



HOUSING

New housing construction should provide choice at all economic levels in Longmont. Housing demand exists across the board for consumers needing diverse housing opportunities. The *Longmont Area Comprehensive Plan* provides for housing diversity by allowing different housing types, sizes, and number of units per acre. There are five different density ranges for residential development. The ranges vary from ultra low-density residential areas of up to 1 dwelling unit per five acres to high-density residential areas of up to 30 dwelling units per acre.

The residential designations and corresponding density ranges within the *Longmont Area Comprehensive Plan* are not the same thing as zoning designations. These ranges allow for a greater diversity of housing than a particular zoning district might; they specify neither a particular housing type, such as single-family residential, nor a particular zoning district, such as R1.

For each density range within the *Longmont Area Comprehensive Plan*, the City may have several zoning districts that permit different housing types at different densities which are consistent with the *Longmont Area Comprehensive Plan*.

When the City annexes land that the *Longmont Area Comprehensive Plan* designates for residential development, City Council also designates a particular zoning for that property which is consistent with the residential density range that the *Longmont Area Comprehensive Plan* shows for that property. Generally, these residential density ranges provide greater latitude for different types of residential development than do individual zoning districts.

The *Longmont Area Comprehensive Plan* supports the concept of mixed-use development in neighborhoods. This pattern may be characterized by a mix of mutually supportive and integrated residential and non-residential land uses, and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

When the character, context, and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing, and public gathering spaces, while having a positive impact on the neighborhood. The *Longmont Area Comprehensive Plan* and *Land Development Code* both support a mix of housing types, styles, and densities in new and redeveloping neighborhoods. Housing is also supported in areas that are predominately non-residential in nature (such as employment areas or commercial areas) as part of a well-designed mixed-use development pattern.



Housing Goals, Policies, and Strategies

GOAL H-1: Monitor the Longmont housing market and work with the private sector to promote the construction of housing types in short supply.

POLICY H-1.1: Plan for additional residential growth within the Municipal Service Area to create enough housing to meet the needs of Longmont’s residents and people who work in Longmont.

Strategy H-1.1(a): Review and revise, as appropriate, City regulations and policies to encourage a balance between housing need and supply.

Strategy H-1.1(b): Monitor the housing market on an ongoing basis to determine if the City should implement policies to influence housing supply.

Strategy H-1.1(c): Designate land uses in new neighborhoods to include a broad range of residential development.

Strategy H-1.1(d): Track and monitor jobs per household information in the City and Longmont Planning Area. Consider a jobs/household ratio between 1:1 to 2:1 to be an ideal range.

POLICY H-1.2: Assist the private sector in meeting the housing demands of Longmont employers and employees.

Strategy H-1.2(a): Consider incentives to developers for projects that will meet changing employer-generated housing demand.

GOAL H-2: Achieve a wide range of quality housing types to meet the needs of a variety of socioeconomic groups and lifestyles.

POLICY H-2.1: Plan for a variety of housing types within each neighborhood planning area.

Strategy H-2.1(a): Review and revise, as appropriate, the City’s development regulations to ensure that they result in the development of quality housing of all types.

Strategy H-2.1(b): Consider increasing densities in residential neighborhoods when the proposed development can demonstrate that it would be compatible with and benefit the existing residential neighborhoods.

Strategy H-2.1(c): Use the following Locational Criteria in determining the location of residential land use.



- A. ***Ultra Low Density Residential*** (up to 1 unit/5 acres).
 1. Areas designated for open space, such as urban shaping buffers.
 2. Areas with severe physiographic constraints.
 3. Areas where Ultra Low Density Residential can be clustered to the extent possible.
 4. Areas with limited utility capacity.
 5. Areas that can be served with City wastewater and water.
 6. Areas that may be part of a transferred development rights program.
- B. ***Very Low Density Residential*** (0-1 unit/acre).
 1. Areas with physiographic constraints that make higher-density use impractical.
 2. Areas away from activity centers.
 3. Areas with limited utility capacity.
 4. Areas that can have a full range of urban services.
 5. Areas where Very Low Density Residential can be clustered to the extent possible.
- C. ***Low Density Residential*** (greater than 1 and up to 6 units/acre).
 1. Areas that will not be adversely impacted by surrounding land uses.
 2. Areas with no physiographic or environmental constraints.
 3. Areas suitable as quiet residential neighborhoods.
 4. Areas within walking distance of neighborhood or multi-neighborhood shopping, educational, and/or recreational facilities but not requiring proximity to major activity centers.
- D. ***Medium Density Residential*** (greater than 6 and up to 12 units/acre).
 1. Areas serving as transitional land use between low and high density residential uses.



