



City Council

May 7, 2024
Packet Addendum #1

Memorandum

To: City Council
CC: City Manager Jeff Durbin; Deputy City Manager Samma Fox
From: Meredyth Muth, City Clerk
Date: May 7, 2024
Re: May 7, 2024 Packet Addendum

This addendum includes to following:

- Item 7J – IGA with Boulder County PACE Program
 - Attached is an additional attachment Exhibit B for the IGA

- Item 10D – Housing Plan
 - Attached is an amended Resolution for Council consideration. This version includes the goals of the plan in the resolution.

 - The minutes of the April 11 Planning Commission meeting where the Housing Plan was discussed are not yet available. The video of that meeting is available here:
louisville.ompnetwork.org/embed/sessions/289652/04-11-24-planning-commission-meeting.

 - Public Comments on the Housing Plan start at approximately 1 hour and 3 minutes into the video.

- Comments that have come to Council on items on tonight’s agenda.

City of Louisville

Exhibit B

Fee Schedule

Staff time:

Costs:

\$30.52 per hour

Invoices will be sent:

The annual amount will be billed once per year in quarter 2.

Total annual costs will not exceed:

\$10,000

Rebates:

Costs:

\$50,000

Invoices will be sent:

The annual amounts will be billed in advance of program expenditures once per year in quarter 2.

The budget will be applied as rebates for Louisville businesses according to the table below:

	Equity Priority Rebate *Definition listed below	Standard Rebate
Upgrade		
	100% of costs covered capped at \$2,500 when/if the total project costs exceeds PACE's cap of \$20,000	20% of costs capped at \$2,500
Building Electrification Feasibility Study		
Cold Climate Air Source Heat Pumps (split, mini-split, or multi-split)	\$3,000/ton	\$1,500/ton
Ground Source Heat Pumps	\$4,000/ton	\$2,000/ton
Non-Cold Climate Air Source Heat Pumps (split, mini-split, or multi-split)	\$1,500/ton	\$750/ton
Variable Refrigerant Flow (VRF) Heat Pump	\$3,000/ton	\$1,500/ton
All-Electric Heat Pump Rooftop Unit	\$3,000/ton	\$1,500/ton

Dual Fuel Heat Pump Rooftop Unit	\$3,000/ton	\$1,500/ton
Electric Infrastructure Upgrade	100% of costs capped at \$4,000.	
Electric Infrastructure Upgrade	100% of costs capped at \$4,000.	
EnergyStar Certified Heat Pump Water Heater	\$3,000/unit	\$1,500/unit
Replacing Gas Water Heater with ENERGY STAR Certified Electric Water Heater	\$2,000/unit	\$1,000/unit
Window Film with SHGC \leq 0.35	\$3.00/SF	\$1.50/SF
Roof insulation* standard	\$0.62/SF	\$0.32/SF
Roof insulation* for businesses <2,500 square feet and nonprofits that serve low-income populations	\$1.28/SF	\$0.64/SF
Attic insulation R-49 standard	\$0.32/SF	\$0.16/SF
Attic insulation R-49 for businesses under 2,500 square feet and nonprofits that serve low-income populations.	\$0.64/SF	\$0.32/SF
Wall insulation** standard	\$0.12/SF	\$0.06/SF
Wall insulation** for businesses under 2,500 square feet and nonprofits that serve low-income populations.	\$0.24/SF	\$0.12/SF

***All City of Louisville rebates are capped at \$5,000 per business participant**

Fees	Amount per check
Third party check processing fee	\$10.10

Equity Priority Buildings:

A building may qualify as an Equity Priority Building if it houses one or more businesses that serve frontline community members: people that are more vulnerable to the impacts of climate change due to factors including income, race, language, age, documentation status, disability, and more.

Equity Priority Buildings include:

- Deed-restricted multifamily affordable housing
- Naturally occurring affordable housing (at least 66% of the building's units must have rents at or below 80% of area median income rent limits)
- Human service providers, defined as a non-profit tax-exempt entity that offers critical services such as:
 - o Advocacy organizations (such as Community Advocacy, Social Service Advocacy, or similar)
 - o After-school providers
 - o Childcare centers
 - o Community centers
 - o Disability service providers
 - o Domestic violence centers
 - o Emergency service organizations
 - o Family support organizations
 - o Food pantries
 - o Homeless shelters
 - o Immigration service providers
 - o Job training and workforce development services
 - o Law/legal centers (non-profit and pro-bono services to income-qualified communities)
 - o Mental and behavioral health facilities
 - o Places of worship (offering critical services to frontline communities)
 - o Rehabilitation providers
 - o Senior centers (not owned by the City and County of Boulder)
 - o Transitional or supportive housing
 - o Women's or children's shelters

