

STATE PLANNING & HOUSING LEGISLATION UPDATE

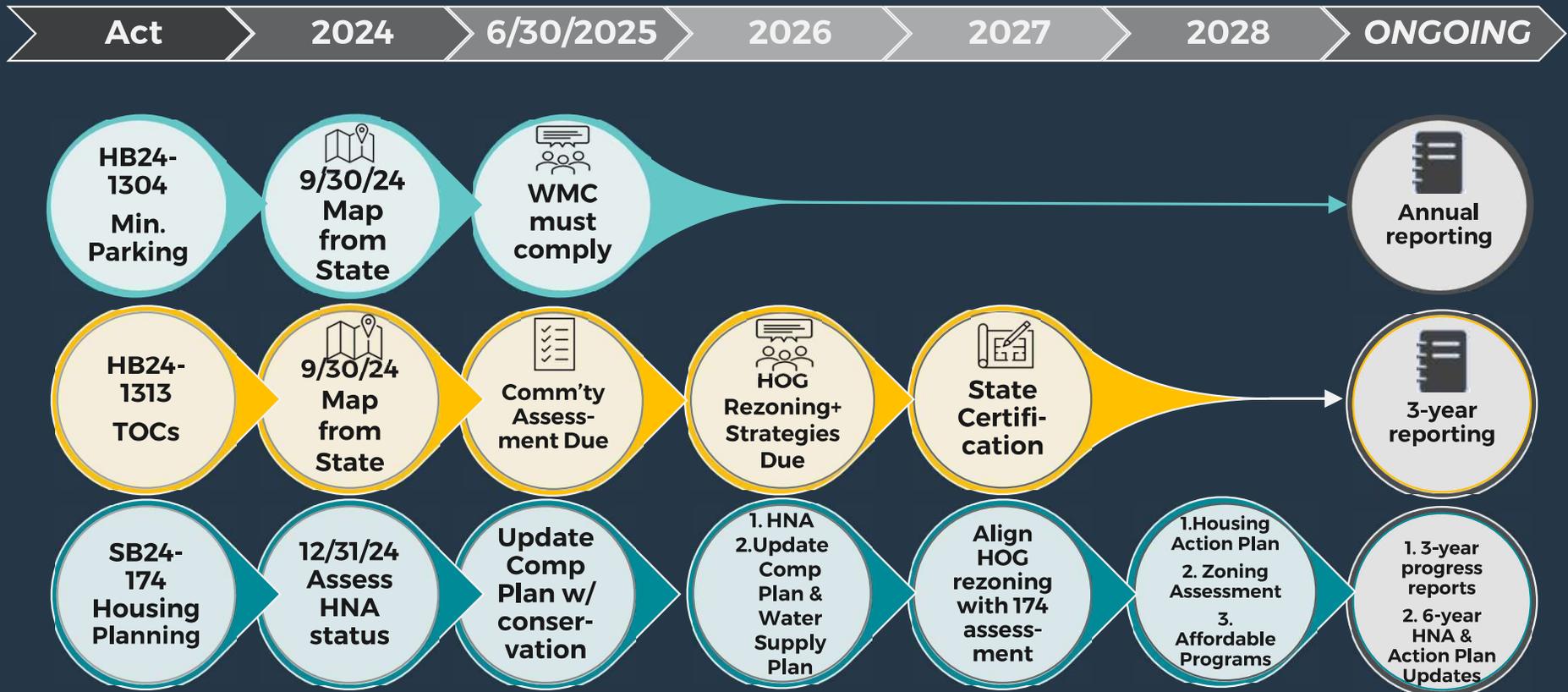
February 3, 2025

Purpose:

Receive presentation on steps to compliance and provide direction to staff

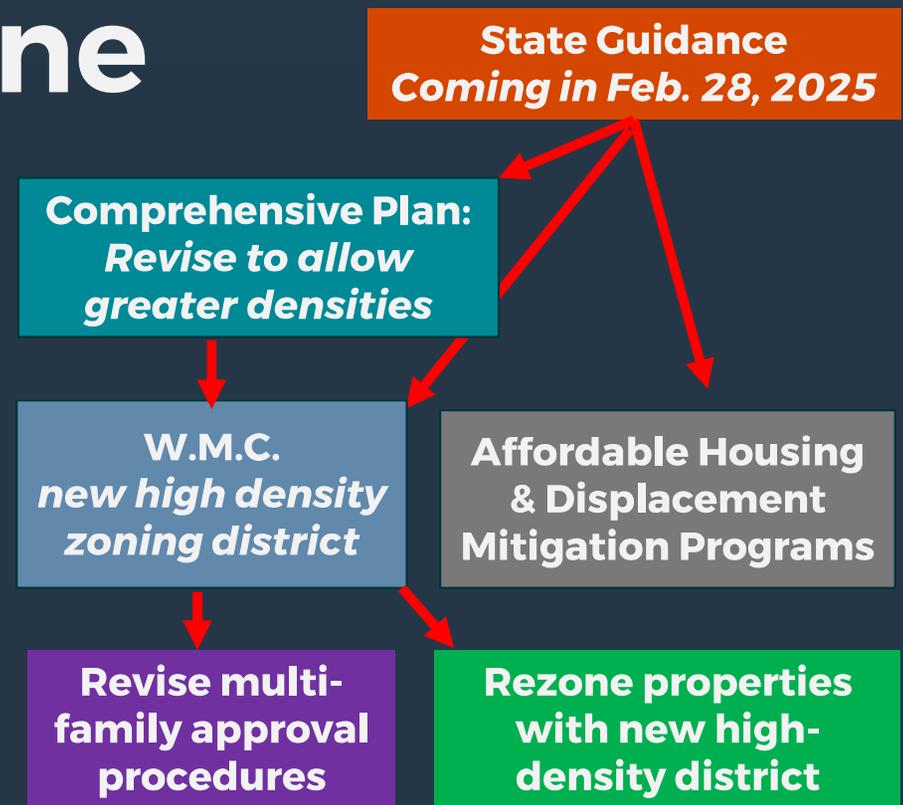
New State Planning Legislation

- **Parking - HB24-1304:** Exempts minimum parking for residential, mixed use, and adaptive reuses along optimized transit corridors
- **Transit Oriented Communities (TOC)- HB24-1313:** Requires accommodating a Housing Opportunity Goal (HOG) within defined areas through updates to the Comprehensive Plan, formation of affordability and displacement mitigation strategies, and rezoning
- **Sustainable Affordable Housing - SB24-174:** Requires housing needs assessments and revisions to the City's Comprehensive Plan and Water Supply Plan to conform to the prescriptive requirements of the Act, development of a Housing Action Plan, and establishes reporting requirements



HB24-1313 Timeline

- Preliminary Assessment Report due 6/30/25
- Upzoning deadline:
 - 12/31/26 to submit approach and map of locations
 - 12/31/27 complete rezoning
- Reporting every 3 years

