



Unlocking Housing Choices

City Council & Planning Board Joint Session

Previous Joint Session

1. Adopted Plan Guidance
2. Issue Identification
3. Peer City Approaches



Agenda

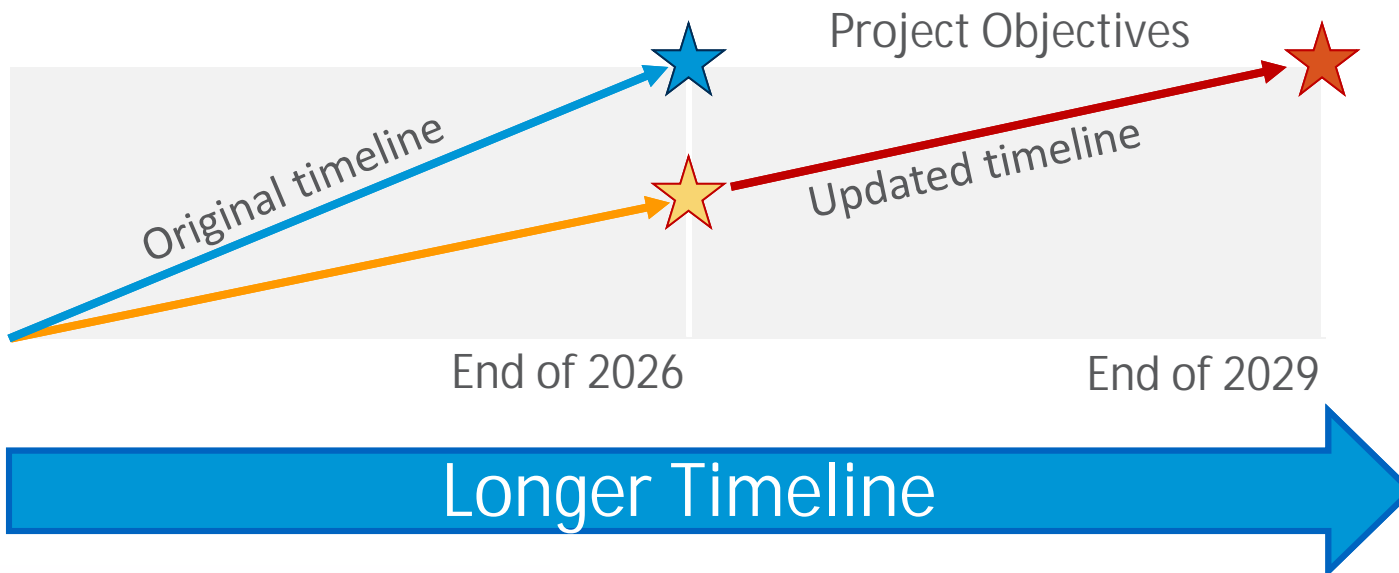
1. Project Schedule Updates
2. Phase 1 Strategy Details
3. Next Steps



