Affordable Housing Zoning Incentive
Advisory Committee Meeting #1 – February 25, 2020
Welcome, Introductions and Agenda

3:00 – 3:30 pm
Welcome.

Laura Aldrete, Executive Director of Community Planning and Development (CPD) and Britta Fisher, Executive Director of Housing Stability (HOST)
Introductions.
Name, Organization/Role

Why is this project and/or affordable housing important to you?
Agenda.

• Project Overview
• Background Questions
• Break
• Committee Charter
• Existing Incentive Evaluation
• Next Steps
Meeting Norms.

- Remain open-minded and avoid judging ideas prematurely.
- Be open and candid with ideas, needs, and concerns.
- Encourage participation from all members. Be concise and speak to the point. Encourage others to contribute.
- Listen to understand.
- Be respectful. Avoid side conversations. Refrain from interrupting.
- Be future-focused. Do not reopen previous discussions unless the information and circumstances have substantially changed.
- Be present during discussions.
Project Overview

3:30 – 4:00 pm
Supporting Denver’s Housing Need

**STABILIZE**
residents at risk of involuntary displacement

**PROMOTE**
equitable and accessible housing through program investments or policy actions

**CREATE**
affordable housing in vulnerable areas and in areas of opportunity

**PRESERVE**
affordability and housing quality
Supporting Denver’s Housing Need

**PROMOTE** equitable and accessible housing through program investments or policy actions

**CREATE** affordable housing in vulnerable areas and in areas of opportunity
Project Purpose

Our city’s adopted plans recognize the important role that housing can play in creating an equitable, sustainable, and inclusive Denver.

Through the Denveright process, we had over 24,930 touch points with the community and a resounding theme throughout the process was for more affordable housing and equitable growth.
Project Purpose

To encourage the creation of affordable and mixed-income housing, especially in transit rich areas.

→ Primarily through citywide zoning incentives and other regulatory tools
## Developing Complementary Tools

<table>
<thead>
<tr>
<th>Financial Incentives</th>
<th>Zoning Incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAP Financing</td>
<td>Extremely Low Income</td>
</tr>
<tr>
<td>Low-income housing tax credits</td>
<td>Very Low Income</td>
</tr>
<tr>
<td>Federal/State</td>
<td>Moderately Low Income</td>
</tr>
<tr>
<td></td>
<td>Low Income</td>
</tr>
<tr>
<td></td>
<td>Median Family Income</td>
</tr>
</tbody>
</table>

### Income Categories

- **<30% AMI**: Extremely Low Income
- **31-50% AMI**: Very Low Income
- **51-60% AMI**: Moderately Low Income
- **61-80% AMI**: Low Income
- **81-99% AMI**: Median Family Income
- **100% AMI**: Median Family Income

### Strategies

- **Creation of Promotion of Affordable Housing Through Zoning Incentives**
- **Tax Increment Financing**
- **Zoning Incentives**
Project Process

**Spring 2020**
Evaluating best practices and programs in other cities

**Summer 2020**
Evaluating potential alternatives

**Fall 2020**
Confirming our incentive strategy

**Winter 2020**
Drafting an outline and draft code language

**Spring 2021**
Legislative review with Planning Board and City Council
Criteria for Successful Solutions

- Solutions that are developed to create a citywide incentive system should balance multiple community objectives
- City staff and the Advisory Committee will use the four criteria to evaluate draft alternatives to help determine the preferred strategy
Criteria for Successful Solutions

• **Equity**
  • Does the proposed incentive system take into account the different needs of Denver's neighborhoods and produce equitable outcomes?

• **Market Reality**
  • Will the proposed system attract the development community to use the incentive and work in different markets?

• **Clear Expectations**
  • Will the proposed system create a predictable system that provides clarity of expectations to the developers and outcomes to the community?