2. Areas within one-half mile range of shopping, educational, and recreational facilities.
3. Areas adjacent to arterial or collector streets or accessible to such without passing through less intensive land uses.
4. Areas where medium density residential is compatible with adjacent land uses.
5. Areas served by public transportation.
6. Areas where blight exists and medium density residential is the most appropriate method for revitalizing the area.

E. **High Density Residential** (*greater than 12 and up to 30 units/acre*)

1. Areas adjacent to or within walking distance of schools, parks, and neighborhood and/or multi-neighborhood shopping.
2. Areas in proximity to employment centers.
3. Areas adjacent to arterial streets or accessible to such without passing through less intensive land uses.
4. Areas where high density residential is compatible with the surrounding neighborhood.
5. Areas served by public transportation.
6. Areas where high density residential will not overload or create congestion in existing and planned facilities and utilities.
7. Areas where blight exists and high density residential is the most appropriate method for revitalization of the area, provided that the other criteria are met.

Strategy H-2.1(d): Continue to allow a density increase as an incentive for providing additional affordable housing or additional amenities within the development.

POLICY H-2.2: Maintain a land use distribution within the *Longmont Area Comprehensive Plan* for a range of residential land uses to encourage a diversity of housing densities.

Strategy H-2.2(a): Evaluate developers' requests for residential downzoning to determine if the request will significantly impact the amount of land available for medium and high density housing.



Strategy H-2.2(b): Develop a comprehensive information packet that identifies areas planned and/or zoned for multi-family development.

POLICY H-2.3: Provide flexibility in the *Land Development Code* to allow different housing options.

Strategy H-2.3(a): Examine the implications of allowing residential auxiliary uses in residential zoning districts to provide housing for family members.

Strategy H-2.3(b): Examine the implications of amending the *Land Development Code* to allow emergency and transitional housing as a discretionary use in residential zoning districts.

Strategy H-2.3(c): Examine opportunities to encourage mixed-use development in residential zoning districts as a means of encouraging a variety of housing types and locations.

GOAL H-3: Maintain and enhance the environment of existing residential neighborhoods.

POLICY H-3.1: Encourage historic preservation efforts in applicable neighborhoods.

Strategy H-3.1(a): Work with neighborhood groups to use appropriate methods for preserving the historical character of their neighborhoods.

POLICY H-3.2: Protect existing residential neighborhoods from encroachment from incompatible land uses and public facilities.

Strategy H-3.2(a): Use zoning and other regulations to keep incompatible, non-residential development out of existing residential neighborhoods.

Strategy H-3.2(b): Design “infill” projects of higher-residential densities to ensure they are compatible with existing residential neighborhoods.

Strategy H-3.2(c): Design and locate public facilities to minimize their negative impact on existing residential neighborhoods.

Strategy H-3.2(d): Design transportation facilities to be consistent with the neighborhood planning areas concept, and avoid having major thoroughfares divide a neighborhood planning area.

Strategy H-3.2(e): Encourage residents and landowners of neighborhoods in transition to work together to formulate a land use and zoning plan.

Strategy H-3.2(f): Use site design techniques such as greater setbacks, screening, landscaping and berming to buffer housing adjacent to an arterial street from the negative impacts of arterial traffic.



POLICY H-3.3: Upgrade the condition of houses in Longmont.