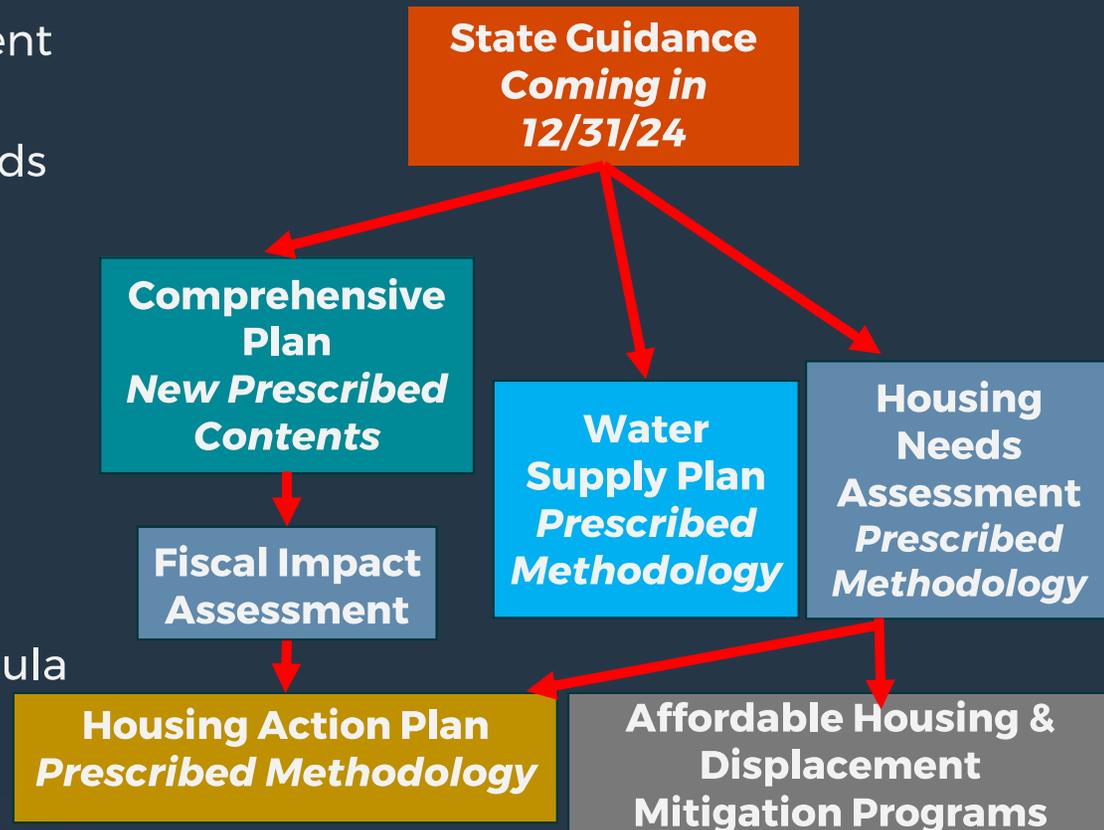


City Authority Retained

- Discretionary approval for subdivisions, rezonings, variances
- Discretionary review at applicant's option
- Not required to disclose confidential water supply or facility information
- Can allow commercial or mixed use within transit centers
- Denying/conditioning due to traffic study, utility limitations, etc.

SB24-174: Sustainable Housing

- Parallel to HB24-1313, similar intents but different mechanics and lack of alignment
- Deadlines:
 - 2026: Comp Plan and Housing Needs
 - 2028: Housing Action Plan
 - Every 3 years - reporting cycles
 - Every 6 years - required updates to Needs Assessment and Housing Action Plan
- Concerns:
 - Required new Comp Plan contents irrelevant to Westminster
 - Overly simplistic water supply formula
 - New role for State as mediator in utility service matters



Policy Considerations

- Land use generally constitutes a matter of local concern and therefore has been regulated by the City through its home rule authority
- Land use and resource alignment:
 - Decoupling land use from infrastructure and resources is a departure
 - First-in obtains resources, no ability to prioritize vision-aligned projects
- Penalties
 - Withholding state grants & incentives for noncompliance with HB24-1313; lack of prioritization relative to SB24-174
 - \$6 million of state funds for 44 different projects from 2019 through 2024. 35 of 44 were in amounts less than \$100,000

Compliance Direction Requested

- Compliance analysis and ramp up is a major commitment of staff time, with workplan and Strategic Plan impacts
- HB24-1304 (Parking): Integrate into proposed Unified Development Code
- HB24-1313 (TOC):
 - Preliminary Assessment Report
 - Budget for and administer required affordability and anti-displacement programs
 - Amend Comp Plan, create zoning districts in WMC w/ administrative approval process, and rezone land to achieve mandated HOG
- SB24-174 (Housing Planning):
 - New Housing Needs Assessment
 - Update Comprehensive Plan & Water Supply Plan