• **Accountability**
  • Will the proposed system allow for successful implementation, administration, tracking, and monitoring?
Check In

Any needed clarifications on the process?
Relation to Potential State Changes

• There is a potential for state law to change enabling local governments to promote the development of affordable housing
  • Would allow for Denver to require the construction of affordable housing
• This incentive project is prepared to respond as needed to changes and opportunities to require the construction of affordable housing
Relation to Linkage Fee

• The Housing and Inclusive Denver Annual Action Plan (2020) identified the following 2020 action regarding the linkage fee:
  • Leverage information collected from the 2019 analysis on the linkage fee’s historic collection to make a recommendation in consultation with internal and external partners regarding conducting a feasibility analysis and/or update to the linkage fee. (p. 28)

• This Advisory Committee will be leveraged for any evaluation or proposed updates associated to the citywide linkage fee
Relation to Large Redevelopment Areas

• The Housing and Inclusive Denver Annual Action Plan (2020) identified the following 2020 action regarding the linkage fee:
  • Develop clear standards for the circumstances when an affordable housing plan (such as sites with major rezoning, Tax Increment Finance Area, or similar tools) should be created for a major redevelopment site and provide clear guidance on the process to develop and execute the plan.(p. 28)

• This Advisory Committee will be leveraged for any discussions or proposals associated to requirements for the Large Redevelopment Areas threshold and standards discussion
Community Engagement Process
Check In

• Are there other groups, organizations, areas of expertise or individuals that need to be engaged for a successful and inclusive process?

• Are there other approaches or tools for engagement that should be leveraged for a successful and inclusive process?
Background Questions

4:15 – 4:45pm
What is affordable housing?

The federal government typically defines housing as affordable when it consumes no more than 30% of a household’s income.
Why do we need affordable housing?

Decent, safe, and stable affordable housing is not only a basic need, but it contributes to the broader community.
The growing need for housing that is affordable
Impacts to housing costs
Increase in cost burdened households

Today in Denver, approximately

1 in 3 households are cost burdened, and

1 in 5 households are severely cost burdened.
## Increase in cost burdened households

<table>
<thead>
<tr>
<th>Cost Burdened</th>
<th>&lt;30% AMI</th>
<th>31-50% AMI</th>
<th>51-60% AMI</th>
<th>61-80% AMI</th>
<th>81-100% AMI</th>
<th>101-120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severe Cost Burdened</td>
<td>12%</td>
<td>35%</td>
<td>55%</td>
<td>36%</td>
<td>28%</td>
<td>17%</td>
</tr>
<tr>
<td>Total</td>
<td>71%</td>
<td>45%</td>
<td>14%</td>
<td>9%</td>
<td>5%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Extremely Low Income | Very Low Income | Low Income | Moderate Income

Highest Need
Why not Require Affordable Housing?

• 1981 Colorado prohibited rent control
• 2000, Telluride decision
  • Inclusionary policies on rental housing was found to be a form of rent control
• Currently the city must work within voluntary/incentive systems to achieve affordable housing
Policy Guidance: Comprehensive Plan

• A city that’s **equitable, affordable and inclusive**.
• A Denver made up of **strong and authentic neighborhoods**….
• With **connected, safe and accessible places** that are easy to get to, no matter how we want to travel.
• We want a **community that is economically diverse and vibrant**…
• While being environmentally resilient in the face of climate change.
• And we want a healthy and active city with access to the types of amenities and experiences that make Denver uniquely Denver.
Policy Guidance: Comprehensive Plan

Relevant Goals

• Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
• Build housing as a continuum to serve residents across a range of incomes, ages and needs.
• Develop housing that is affordable to residents of all income levels.
• Reduce the involuntary displacement of residents and businesses.
Policy Guidance: Blueprint Denver

Blueprint calls for growing an inclusive city through:
• complete neighborhoods and complete transportation networks;
• a measured, common-sense approach to growth;
• and for the first time, land-use decisions through the lens of social equity.

