

APPLYING EQUITY: ADVISORY COMMITTEE AGENDA

for Thursday June 18, 2020

8:00 am to 9:30 am

Registration Link: <https://cbuilding.zoom.us/meeting/register/tJcqeGrqDstHNDZZhWihOZSx5QzhGblcMOM>

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 Approach: In response to comments received from the advisory committee, the preferred means of AC engagement identified were smaller group meetings and online survey responses. Therefore, we are hosting two shorter focused meetings with the advisory committee instead of a full three-hour meeting with the entirety of the committee. There are two important topic areas that we would like to do a deep dive into and we feel that it would be most beneficial to meet online in two smaller groups.

Relevant Resources:

- Draft Alternatives Report

Meeting Objectives:

- Provide baseline understanding of COVID impacts to the multifamily and commercial/retail market and past multifamily and commercial development trends (2015-2019) and anticipated market trends (2020-2022)
- Review application of equity criteria to incentive system and provide feedback on discussion points
- Provide understanding of next steps for the project and Advisory Committee

Agenda Review (8:00 - 8:10p)

Development Market Overview (8:10 – 8:30a)

- Staff to present information provided in Draft Alternatives Report. This includes past development trends (2015-2019); COVID Impacts to the market; and anticipated market trends
- **Check-In:** Any needed points of clarification?

Review Application of Equity Criteria to Incentive System (8:30 – 9:15a)

- Review final equity criteria (modified in response to comments received on the AC meeting #2 and follow-up survey)
 - Staff to introduce approach to address equity criteria
 - Improve Access to Opportunity
 - Reduce Vulnerability to Displacement

Discussion:

 - How should the system balance increasing the number of affordable units in historically lower income neighborhoods while also improving access to opportunity?
 - What are the potential tradeoffs a deeper affordability requirement if it reduces the community output of total affordable units?
 - Expand Housing Diversity
- Discussion:**
- What are the potential tradeoffs of prioritizing larger units if it reduces the total unit count of affordable units?

Nest Steps (9:15 – 9:30a)

- Next Meeting is anticipated for August (Virtual)
 - Objectives: (1) Review the outcomes of the alternatives testing (2) provide guidance on incentive system requirements and applicability.
- Time for public comments/questions

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