**RESOLUTION NO. 22
SERIES 2024**

A RESOLUTION ADOPTING THE LOUISVILLE HOUSING PLAN AS A GUIDING DOCUMENT TO ADDRESS HOUSING AFFORDABILITY IN LOUISVILLE

WHEREAS, the City of Louisville (the “City”), is a home rule municipal corporation organized under the Colorado Constitution and the Louisville Home Rule Charter; and

WHEREAS, the City has learned through recent community engagement and the Housing Needs Assessment that accompanies this resolution that housing affordability and housing choice are among Louisville and the region’s most pressing issues; and

WHEREAS, the State of Colorado has recognized that housing affordability is one of the most significant issues facing the state by enacting House Bill 21-1271 that enabled the City to be awarded a grant for the Louisville Housing Plan; and

WHEREAS, the City currently has limited policy guidance to address the issue of housing affordability and diverse housing choices in Louisville; and

WHEREAS, on April 11, 2024, the Louisville Planning Commission recommended that the Louisville City Council adopt the Louisville Housing Plan in the same form that accompanies this resolution; and

WHEREAS, City Council desires to adopt the Louisville Housing Plan as a guiding document to address housing affordability in Louisville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council supports the Housing Goals of the Louisville Housing Plan:

- Increase Residential Development Opportunities in Louisville
- Expand Access to Affordable Housing
- Diversity Louisville’s Housing Stock

Section 2. The City Council supports the Housing Strategies and Actions of the Louisville Housing Plan:

- Targeted Policy and Zoning Code Amendments to Reduce Barriers for Residential Development
- Leverage Funding Opportunities and Partnerships to Support Income-Restricted Affordable Housing
- Comprehensive Policy and Zoning Code Amendments to Reduce Barriers for Residential Development and Allow More Diverse Housing Types

Section 3. The Louisville Housing Plan is hereby adopted in substantially the same form of such Plan that accompanies this Resolution.

PASSED AND ADOPTED this 7th day of May, 2024.

Christopher M. Leh, Mayor

ATTEST:

Meredyth Muth, City Clerk

From: [tamar krantz](#)
To: [City Council](#)
Subject: Please lower the limit for campaign contributions.
Date: Sunday, May 5, 2024 3:59:57 PM

Dear City Council Members,

I appreciate that staff did not recommend a specific donation limit in the ordinance, but rather has left that blank for the City Council to determine.

Please consider creating a maximum donation limit of \$100 per individual and \$1000 per small donor committee. This would ensure that no one refrains from running because they believe they cannot compete with another candidate with higher financial resources.

If it is possible, please cap the amount someone can spend of their personal funds to finance their own campaign.

In an ideal democracy, everyone should have an equal shot at city council, regardless of their financial status.

Sincerely,

Tamar Krantz
Ward 3

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From: [tamar krantz](#)
To: [City Council](#)
Subject: Please require changes before adopting the Housing Plan!
Date: Saturday, May 4, 2024 8:52:32 PM

Dear City Council Members,

Thanks for your service to our community and thanks in advance for reading this long email.
:)

Please refrain from adopting RESOLUTION NO. 22, SERIES 2024 – A RESOLUTION ADOPTING THE LOUISVILLE HOUSING PLAN AS A GUIDING DOCUMENT TO ADDRESS HOUSING AFFORDABILITY IN LOUISVILLE.

First, on a quick procedural note: would you please add the Planning Commission minutes from April 11th to your packet so that you are able to see the public comments and commissioner discussion from that meeting?

Regarding the Housing plan, I appreciate your work so far in the plan's development. The data is informative. I'm shocked that 74% of current households couldn't afford to purchase their own homes at the current market price with their current income. I'm also surprised by the 17% increase in the number of households with incomes over \$200K over a 10 year period. I believe you all agree that our town is gentrifying and that we must address the impacts on lower income residents and our city's diversity. I hope you will also agree that this plan is not ready to serve as our guiding document for housing affordability in Louisville.

Before approving this plan, please take note of the following issues:

1. The goals are not strong enough on affordability. The goals should also address environmentally sustainable housing and historic preservation.
2. Strategies 1 and 3 will lead to more housing, but will cause Louisville to miss opportunities to create more affordable housing.
3. Important information is not yet available. State level land use bills, public input data, and comprehensive plan values should be considered first.

I have provided more detailed suggestions for your consideration below.

Sincerely,

Tamar Krantz

Ward 3

Regarding the goals:

The first goal to build more housing doesn't address any of the problems identified in the needs assessment. In our type of market, increasing supply will not bring down prices. Building housing without concurrent commercial or retail is not necessarily going to have economic benefits as described. Other housing plans do not include such a broad goal. This goal should be replaced with a more targeted goal that addresses some of the myriad of problems identified by community members. We have limited room for new development so we need to make sure new development is affordable and sustainable. Also more housing will make a "percentage affordability goal" harder to reach. "More" is a ridiculously low bar to measure success.