[Diagram showing objectives: Improving Access to Opportunity, Reducing Vulnerability to Displacement, Expanding Housing and Jobs Diversity]
Policy Guidance: Blueprint Denver

• General Policy 2: Incentivize or require efficient development of land, especially in transit-rich areas.
  • Strategy C: Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.
  • Strategy A: Prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals.

• Housing Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.
  • Strategy A: Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.
Policy Guidance: Housing an Inclusive Denver

- **Create** affordable housing in vulnerable areas and in areas of opportunity
- **Preserve** affordability and housing quality
- **Promote** equitable and accessible housing options; and
- **Stabilize** residents at risk of involuntary displacement.
Policy Guidance : Housing an Inclusive Denver

• Expand and strengthen land use regulations for affordable and mixed-income housing
  • Implement and evaluate success of a proposed incentive overlay for building heights at the 38th and Blake transit station and explore expanding the program to other areas where increased density may be appropriate, such as near transit.
  • Create a package of incentives that provide value for a developer, such as more clearly defined parking reductions, lower building permit fees, or special staff support to navigate the complex multi-agency permitting process, in exchange for a certain percentage of affordable units built onsite.
Policy Guidance: NPI Plans

• The Neighborhood Planning Initiative (NPI) provides the greatest opportunity for covering all of Denver with small area plans that provide more specific guidance than Blueprint Denver.

• As citywide policies and zoning code amendments are implemented, small area plans should be consulted for valuable, neighborhood-specific guidance.
Inclusionary Housing Ordinance (IHO)

- In place from 2001 until 2016
- Applied to for sale projects over 30 units to provide a minimum of 10% of the units at 80% AMI or lower.

Source: IHO Housing Report 2015
Linkage Fee

• Effective in January of 2019
• Applies to all development
• Informed by a nexus study and financial analysis

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Fees</th>
<th>Fees Exempted</th>
<th>Net Fees Collected</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$6.3 M</td>
<td>$5.1M</td>
<td>$1.1 M</td>
</tr>
<tr>
<td>2018</td>
<td>$23.2 M</td>
<td>$18.9 M</td>
<td>$4.4M</td>
</tr>
<tr>
<td>2019</td>
<td>$20.6M</td>
<td>$10.5M</td>
<td>$10.3M</td>
</tr>
<tr>
<td>Total:</td>
<td>$50.1M</td>
<td>$35.5M</td>
<td>$15.8M</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Total Units</th>
<th>Income Restricted Units</th>
<th>Unit Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1241 Stuart Street</td>
<td>20</td>
<td>1</td>
<td>1-bedroom unit (565sf) for-rent at 80% AMI</td>
</tr>
<tr>
<td>1051 N Mariposa</td>
<td>58 Units</td>
<td>2</td>
<td>2-Bedroom (~1,200 sf) for-sale at 80% AMI (DHA Project)</td>
</tr>
</tbody>
</table>
What is Zoning?

Zoning is a set of rules that determines what is allowed on a piece of land.

Additionally, zoning provides a prescriptive framework for building and site design. These elements include:

• Building height
• Building placement
• Parking location and requirements
# How Can Zoning Affect Housing?

## Burdens
- Maximum Density
- Minimum Lot Size
- Parking Requirements
- Unpredictable and Lengthy Approval Processes
- Cumbersome Development Standards

## Benefits
- Incentives
- Flexible Standards
- By-Right Development
## Denver Zoning Code

### Zoning Code Naming Convention

<table>
<thead>
<tr>
<th>Neighborhood Context</th>
<th>Dominant Building Form and Character</th>
<th>Maximum Building Height in Stories</th>
<th>Special Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>S = Suburban</strong></td>
<td>RH = Row House</td>
<td>2</td>
<td>x = Special provisions tailored to that zone district</td>
</tr>
<tr>
<td><strong>E = Urban Edge</strong></td>
<td>MU = Multi Unit</td>
<td>2.5</td>
<td>A = Special provisions, especially design standards or allowed building forms, tailored to that zone district</td>
</tr>
<tr>
<td><strong>U = Urban</strong></td>
<td>RO = Residential Office</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>G = General Urban</strong></td>
<td>RX = Residential Mixed Use</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td><strong>C = Urban Center</strong></td>
<td>CC = Commercial Corridor</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td><strong>D = Downtown</strong></td>
<td>MX = Mixed Use</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td></td>
<td>MS = Main Street</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>20</td>
<td></td>
</tr>
</tbody>
</table>
Check In

