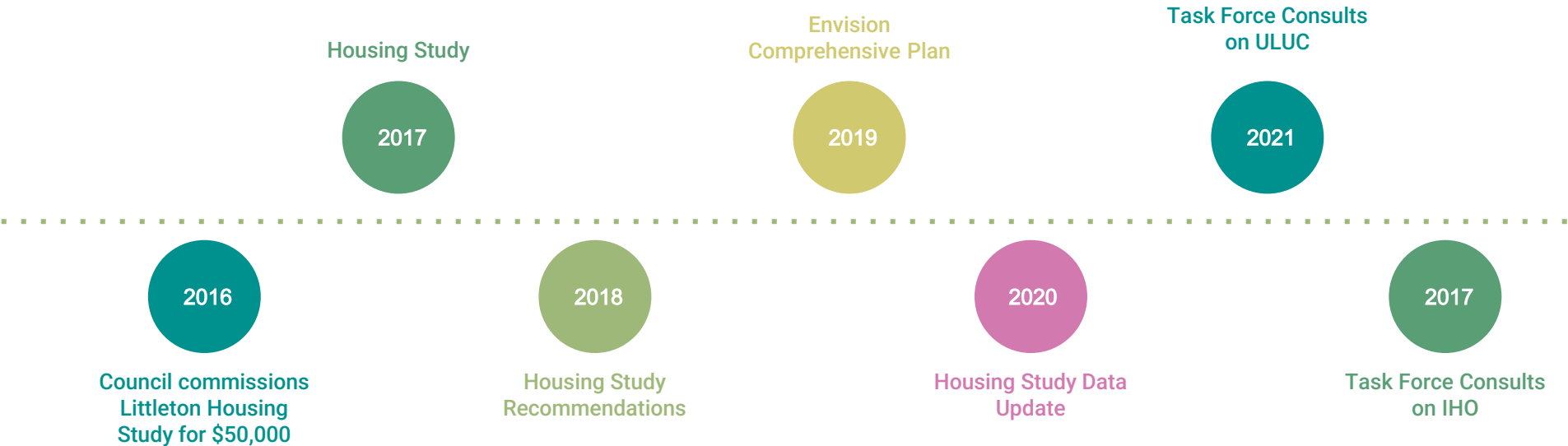


The Housing Task Fo

Housing Task Force Timeline





Support the Littleton City
Council & Staff with
additional capacity from
our volunteer housing
task force members

Meet the needs of the
community as identified
in the Comprehensive
Plan and Housing Study

Provide layer of
inclusion and diversity
as outlined as a
Core Value in the
Envision Plan

Why Are We Here?

Changes in Affordability

	<u>1999</u>	<u>2015</u>	<u>2018</u>	% Change (2015-2018)	% Change (1999-2018)
Median Gross Rent	\$709	\$1,008	\$1,206	20%	70%
Median Sale Price	\$151,000	\$299,000	\$416,258	39%	176%
Median Income	\$50,254	\$65,221	\$73,185	12%	46%
Purchasing Power	\$158,000	\$267,808	\$304,202	14%	93%