Project Schedule Updates

Project Scope has not Changed

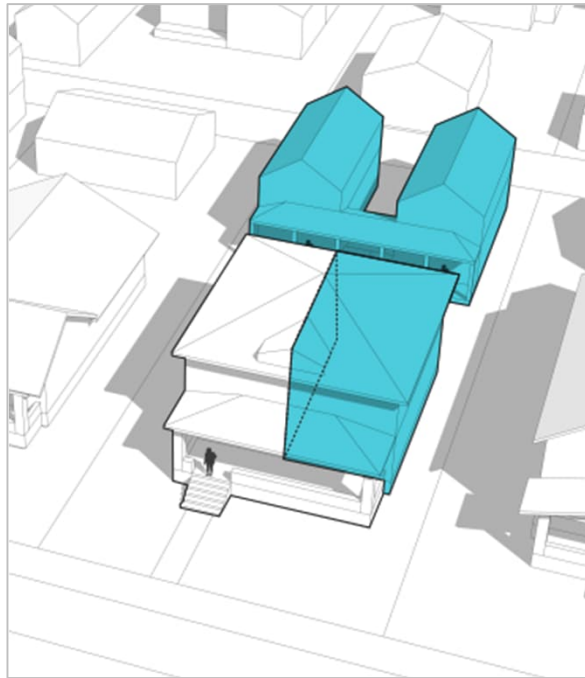
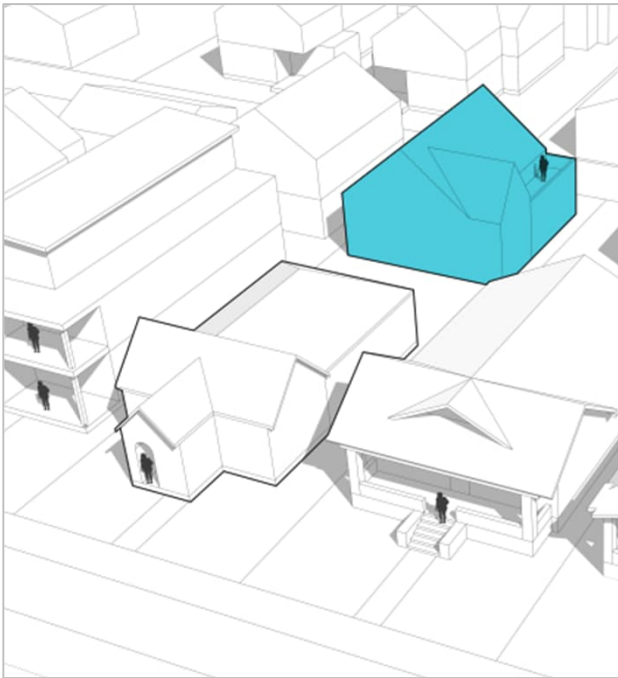
- Staff reduction and timeline extension
- Phased approach allows interim progress



Overview: Phased Approach

Phase 1 (2026) – Affordability and Preservation Focus

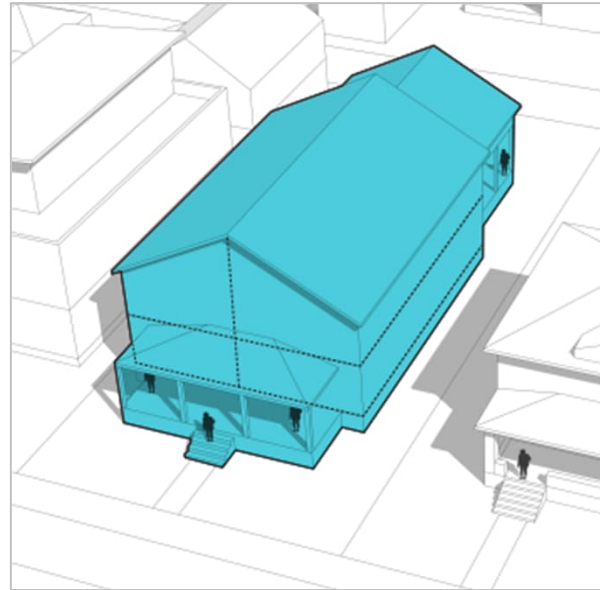
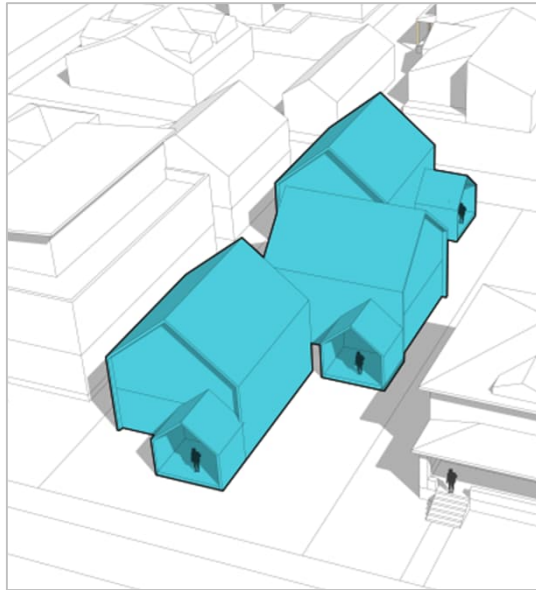
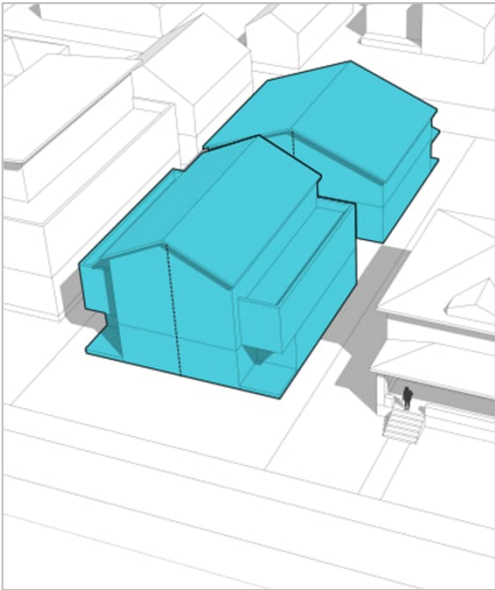
1. Allow Missing Middle Housing when the existing structure is retained.