Is there other background information or data that you need to make informed decisions and recommendations moving forward?
Break
4:40 – 4:50pm
Committee Charter

4:50 – 5:10pm
Check In

Are there any needed modifications or clarifications to the charter?
Existing Incentive Evaluation

5:10- 5:45pm
What is incentive zoning?

A tool to encourage a developer provide a public benefit in exchange for relaxed standards or additional height.

For example, communities can benefit from a portion of the increased development capacity.
38th and Blake Station Area Plan

- Base heights and incentive heights were developed in the Planning Process.
- Bases range from 2-8 stories with incentive heights ranging from 3-16 stories.

Adopted 2017
38th and Blake Incentive Overlay

- Establishes maximum base heights
- Establishes maximum incentive heights
- Affordability Requirements
  - Affordable at 80% AMI or lower
  - Comparable in mix and size to market rate units that generated the requirement
- Projects that build within the base height are subject to the citywide linkage fee
38th and Blake Incentive Overlay
Example Project: 5 Stories Mixed-Use w/in Base Height

Fee Option:
- Multi-Family Residential SF: 100,000 X $1.57 = $157,000
- Commercial SF: 10,000 X $1.78 = $17,800
- Total Fee: $174,800

OR

Build Alternative:
- Multi-Family Residential SF: 100,000/1,000 X 0.0168 = 1.68
- Commercial SF: 10,000/1,000 X 0.0228 = 0.22
- Total Build Alternative: 2 units @ 80% AMI or less
38th and Blake Incentive Overlay

Example Project: 12 Stories Mixed-Use w/ Incentive Height

Majority Residential = Required to build units

**Step 1: Calculate Build Requirement for Entire Project**
- Multi-Family Residential SF: \(\frac{280,000}{1,000} \times 0.0168 = 4.7\)
- Commercial SF: \(\frac{10,000}{1,000} \times 0.0228 = 0.22\)

**Step 2: Calculate Build Requirement on Incentive Height**
- Multi-Family Residential SF: \((\frac{180,000}{1,000}) \times (0.0168 \times 4) = 12.1\)

**Step 3: Add up all required units**
- \(4.7 + 0.22 + 12.1 = 17\) units
38th and Blake Incentive Overlay

Example Project: 10 Stories Office w/ Incentive Height

Office = Non-Residential (Fee + Community Serving Use)

Step 1: Calculate fee for entire Project
• Total Commercial SF: 200,000 X $1.78 = $356,000

Step 2: Calculate Incentive Requirement on Incentive Height
• Incentive Commercial SF: (120,000 X 1.68)X 4) = $1,424,000
• Or negotiate a Community Serving Use Agreement with DEDO to offset the incentive height cost

Step 3: Add up all required fees or CSU
• $1,780,000 or $356,000 + CSU
38th & Blake Incentive Overly Outcomes
## 38th & Blake Incentive Overly Outcomes