Strategy H-3.3(a): Develop a housing code enforcement program that follows the *International Property Maintenance Code*, as amended, and provide information to homeowners and investor-owners in need of housing assistance to make necessary repairs to their properties.

Strategy H-3.3(b): Respond to housing complaints, and direct property owners in obtaining housing assistance to make necessary repairs.

Strategy H-3.3(c): Use infrastructure improvements such as sidewalks, curb and gutters, and parks to help maintain and preserve neighborhoods.

Strategy H-3.3(d): Provide assistance to low- and moderate- income homeowners to help maintain their homes as safe and healthy environments.

POLICY H-3.4: Encourage neighborhood revitalization efforts in applicable neighborhoods.

Strategy H-3.4(a): Monitor neighborhoods in decline and/or in transition, and target public and private financial resources for neighborhood renovation and redevelopment.

Strategy H-3.4(b): Provide assistance to neighborhood groups to enhance the livability of their neighborhoods.

GOAL H-4: Promote high-quality design for residential development that contributes to neighborhood identity.

POLICY H-4.1: Review and revise, as appropriate, development regulations to ensure high-quality residential development.

Strategy H-4.1(a): Evaluate and use flexible zoning techniques, as appropriate, to promote residential projects that incorporate innovative design features.

POLICY H-4.2: Develop public-private partnerships to produce more affordable housing of high-quality design and energy efficiency.

Strategy H-4.2(a): Encourage innovative design in housing by promoting such programs as design competitions, “write downs,” or funding through the Community Development Block Grant Program or other funding sources to reduce development costs.



GOAL H-5: Minimize impact from infill and redevelopment areas on existing residential neighborhoods and transitional neighborhoods.

POLICY H-5.1: Protect neighborhoods from inappropriate development and transportation impacts.

Strategy H-5.1(a): Continue to review development regulations on a periodic basis and modify, as appropriate, to mitigate impacts of new development on existing neighborhoods.

Strategy H-5.1(b): Monitor the traffic impacts on existing residential areas located along arterial streets.

Strategy H-5.1(c): Monitor impacts from redirecting traffic into neighborhoods, and develop possible mitigating measures.

Strategy H-5.1(d): Encourage early participation in the planning process from neighborhood organizations to discuss compatibility of new and infill development in existing or transitional neighborhoods.

GOAL H-6: Support opportunities to provide affordable housing.

POLICY H-6.1: Pursue, in cooperation with other agencies, more housing opportunities dispersed throughout the City for low- and moderate-income people.

Strategy H-6.1(a): Provide incentives to developers to construct affordable housing.

Strategy H-6.1(b): Provide assistance to people seeking affordable housing options.

Strategy H-6.1(c): Promote the City's affordable housing program.

Strategy H-6.1(d): Review periodically, and modify as appropriate, the City's annexation and inclusionary zoning programs for affordable housing.



Housing Indicators

Policy Rationale: The City desires that the housing market reflect the spectrum of local household income levels, providing affordable rental and ownership opportunities in proportion to the ability of local households to pay for housing. Diversity in housing types leads to a broader range of pricing.

Benchmark Standard: Number of units in subdivisions sold and/or rented to qualified households earning a certain percentage below the Area Median Income, as further regulated in Section 15.05.220 of the *Land Development Code*

Indicators:

- A. Number of affordable rental or ownership units added or lost annually, including units developed or controlled by private developers, non-profits, or governmental entities
- B. Number of construction permits issued by unit type
- C. Affordability index of local ownership housing, documenting mean and median sales prices for single-family homes and attached housing units

Methods, Sources:

- A. The City of Longmont Community Development Block Grant/Affordable Housing Division (Affordable units are defined as those that are restricted through deeds or covenants that must be made available to income-qualifying households. Examples would include the City's deed restriction that is applied to inclusionary housing units and the Colorado Housing and Finance Authority covenants applied to tax-credit rental housing.)
- B. The City of Longmont Planning Division for building permit issuance by type of structure (Specific measurements to account for single-family, duplex through fourplex, townhouse/condominium, and apartment units)
- C. The Longmont Association of Realtors for mean and median sales prices for affordability index