The second goal "expand access to affordable housing" should be numeric. The goal should reiterate our existing resolution: [A RESOLUTION IN SUPPORT OF THE BOULDER COUNTY REGIONAL HOUSING STRATEGY](#). Why not make the goal 12% by 2035 consistent with the resolution? While I do not agree with Exhibit 25: Total Units Needed by 2047, this should be mentioned in the goal IF it is what the community agrees upon. (The resolution goal and needs assessment goals are conflicting.) In either case, the goal should define affordability and percentages so that progress can be measured.

The third goal to diversify the housing stock should specify the percentage of each type of housing that we are striving towards. We currently have 22% multifamily (5+ units). Do we want to be more like Boulder with 43%? We currently have 9% plex housing (1 to 4 units). Do we want to be more like Lafayette with 22%? Shouldn't we include goals for other housing types (housing with limited parking near transit, 55+ housing, net-zero, or ADA compliant housing, etc.)? This goal should define desired diversity so progress can be measured.

Additional goals should address historic preservation, environmental sustainability and compliance with state mandates (if necessitated by new legislation).

Regarding the strategies

Please consider stating the timeline for the strategies. In general, actions under strategy number 2 should be implemented before strategies 1 and 3. The strategies aimed at increasing the number of housing units in Louisville are extensive. Simply loosening requirements and creating incentives for rapid development will cause us to lose opportunities to meet our affordability and other goals.

Before committing to any of these action items, Louisville should wait until the end of the current State legislative session. Several pending bills could mandate specific strategies and actions.

Regarding pending information State level land use bills may mandate changes to our strategy such as HB 1313 on transit oriented communities, and HB1152 on ADUs. Also, while the community engagement summary includes a lot of input, some input is still outstanding. The city solicited input on housing in the comp plan survey, the comprehensive plan open house, and the community survey. The results of these have not yet been published or considered. Finally, we should not take actions on this plan before we have completed our comprehensive plan process. The comprehensive plan should inform our housing plan, not the other way around.

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From: [H.M](#)
To: [City Council](#)
Subject: #1 priority for Housing Plan should be Affordable Housing
Date: Monday, May 6, 2024 9:54:31 PM

Dear City Council Members,

Thank you for continuing to address housing in Louisville. The housing plan as proposed has some very good ideas and directions but the first priority should be Affordable Housing and the housing plan should be amended after the Comp Plan is complete to incorporate the values and vision of our community.

Please make a motion to reprioritize the goals to put Affordable Housing first and commit to amending the housing plan to reflect the values and priorities of the Comp Plan when it is completed.

Based on my experiences in the community engagement events and survey and [successful strategies](#) from other communities (Atlanta, Albuquerque, Seattle, Cambridge MA, and [Vienna Austria](#)) I urge you to change the order and language of the overarching 3 main goals approving this plan.

The current goals, order and language prioritize "D"evelopment, sending a strong message of support for development for development's sake.

Current Pro Development Version:
Goal 1: Increase Residential Development in Louisville
Goal 2: Expand Access to Affordable Housing
Goal 3: Diversify Louisville's Housing Stock

I don't agree with the order and language and in the community events and discussions I participated in I never heard my fellow community members advocating for development as the top priority. People talked about creating affordable housing opportunities for our community (see goal 1 list of community members below), preserving the small town values and atmosphere, and taking a very measured approach to planning and development.

Our number one priority should put community not development first, this establishes the "what" we as community members want and need for Louisville -

1 Create and Maintain Affordable Housing -
for our kids, seniors, diverse new neighbors, families, workforce and business community

The next 2 goals talk about "How" we get to deliver on our number 1 goal.

2 Diversify Louisville Housing Options
To do this we must diversify louisville housing stock and focus primarily on affordable, sustainable "green-standard" housing options. Let's change current residential zoning to include zoning for apartments (I grew up in apartments and really benefited from the community and density), multi-family housing, community-owned and managed mobile home parks, small starter home developments, etc.

#3 Optimize Current Zoning and Create Community Asset Public Programs

We need to expand affordable housing zoning and invest in community assets such recreation facilities and green spaces to benefit the entire community.

We should focus first on areas currently zoned residential - expanding housing type options but ensuring that infrastructure and neighborhood integration are part of the process. We should be very measured in supporting growth for growth's sake, there are currently properties zoned commercial or industrial that lay fallow and are excellent opportunities for mixed use (focused on affordable housing and commercial), open space, recreation and parks facilities. Let's work with and incentivize developers to be part of the affordable housing solution. We do not want to become more of a sprawling monoculture big house large carbon footprint suburban town.