<table>
<thead>
<tr>
<th>Address</th>
<th>Base Height</th>
<th>Maximum Height per Incentive</th>
<th>Built Height</th>
<th>Affordable Units @ 80% AMI</th>
<th>Total Units</th>
<th>% of total Units</th>
<th>Unit Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>3433-3463 Walnut Street</td>
<td>5 Stories</td>
<td>12 Stories</td>
<td>13* Stories</td>
<td>16</td>
<td>382</td>
<td>4%</td>
<td>All rental 8 studio units: 438sf 7 one-bedroom units: 582sf 1 two-bedroom unit: 1,026 sf</td>
</tr>
<tr>
<td>3701 Marion Street</td>
<td>3 Stories</td>
<td>5 Stories</td>
<td>5 Stories</td>
<td>2</td>
<td>54</td>
<td>3.7%</td>
<td>All rental 2 one-bedroom units: 693 sf</td>
</tr>
<tr>
<td>3750 &amp; 3770 Blake Street</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>17* Stories</td>
<td>18</td>
<td>207</td>
<td>8.6%</td>
<td>All rental 6 studio units: 540sf 9 one-bedroom units: 667sf 4 two-bedroom units: 1,073sf</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>36</td>
<td>643</td>
<td>Avg 5.6%</td>
<td>-</td>
</tr>
</tbody>
</table>
# 38th & Blake Incentive Overly Outcomes

<table>
<thead>
<tr>
<th>Status</th>
<th>Address</th>
<th>Base Height</th>
<th>Maximum Height per Incentive</th>
<th>Proposed/Approved Height</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td>3560 Chestnut Place</td>
<td>8 Stories</td>
<td>12 Stories</td>
<td>1 Story</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Approved</td>
<td>2095 31st St.</td>
<td>8 Stories</td>
<td>12 Stories</td>
<td>4 Stories</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>Approved</td>
<td>3750, 3760, 3770 Walnut Street</td>
<td>8 Stories</td>
<td>8 Stories</td>
<td>7 Stories</td>
<td>Retail, Restaurant, Multi-Family, Hotel</td>
</tr>
<tr>
<td>Approved</td>
<td>3515 Brighton &amp; 3508 Delgany</td>
<td>12 Stories</td>
<td>16 Stories</td>
<td>7 Stories</td>
<td>Office, Retail, Restaurant</td>
</tr>
</tbody>
</table>
### 38th & Blake Incentive Overly Outcomes

<table>
<thead>
<tr>
<th>Status</th>
<th>Address</th>
<th>Base Height</th>
<th>Maximum Height per Incentive</th>
<th>Proposed/Approve Height</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Review</td>
<td>3601 Brighton</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>1 Story</td>
<td>Restaurant/Brewery (Adaptive reuse)</td>
</tr>
<tr>
<td>Under Review</td>
<td>3732 -3740 Downing</td>
<td>8 Stories</td>
<td>8 Stories</td>
<td>6 Stories</td>
<td>Multi-Unit Office</td>
</tr>
<tr>
<td>Under Review</td>
<td>3560 Brighton</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>6 Stories</td>
<td>Hotel</td>
</tr>
<tr>
<td>Under Review</td>
<td>3500 Blake</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>6 Stories</td>
<td>Restaurant and Office</td>
</tr>
</tbody>
</table>
### 38th & Blake Incentive Overly Outcomes

<table>
<thead>
<tr>
<th>Status</th>
<th>Address</th>
<th>Base Height</th>
<th>Maximum Height per Incentive</th>
<th>Proposed/Approved Height</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Review</td>
<td>3560 Chestnut</td>
<td>8 Stories</td>
<td>12 Stories</td>
<td>12 Stories</td>
<td>Retail, Restaurant, Office, Multi-Family</td>
</tr>
<tr>
<td>Under Review</td>
<td>3615 Delgany</td>
<td>8 Stories</td>
<td>12 Stories</td>
<td>12 Stories</td>
<td>Restaurant and Office</td>
</tr>
<tr>
<td>Under Review</td>
<td>4290 Brighton</td>
<td>8 Stories</td>
<td>12 Stories</td>
<td>11 Stories</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>Under Review</td>
<td>3595 Wynkoop</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>16 Stories</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>Under Review</td>
<td>3800 Blake</td>
<td>8 Stories</td>
<td>16 Stories</td>
<td>14 Stories</td>
<td>Office and Hotel</td>
</tr>
<tr>
<td>Under Review</td>
<td>3753 Wynkoop</td>
<td>5 Stories</td>
<td>16 Stories</td>
<td>13 Stories</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>Under Review</td>
<td>3400 Walnut</td>
<td>5 Stories</td>
<td>12 Stories</td>
<td>8 Stories</td>
<td>Office and Retail</td>
</tr>
</tbody>
</table>