Overview: Phased Approach

Phase 1 (2026) – Affordability and Preservation Focus

1. Allow Missing Middle Housing when the existing structure is retained.
2. Allow Missing Middle Housing when affordable housing units are provided.



Overview: Phased Approach

Phase 1 (2026) – Affordability and Preservation Focus

1. Allow Missing Middle Housing when the existing structure is retained.
2. Allow Missing Middle Housing when affordable housing units are provided.
3. Develop Better design standards and reduce residential building scale.



Current Standards



Potential Outcome



Overview: Phased Approach

Phase 1 (2026) – Affordability and Preservation Focus

1. Allow Missing Middle Housing when the existing structure is retained.
2. Allow Missing Middle Housing when affordable housing units are provided.
3. Develop Better design standards and reduce residential building scale.



Phase 2 (2029) – Additional Market-Driven Approaches

1. Develop additional market-rate missing middle housing opportunities.
2. Refine retained structure and affordability incentives.
3. Continue building form & design updates.



Public Engagement

Outreach and Engagement in 2025:

- Advisory Committee meetings in July, August, October & November
- August Newsletter
- Webpage and published documents
- RNO meetings as requested

Outreach and Engagement in 2026:

- Strategy report and invitation for comments
- Community meetings
- Public hearing and adoption process
- Advisory committee meetings



