

ADVISORY COMMITTEE AGENDA #4A

for Tuesday September 1st from 5:00 – 7:00 pm

Videoconference: Via Zoom <https://denvergov-org.zoom.us/j/91234567890>

Logistical Note: Due to COVID-19 potential impacts, the City and County of Denver is providing alternative formats for all in-person meetings. Please join the videoconference 10 minutes early to ensure your connection is working properly. It is important that you can join via a computer so that you can see the presentation and participate in interactive activities. If you have an unstable internet connection, we also recommend that you connect audio via phone. At the bottom of your screen, you'll see a microphone icon. Click on the arrow beside it, choose "switch to phone audio" and follow directions.

Meeting Objectives:

- Understand broader housing policies and housing need
- Provide an understanding of the approach to feasibility testing
- Provide background on the linkage fee
- Introduce initial findings of feasibility testing

Welcome and Agenda Review (5:00 – 5:10)

Review of Citywide Policies and Housing need (5:10 – 5:40)

- Staff to present content on broader housing policies
 - Developing complimentary housing policies
 - Understanding who affordable housing serves
 - Review of housing need
- **Check-In:** Does everyone understand how different housing policies, programs and funding sources can serve the needs of different communities?

Introduce Linkage Fee (5:40 – 5:50)

- Role in housing policy
- Outcomes to date
- Guidance to evaluate current fee

Introduce Discussion Prompts for the Zoning Incentive (5:50 – 6:00)

- Staff to introduce the following prompts for discussion on September 15th Advisory Committee Meeting. These are not intended for discussion today, but we will be providing specific feasibility results today that move these questions from theoretical to concrete. Your priorities on the policy application of the feasibility results will be the focus of discussion and feedback for the meeting on the 15th of this month.
 - Affordable Housing Requirement Priority - Should the incentive prioritize more units or deeper affordability? How can the affordable housing requirement promote building equity in place while expanding access to opportunity?
 - Developer Options - Should the incentive offer developers' options for affordability commitments (i.e., percent of units affordable), AMI mixes, and bedroom mixes? Or should the incentive be a standard threshold (e.g, X percent of units at X AMI)? How should options be balanced with predictability and ease of implementation?
 - Prioritizing Specific Outcomes – Should the incentive provide greater incentives for deeper affordability or larger units?

Financial Feasibility (6:00 – 6:20)

- Methodology
- Measures of Feasibility & Measures of “Attractiveness”
- **Check-in:** Are there any clarifications on methodology of financial feasibility?

Initial Feasibility Findings (6:20 – 6:40)

- Overview of testing (AMI levels, Affordability target, density bonus)
- Summary of Feasibility Findings
- **Check-in:** Are there any clarifications on summary of findings for financial feasibility?

Next Steps (6:40 – 6:50)

- Next meeting (September 15th, 4-6pm via Zoom) will review initial alternatives with the time focused on feedback and discussion
- **Check-In:** Any additional content needed before next meeting to have a productive discussion around policy priorities?

Public Comments and Questions (6:50 – 7:00)

- This time is reserved for members of the public who wish to ask questions or provide comments to staff and/or the committee

Information for next meeting:

Tuesday September 15th from 4:00 – 6:00 pm

Videoconference: Via Zoom <https://denvergov-org.zoom.us/meeting/register/tJ0pfu6gpz8oHtwvTl8Atff-2rtl-BT614k>