Our Current Work

What we've learned

#1: Littleton needs **more** housing

Growth of
housing stock
not keeping up
with population
growth



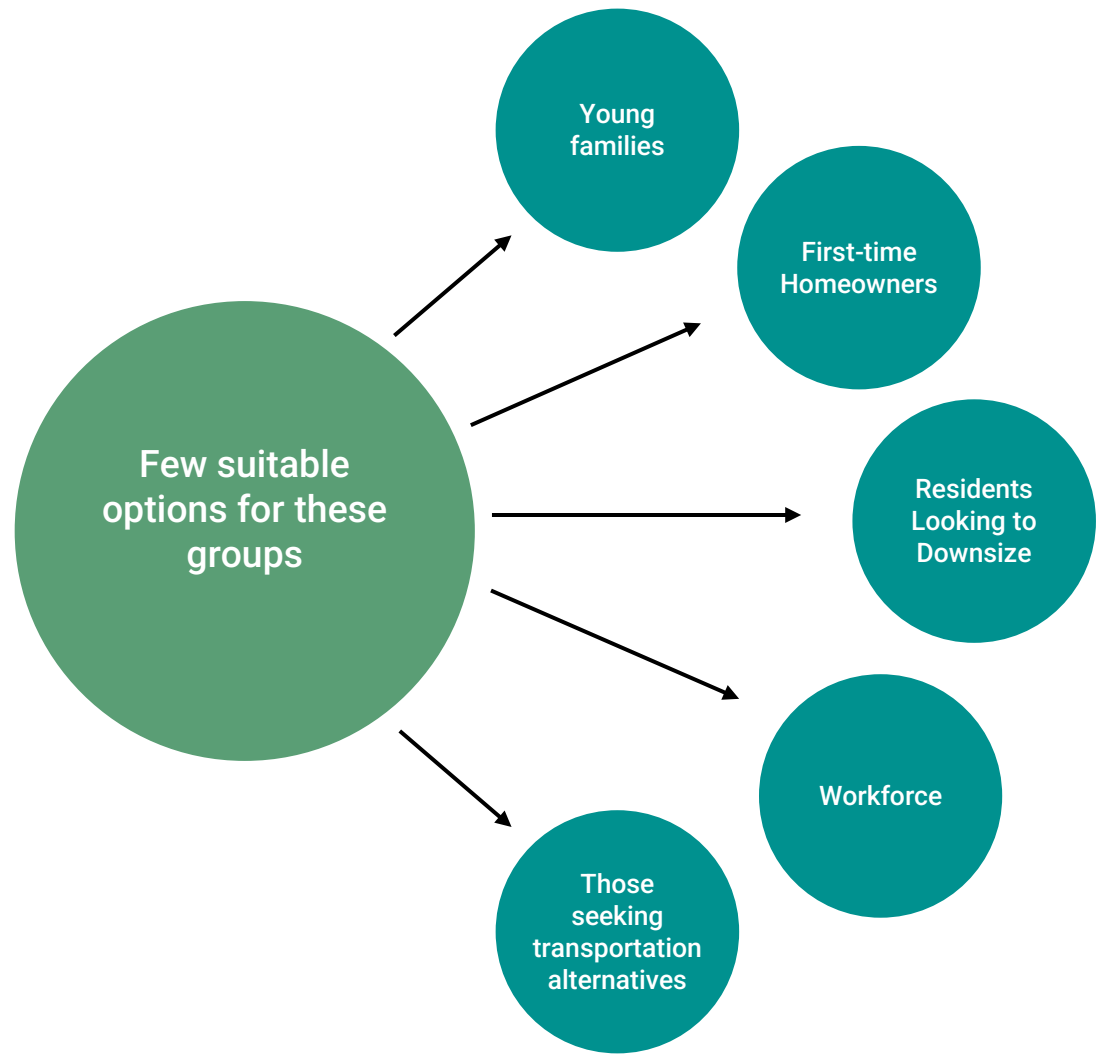
Rising housing
costs outpacing
income growth

Housing Stock Out of
Sync with Changing
Demographics



Unable to Meet the
Needs of Many
Residents

#2: Littleton needs *more kind of housing*



Why are we dealing
with these issues

**Not within
our control:**

Growth of the
region

Pace of wage
growth

Popularity of
Littleton

Within our control:

- Outdated zoning that preempts redevelopment of key sites
- Confusing, expensive, and unpredictable city process that creates too much risk for those looking to add housing
- Rules & regulations that have not evolved with the times
 - Strong community support for ADU's, smaller lot sizes, and other alternative models of housing, but current rules do not allow

Within our control:



Outdated zoning that preempts redevelopment of key sites



Confusing, expensive, and unpredictable city process that creates too much risk for those looking to add housing



Rules & regulations that have not evolved with the times

- Community support for: ADU's, smaller lot sizes, row homes, etc, but ***current rules only allow in a limited capacity.***

Next Step
Recommendation

Open up possibilities to build housing




"The Missing Middle"

find ways to encourage housing that fits within its context

Possible model:

- Plentiful housing along the corridors (ULUC permits)
- "Missing Middle" in adjacent areas
- Single-family homes in neighborhood interiors

Open up possibilities to build housing



Suggestion 1:
Carefully update rules
around missing middle
housing to more
broadly integrate in our
housing stock

Open up possibilities to build housing

Suggestion 2:

Further refine ULUC

Examples:

- Parking requirements are above-market
- Density allowances out-of-sync with other rules

Open up
possibilities
to build
housing

Suggestion 3:

Adopt Pre-approved
Plans that make
Adding Housing Easy
while managing
aesthetics

Pre approved Plans: Precedents



Pre approved Plans: Precedents

South Bend Neighborhood Infill | Overview

ALLOWED SPECIAL EXCEPTION NOT ALLOWED



Carriage House

Unit Configuration	1 bed / 1 bath
Unit Size	576 ft ²
Optional	Garage Below
Lot Width	34' min.

