



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: SUSAN LEE, INTERIM COMMUNITY DEVELOPMENT DIRECTOR
EMILY WEBER, PLANNER II
SALLY WARD, PLANNER I
RE: JOINT WORK SESSION WITH PLANNING COMMISSION
DATE: MAY 23, 2023

Summary and Background: The Frisco Planning Commission plays a key role in guiding the ongoing development of the Town. It does this through review of site development applications for conformance to the Frisco Community Plan and compliance with the Unified Development Code, and in the creation of guiding plans and documents such as the Community Plan and Complete Streets Plan. Because the Planning Commission has such an essential role, it is important that the Town Council and Planning Commission occasionally meet to discuss community vision, issues and challenges, upcoming projects, implementation of master plans, and potential Code updates.

Increasing the amount and availability of housing for the workforce is a high priority community goal as stated in both the Town Council's Strategic Plan and the Frisco Community Plan. Because of the depth and complexity of the housing issue, many policies and programs have been implemented to increase the availability of both rental and ownership, deed restricted affordable housing.

The purpose of the May 23rd joint work session is to provide an opportunity for dialogue between Town Council and the Planning Commission in regard to existing and potential workforce housing programs, with staff facilitating as needed. The agenda outline is as follows:

- Introductions
- Inclusionary Zoning – (60 minutes)
 - Brief overview of case studies and existing residential development projects in Frisco (graphics of residential redevelopments in the CC, RH, RM, and RL over the last five years)
 - Q&A/Discussion
- Overview of Existing Programs – (30 minutes)
 - Current types of deed restrictions and inventory numbers
 - Bonus Density (new code revisions)
 - Housing Helps
 - Income and sales price restrictions
 - Frisco Housing Locals
 - Q&A/Discussion
- ADU versus Lock-offs (15 minutes)

- Current definitions, challenges and potential incentives (reduction in fees, funding assistance)
- Q&A/Discussion
- Parking requirements

Planning Commission members and date first appointed to the Commission:

Kelsey Withrow (Chair)	April 2016
Lina Lesmes (Vice Chair)	June 2018
Andy Stabile	May 2014
Patrick Gleason	June 2020
Ira Tane	June 2020
Jessica Potter	May 2022

Background & Analysis: In order to support the conversation regarding inclusionary zoning staff has prepared a brief analysis of inclusionary zoning policies in other Colorado communities, including a short summary of the recent state enabling legislation, [House Bill 21-1117](#), designed offer a framework for allowing the adoption of inclusionary zoning policies.

Since 2020 the Town has added, or approved, 123 residential dwelling units. Of these 36 are to be deed restricted, affordable units designated for members of the local workforce. The Town and CDOT partnership of Granite Park accounts for 22 of these units and the remaining 14 have been added by private developers through the UDC's bonus density program and negotiations with staff. A map illustrating this residential redevelopment is available in Attachment 2.

There are currently 184 deed restricted affordable housing units in the Town of Frisco. Of these, 19 are Town of Frisco owned rental properties and the remainder are privately owned. Staff estimates the total number of residential dwelling units in Frisco to be approximately 3,600 units.

Reviews and Approvals: This report has been reviewed and approved by:

Tom Fisher, Town Manager
Diane McBride, Assistant Town Manager

Attachments:

Attachment 1 – Comparison of inclusionary zoning in Colorado communities and state enabling legislation.

Attachment 2 – Summary graphic of residential development 2020-2023