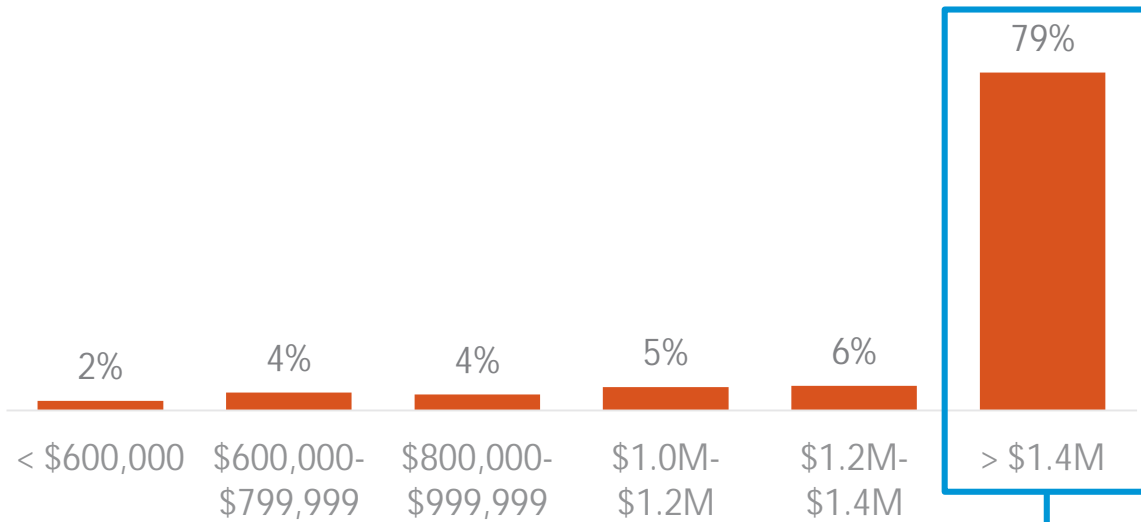
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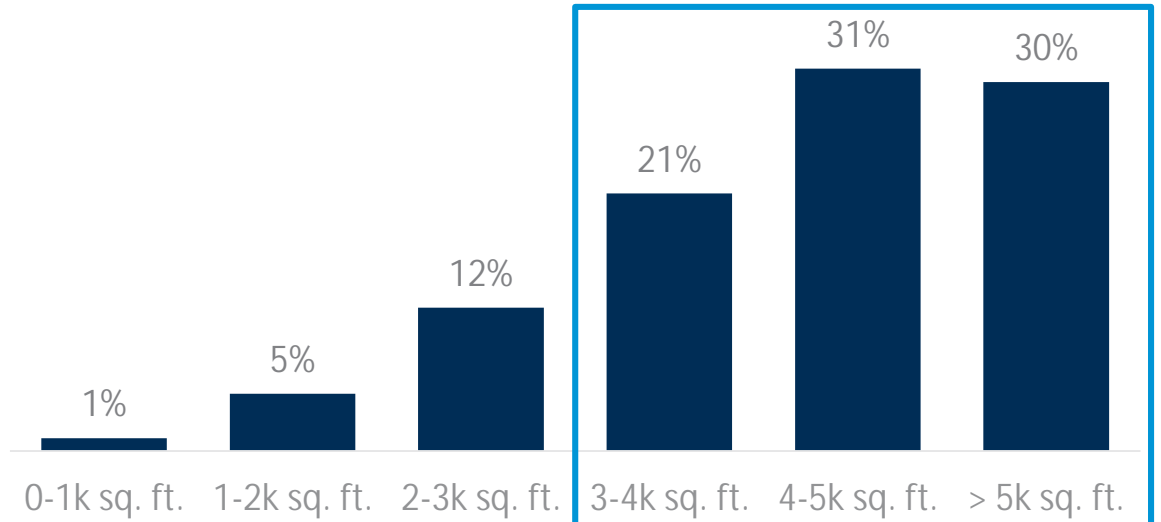
Current Trends

