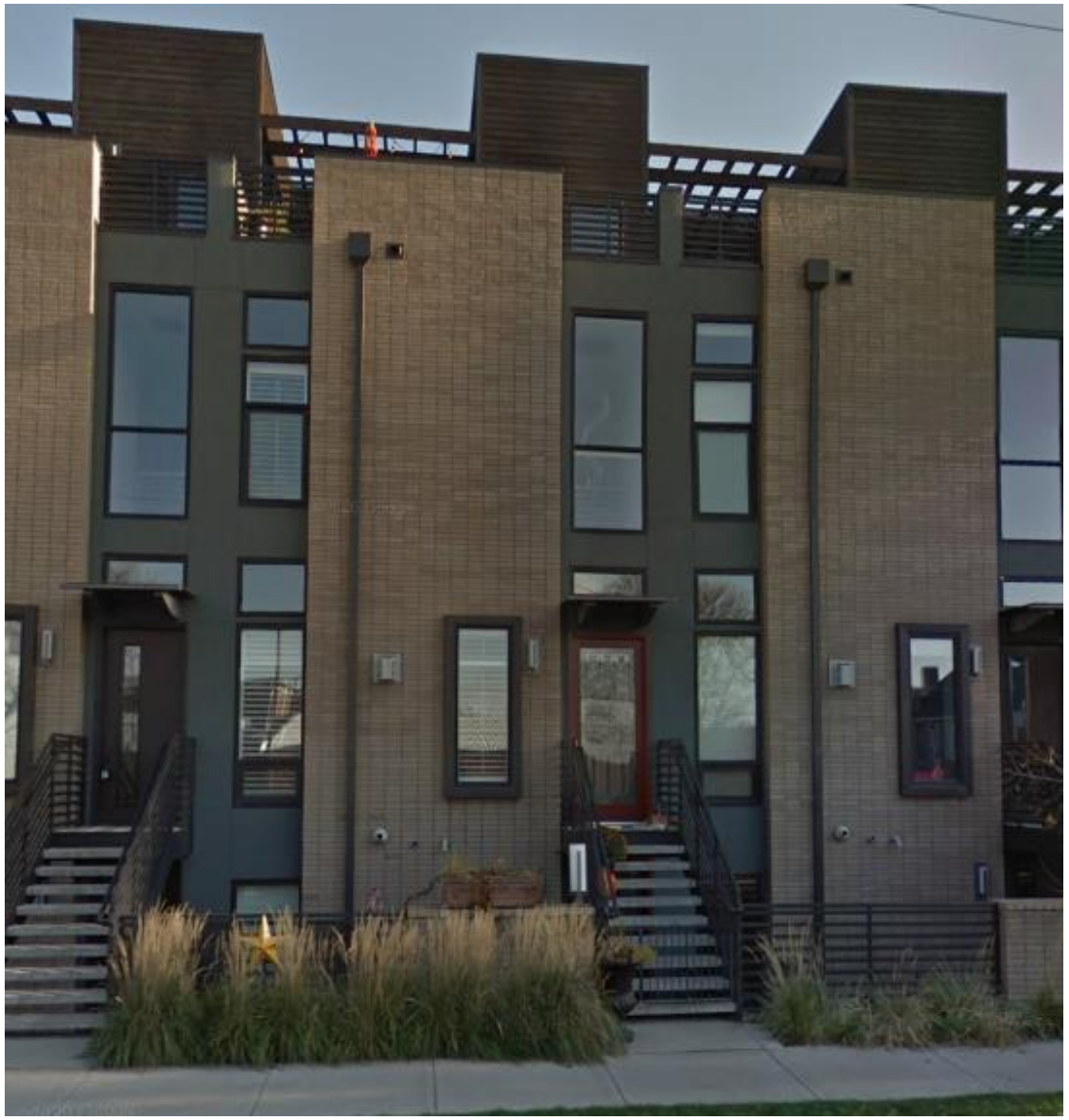

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   Breakout Workshop

4. **Next Steps**

Next Steps

- Next advisory committee meeting November 12, 2025
- Public community meetings in first half of 2026
- Joint City Council & Planning Board meeting in December 2025