We want the diversity, vibrance and opportunities that affordable housing gives current residents, our children, businesses and new neighbors.

Please take action now and revise and amend this plan to prioritize affordable housing. Thank you.

Sincerely,
Helen Moshak
Louisville Resident

References/Links:

<https://bipartisanpolicy.org/blog/10-actions-to-housing-affordability>

<https://think.kera.org/2023/07/12/what-we-could-learn-from-viennas-public-housing/>

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From: [tamar krantz](#)
To: [City Council](#)
Subject: Please include open space acquisition funding in the budget ammendment
Date: Monday, May 6, 2024 4:22:30 PM

Dear City Council Members,

Thankyou for including a budget for open space staff and for vegetation surveys in this ammendment.

Please add a transfer from the general fund to the Open Space acquisition fund. Back in January, you considered a general fund transfer to open space, regardless of the election outcome for 2C. While funding did come in for 2C, the general fund transfer should not be zero.

Nature and open space make Louisville a great place to live. We are so lucky to have prairie lands and riparian lands in our city and fortunate to be closer to larger areas of wild lands. My neighbors are thrilled when a bald eagle flies over or a great horned owl has owlets in a resident's tree. Please help to protect our wildlife by protecting habitat.

Sincerely,

Tamar Krantz
Ward 3

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From: [H.M](#)
To: [City Council](#)
Subject: Financial Policy and Budget Amendment Open Space Impacts
Date: Tuesday, May 7, 2024 12:08:58 PM

Dear City Council,

Good morning. As a dedicated supporter of Louisville Open Space I would like to thank the Financial Committee for their ideas and guidance in crafting the changes to Financial Policy 2.2 and the proposed 2024 budget amendment before the full council today. Thank you!

#1. Changes to Financial Policy 2.2

Creating the Open Space Acquisition Reservation is a great step forward! Now, how to fund it? In the consent agenda portion, is the change to Financial Policy 2.2. reflecting the change Jeff Durbin and Ryder Bailey made when they incorporated the recommendation of the Financial Committee and decreased the contribution rate into the newly created OS Acquisition Reserve of the new .125% OS sales tax from the originally proposed 40% to 30%. This 30% rate, a change proposed by Councilwoman Judi Kern, will provide a better balance between saving for acquisitions and spending on operations. Thank you for this balanced approach. But there is still the need to fund this reserve now so that the City can purchase properties when they become available. We haven't purchased land since 2017. It would make a big difference if Council authorized seed money contributions from the General Fund and/or Conservation Trust to fund the reserve also! Please consider this in the next budget amendments and 2025 planning.

I'm sorry to see that the allocation of the annual General Fund transfer (currently ~\$1.1M) remains at 100% to Parks, 0% to OS. I believe an allocation of General Funds to OS, even if it is a relatively small amount compared to the \$1M for Parks, would help set the expectation that it won't always be zero. A scheduled GF transfer to OS would create a process for annual decision making about the general fund and deciding each year about an allocation for Open Space instead of setting a process for never considering it and only allocating funds to Parks.

I look forward to learning more about how staff and City Council will set the target amount for the newly created Acquisition Reserve "from time to time through the budget process".

#2 - The Proposed 2024 Budget Amendments

In the 2024 Budget Amendment section there are changes from the Finance Committee Packet budget amendment to the sources of the \$ amounts but not changes to the overall bottom line.

In this version, Parks is now paying for half (\$50K) of the trail planning instead of OS paying for the entire \$100K of Trail planning from 2024 sales tax revenue. Fin. Comm. member Judi Kern proposed finding other sources to help pay for the trail funding.... parks, transportation, etc.

The good news is that this 50K is not coming out of 2024 OS sales tax revenue so at the end of the 2024 budget year there will be more 2024 OS sales tax revenue for OS operations and acquisitions.

The bad news is that the \$50K that Parks is now contributing toward the trail planning in 2024 is just a new transfer of another \$50K of the 2023 year end balance from the old combined OS & Parks Fund. This is another example of how the old combined OS&P fund balance is continuing to benefit Parks and not OS. (see details in Appendix C of the Budget Amendment Detail, numbered p. 479) I'm not sure why the \$50K from the 2023 OS&P fund balance is transferred to Parks and then budgeted for trail planning, why not transfer it directly to OS?

Please continue to prioritize the protection, restoration and acquisition of Open Space! Overall, the City is making progress in increasing the OS operations and capital budget, we should see good

results beginning in 2024 and on into 2025 from these OS sales tax revenue resources and the hard work of the talented Open Space staff.

Best regards,

Helen Moshak, Louisville Resident and member of the Louisville Open Space Advocates

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