Current Value of Single Unit Homes Built 2019-Present



79% > \$1.4M

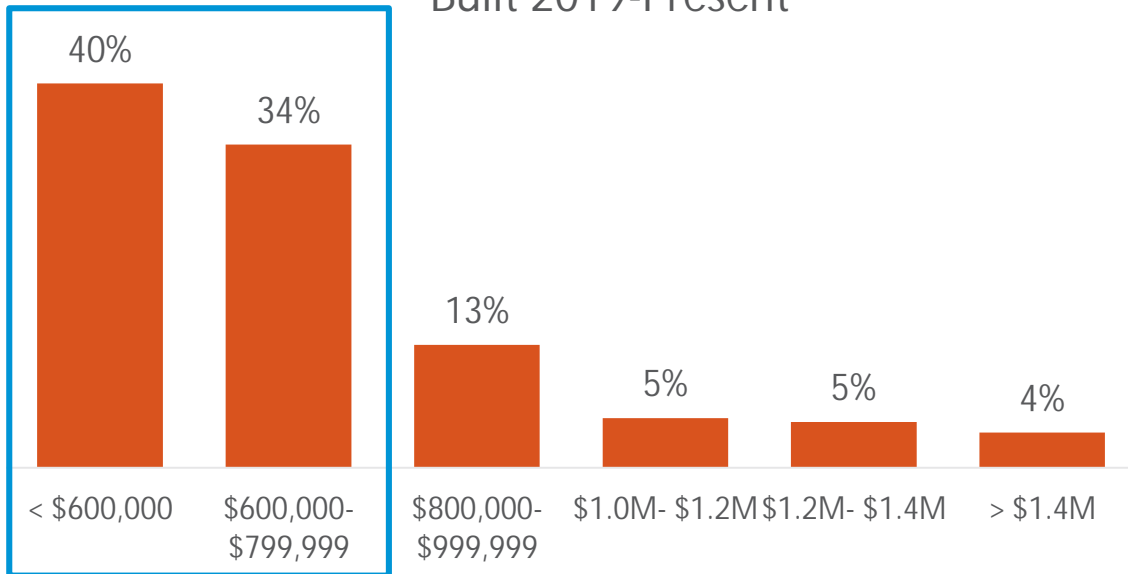
Size of Single Unit Homes Built 2019-Present