Narrow House - 2 or 3 Bedrooms

Unit Configuration	2 bed / 1.5 bath •
Unit Size	1,120 ft ² or 1,390 ft ²
Optional	Master Suite
Lot Width	30' min.

Standard House - 3 or 4 Bedrooms

Unit Configuration	3 bed / 2.5 bath •
Unit Size	1,632 ft ² or 1,902 ft ²
Optional	Master Suite
Lot Width	32' min.

S1 S2 U1 U2 U3 UF NC DT

S1 S2 U1 U2 U3 UF NC DT



Stacked Duplex

Unit Configuration	(2) 2 bed / 1 bath
Unit Size	880 ft ²
Optional	Basement
Lot Width	32' min.

S1 S2 U1 U2 U3 UF NC DT



Small Apartment - 6 Units

Unit Configuration	(4) 1 bed/1 bath • (2) 2 bed/1 bath
Unit Size	605 ft ² - 845 ft ²
Optional	4 units
Lot Width	50' min.

Pre approved Plans: Precedents

Helps Diversify Housing Stock by:

- Streamlining the administrative process (reduces burden on **both** property owners **and** city staff)
- Reducing cost and barrier to entry for housing
- Carefully manages “community character” concerns by ensuring aesthetic integrity

Pre approved Plans: Precedents

SFH



Duplex



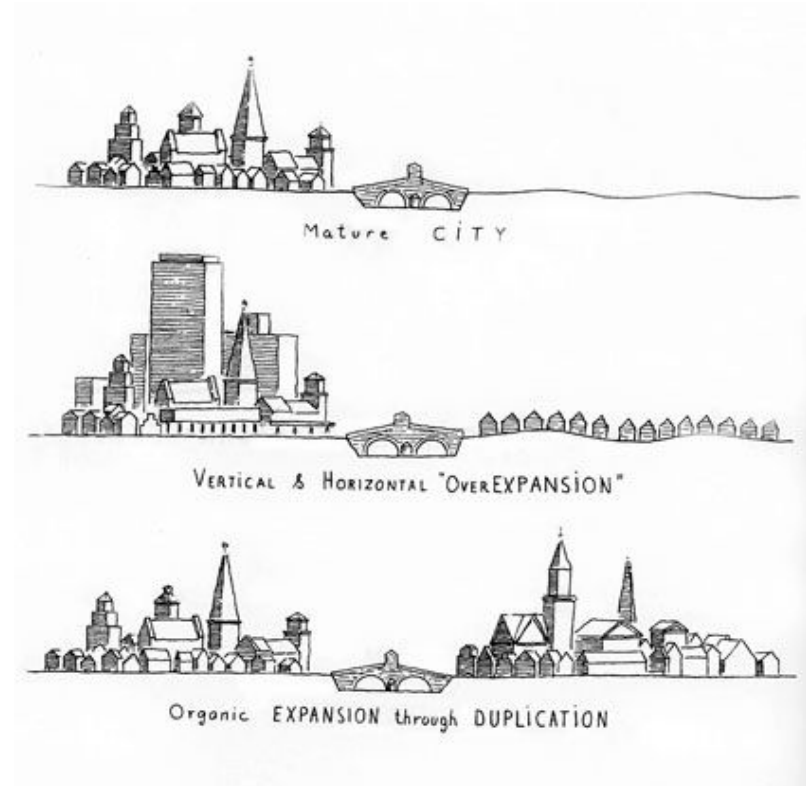
Small Apartments



Consideration

More housing will **build on what we already have** about Littleton

Duplicating and
expanding places that
look like Downtown
Littleton, the crown
jewel of our
community



The fiscal case for more housing

Economies of scale:

More people paying
more taxes to
support the same
infrastructure - this is
a good thing!

Rooftops
support retail
(more sales tax
generated without
raising rates)

Densify the property tax base

(Especially advantageous
if we can shift our model
to include more property
tax revenue)

Investment begets
investment, creating a
virtuous cycle and
further bolstering fiscal
health of the
community