

Dolores Housing Taskforce Meeting October 12, 2022

The task force met with Elizabeth Garvin to review the strategies and techniques that are and can be built into the Land Use Code. Recent updates to the Land Use Code are elements such as, creating use by right in zone districts where residential use is conditional if the development includes an affordable housing unit. Other strategies to consider include removing procedural barriers i.e., no public review and reducing costs of development i.e., waiving tap fees or donating land.

For fee reduction strategies, grant opportunities through Department of Local Affairs will be available for affordable housing development projects. Such grant opportunities would be “gap” funding the development costs.

Elizabeth Garvin spoke of amending the Planned Unit Development regulations to allow for increase in density and height and reducing square foot minimums just for affordable housing development. Stipulation for these strategies are deed restrictions and or rent caps.

Ms. Garvin will prepare an outline of regulations to be incorporated into the code for expediting affordable housing development this will help the task force, planning commission and staff determine what standard conditions to place on projects for expedited approval and try to stay away from commercial zones. No development will be exempt from the geographic and flood hazard standards.

Elizabeth Garvin wants to get a definition for affordable housing and place it in the code. It will create the trigger for the incentives that are built into the code.

Elizabeth will work on PUD regulations for both affordable housing and without affordable housing but keep density bonus programs within the code and not force the developer to apply for a PUD.

For the task force Ms. Garvin will gather the following items and notify the staff when it is ready for review.

- Definition of affordable housing,
- criteria for numbers of units,
- Fee reduction policy triggered by the availability of fees.
- expedited review criteria for subdivision and PUD,
- density bonus she will examine the code for issues,
- use by right,
- changes to the PUD,
- some information about land banking for the group. Also looking at also purchasing and holding water and sewer taps for the property.

A future meeting to kick off the project will be October 25, 2022 at 6 p.m. in the town hall. The task force will be meeting with the developer “Rural Homes” to discuss the project.