82% > \$3,000 SF

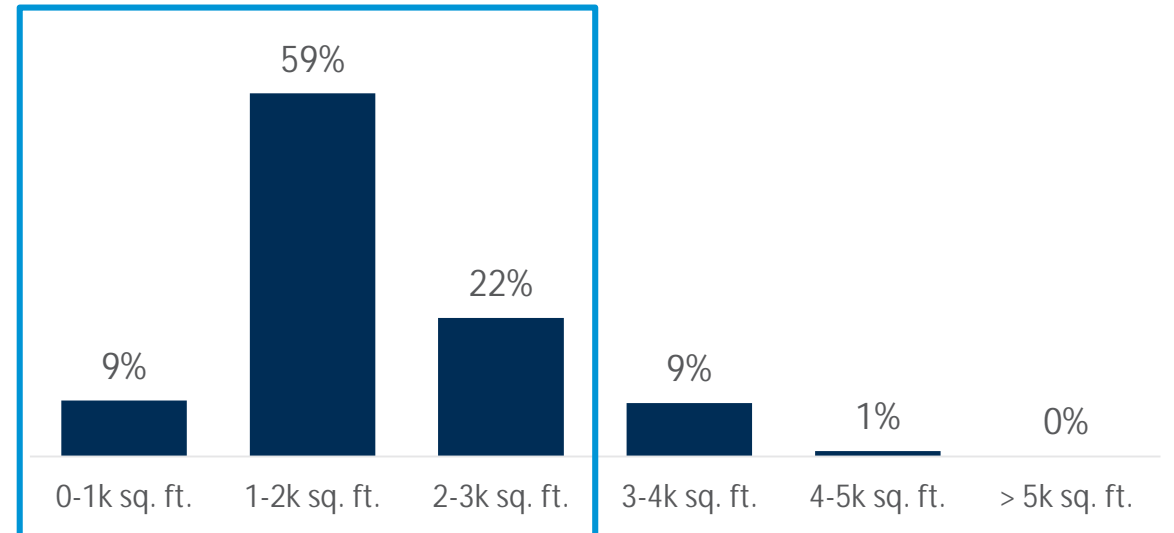
Current Trends

Current Value of Duplexes, Triplexes, Rowhouses Built 2019-Present



74% < \$800K

Size of Duplexes, Triplexes, Rowhouses Built 2019-Present

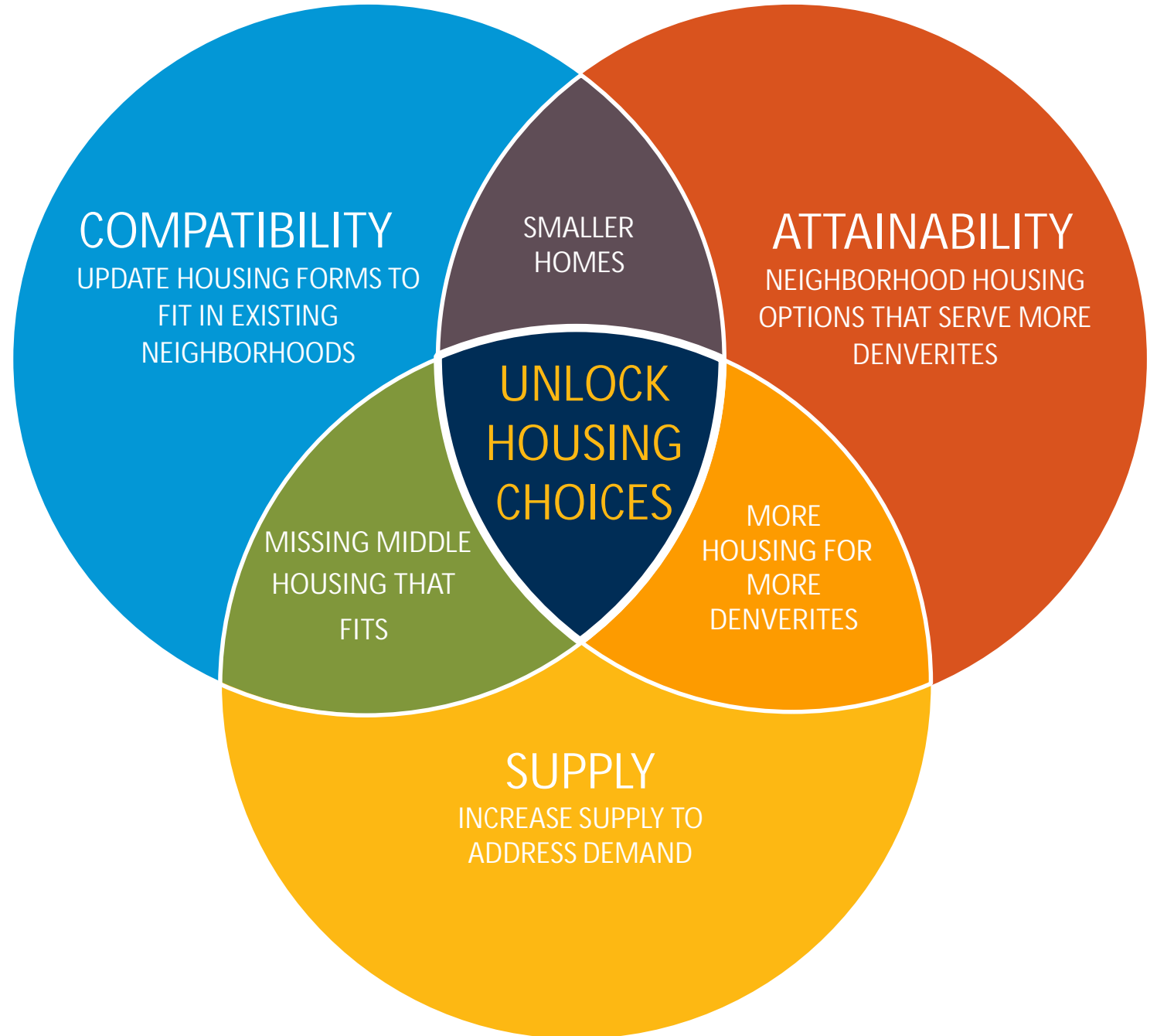


90% < \$3,000 SF

Strategy Direction

Help residents remain in
their communities

Enable more attainable
ownership opportunities



Strategy Details

1. Missing Middle Housing when the existing structure is retained.
2. Missing Middle Housing when affordable housing units are provided.
3. Building form & design updates



