

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: X. 2.
Meeting Date: September 16, 2024

TO: Mayor Rogin and Members of the Board of Trustees

FROM: Andrew Bowen, Senior Planner

DATE: 09/12/2024

ITEM: Discussion/Direction Recommending Proposition 123 Affordable / Attainable Housing Strategies

_____ ORDINANCE
_____ MOTION / RESOLUTION
x INFORMATION

- I. **REQUEST OR ISSUE:** Staff are seeking direction from the BOT regarding the PCDC's recommended strategies for Proposition 123.
- II. **PROJECT HISTORY:** On August 12th, the PCDC discussed which DOLA Qualifying Proposition 123 Strategies could be implemented by the Town and should be recommended to the Board of Trustees. Of the 17 strategies provided by DOLA, the PCDC chose the following four:
 - 1. [Expedited development review for affordable housing up to 120% AMI \(opens in new window\)](#) (REQUIRED BY DOLA)
 - 2. [Density bonus program for housing needs \(opens in new window\)](#)
 - 3. [Inclusionary zoning ordinance \(House Bill 21-1117\) \(opens in new window\)](#)
 - 4. [Other novel, innovative, creative approaches - Housing Authorities](#)

The full list of strategies is included in the packet.

Note: The only strategy that is required during this commitment cycle is the implementation of an Expedited Review Process (Planning staff is currently working on this process). In discussions with DOLA staff though, the more strategies the Town can adopt, the more competitive we will be for future grants and development potential.

- III. **RELATIONSHIP WITH OTHER PLANS:** These strategies are consistent with the Town of Lyons Housing Futures Plan.
- IV. **RECOMMENDED ACTION / NEXT STEPS:** Once strategies are selected by the BOT, planning staff will start working to draft code for their implementation. These Text Amendments will then be carried through the public process and brought back to the BOT for adoption.
- V. **FISCAL IMPACTS:** None at this time other than staff hours.

VI. LEGAL ISSUES: N/A

VII. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A

VIII. SUMMARY AND ALTERNATIVES: The Board of Trustees may choose to advise staff which direction they prefer.