+3 projects in concept expressing interest in using incentive
Benefits of the System

- Creates a predictable system of base height, incentive height, and affordable housing requirements for the developer
- Captures the impacts of both commercial and residential projects
- Allows the affordable units to be built (no fee option) for projects with more than 50% GFA residential uses
- Supports appropriate and desired growth patterns within the station area
- Creates an efficient system that allows units to get to the market faster
- Creates a system for monitoring and tracking
Drawbacks of the System

• The base and incentive height were determined before market or financial analysis
• The base height is often sufficient for the development market
• The yield of affordable units is lower than intended
• The system does not incentivize larger units or deeper affordability
• Based on the linkage fee which requires reevaluation with modifications to the citywide fee
• The off-site construction option may lead to delayed affordable units to the market
• Community serving use option does not provide a clear system of expectation by the city, community or developer
• For some sites, the base and incentive height are the same negating the ability for affordable housing to be realized
• The rule-of-measurement (ROM) for building heights can allow for an additional story
Community Feedback

• The output of affordable units is too low
• The base height is too high
• The affordability level of 80% does not reflect the community need
Developer Feedback

• What factors led to your decision to either use the incentive height or build within the base height?
  • Lot size/configuration
  • Necessary capital
  • Prior experience
  • Market condition
Developer Feedback (cont.)

• The required affordable units did not cause for financing challenges under the current market and requirements
• The approval of the Build Alternative Plan (BAP) did cause for delay and was not as transparent and clear as could have been
• The expectations of the Design Overlay were clear and did not add significant cost or rework to the projects
• Additional height is not always a meaningful incentive for some developers (financial and other incentives can be more meaningful)
Considerations for a Citywide System

Relation to Linkage Fee
- The linkage fee with multiplier does not provide a clear expectation for the community

Market realities
- Current entitlement in many station areas or corridors far exceeds current market
- Labor, materials and land costs are continuing to rise leading to increased costs

Neighborhood Context
- Differing levels of land availability for redevelopment
- Differing levels of community support
Check In

Are there other lessons learned or considerations that should be noted from the existing system?

Are there additional consideration that need to be made when developing a citywide system?
Criteria for Successful Solutions
Criteria for Successful Solutions

• Solutions that are developed to create a citywide incentive system should balance multiple community objectives.

• City staff and the Advisory Committee will use the four criteria to evaluate draft alternatives to help determine the preferred strategy.
Criteria for Successful Solutions

• **Equity**
  • Does the proposed incentive system take into account the different needs of Denver's neighborhoods and produce equitable outcomes?

• **Market Reality/Produce Outcomes**
  • Will the proposed system attract the development community to use the incentive and work in different markets?

• **Clear Expectations**
  • Will the proposed system create a predictable system that provides clarity of expectations to the developers and outcomes to the community?

• **Accountability**
  • Will the proposed system allow for successful implementation, administration, tracking, and monitoring?
Next Steps

5:45 – 6:00 pm
Next Meeting: Peer City Research

Peer cities were selected based on:

• Population and/or presence as a major city within a combined metropolitan statistical area;

• High housing costs including a history of high housing costs or recent, rapid increases in costs; and

• Existence of an affordable housing zoning incentive

Research will focus on:

• Understanding programs, success and drawbacks of different systems, outcomes, and applicability to Denver
Check In

Are there other cities or systems that should be included in this evaluation?

Is there any other content you need in advance of next meeting?
Thank you.

Additional questions and feedback can be directed to Laura Sneeringer with CBI or Analiese Hock with CPD.

Doodle poll results are in, next meeting will be Tuesday March 24, 3-6pm