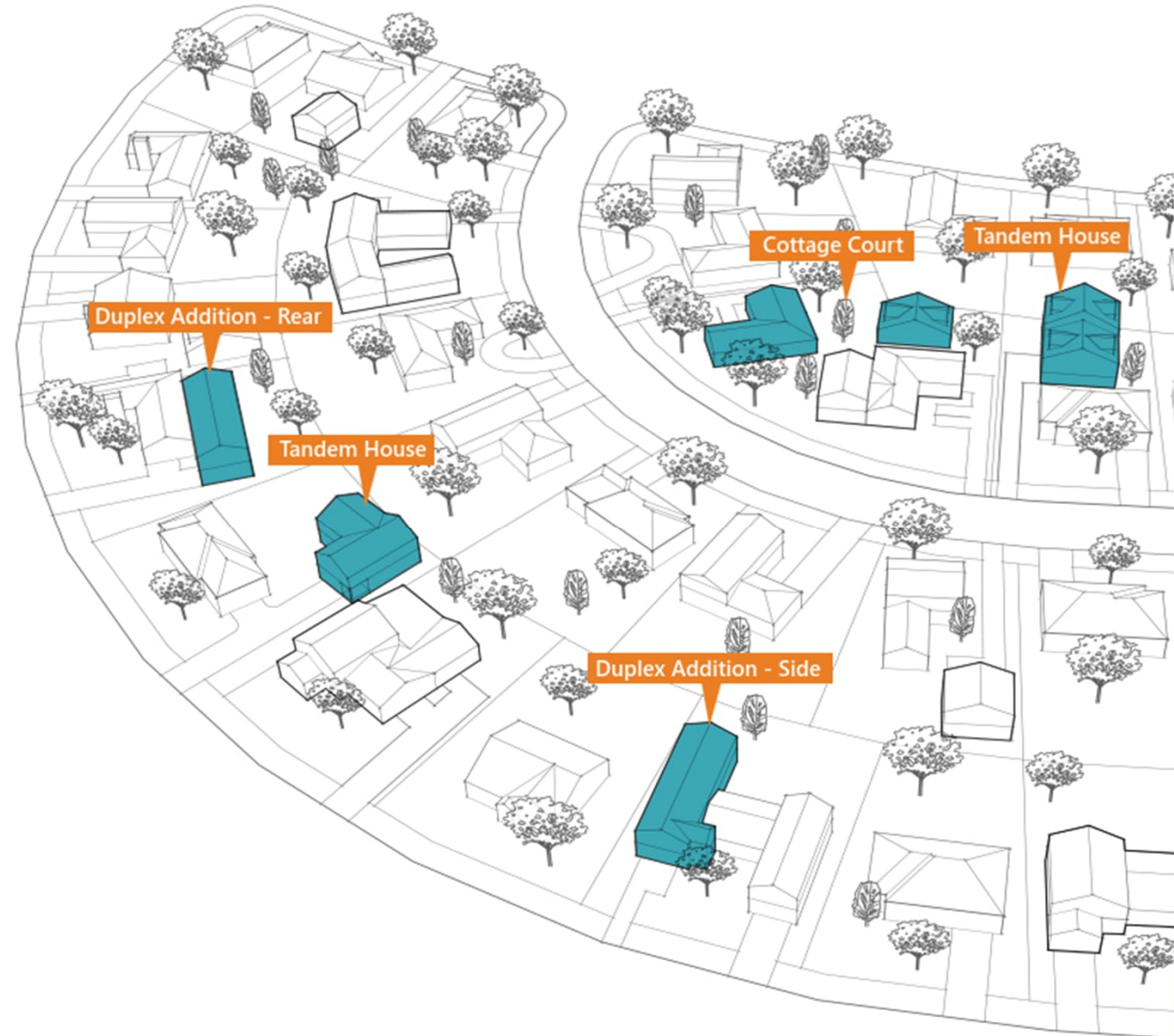
Missing Middle Housing when the existing structure is retained



Proposed Changes

Single Unit and Two Unit districts:

- Additional primary units permitted when the existing primary structure is retained.
- Allowed in new structures, additions, or within the existing structure



Missing Middle Housing when affordable housing is provided



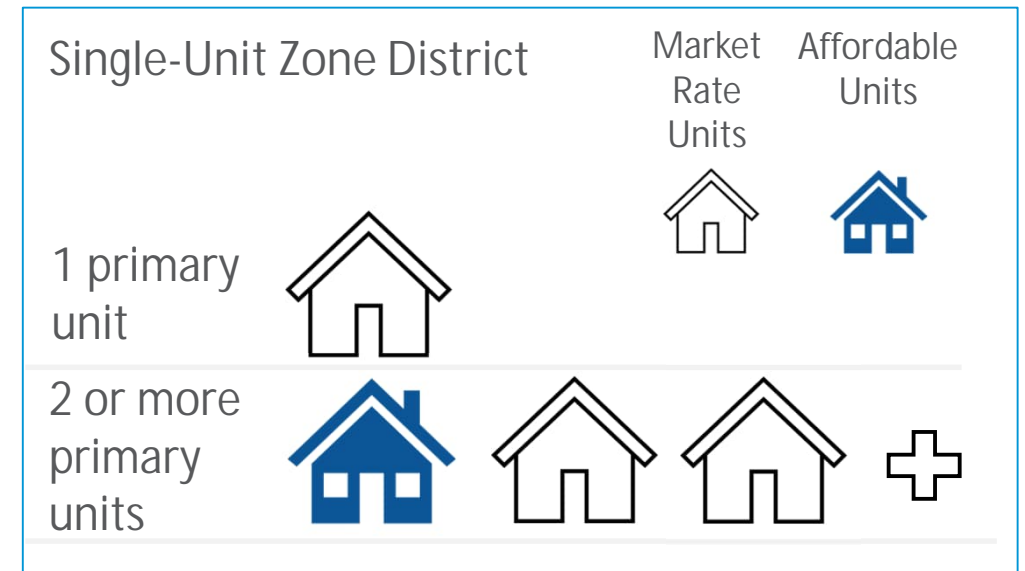
Proposed Changes

Single Unit and Two Unit Districts

- Additional Primary Units are allowed when one or more of those units is affordable.
- Allowed in new or existing structure
- Depth and number of affordable units to be determined by UHC's financial feasibility study.

RH Districts

- Develop a form standard incentive in Row House zone districts when IRUs are provided.



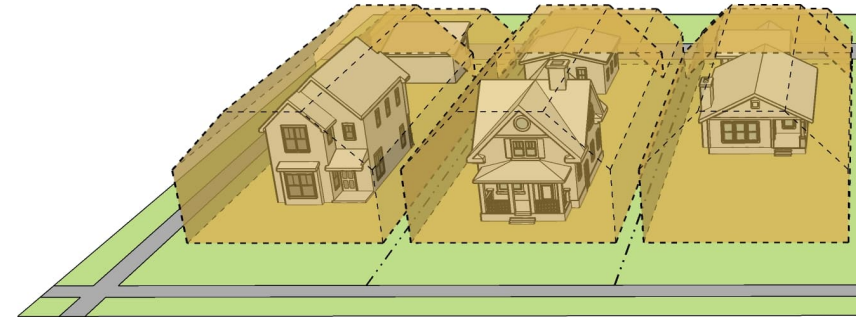
Building Form and Design Updates



Proposed Changes

Single unit and missing middle housing forms:

- Better align height and size allowance with the existing neighborhoods
- Establish a maximum floor area allowance
- Develop incentives to encourage missing middle housing
- Form updates will reflect differences in context



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Next Steps

- **Continue working on strategies with committee**
 - February 5 & April 16 2026
- **Public meetings**
 - Early 2026
- **Share findings and recommendations from financial feasibility analysis**
- **Strategy document**
 - First half of 2026
- **Adoption process and hearings**
 - End of 2026

Questions and Discussion

More Project Information at www.denvergov.org/housingchoices