MEETING NOTES

Attendees:
- Jenn Edgar – HOPE Communities; works in supportive services
- Tim Roberts – East Colfax Neighborhood Association
- Monica Martinez – Fax Partnership
- John Fernandez – Fax Partnership board member
- Tracy Huggins – DURA
- Liz Weigle
- Frank Locantore – Colfax Ave BID
- Wayne New – Council
- Melissa Thate – DEDO; works on implementation of city’s housing plan

Notes:
- At the citywide level, most resources are spent on housing for 50% AMI and below
- Root is starting housing strategy with the City of Aurora
- Mismatch of units and HHs – there are a lot of people who live with roommates because they can’t afford to live in these neighborhoods alone
  - Less kids leads to DPS enrollment issues
- Should land trust be featured as a tool?
- Where is the need the greatest?
- Create new affordable housing near transit
  - Studies show transit is one of the leading gentrifying factors/generators
  - How fast is displacement happening?
  - Change is happening now, and will happen rapidly
  - Getting land is the top priority
  - Wants to add covenant requirements to recs that talk about buying land
  - Can we break our forecast down by unit type?
  - #1 – questions about the 5 stories
  - Do we need to add recs to accelerate private housing development?
  - Definition of “affordable” – can we include up to 80% AMI
  - #5 – would caution to not be too innovative
  - Leverage the private market, bump zoning, buy land
  - DEDO - #1-3, especially 3
  - Others say 1-3 as well
  - #1 – take out phrase “that do not abut smaller residential units”
  - #3 – city needs to learn how to be more nimble; these take too long
  - #3 (multiple votes)
- Preserve
  - #7 is very efficient
  - #7 – this issue is bigger in EC
  - Is there some sort of program to help people age in their community, not necessarily in place (same house)?
  - #12 – this also has interesting community-building benefits beyond just housing
There is also a movement to convert SF homes to co-ops (but not currently allowed in Denver)
  - Likes the whole Preservation section as a whole – lower cost, easier to implement – move this to the beginning
  - #9 – is in place; not just marketing of programs
- Expand diversity
  - Five of these 8 require change of city policy
    - A lot of these will be incorporated into a package of zoning changes
    - ADUs – we can lay the ground work for programming/financing prior to zoning allowing these
  - #21 – how?
    - Home-sharing
  - Group ADUs and #21 into one
  - We need to figure out how to address ADUs given citywide effort on this; how to we write these (e.g., as pilots)
- Supportive services
  - #25 – switch work to incentivize
    - Change to – Connect landlords to existing services...
  - #24 – caution on this one, since the motels are so lucrative
    - Repurposing is the problematic part – too expensive so you need more density to make work
    - Some are closed already – why not start with these

Cole’s Notes

4.23.2019 Colfax NPI- Housing Focus Group Notes

Introduction + NPI Refresher

Representation includes Hope Communities; EC Neighborhood Association/ Counterpath; Root Policy; PUMA/ All in Denver; Fax Partnership; Denver Urban Renewal Authority; City and County of Denver; Colfax Ave BID; City Council; Denver Economic Dev/Dept. of Homelessness (housing inclusive Denver); many also residents in study area.

NPI: study area overview; process overview- final third of consulting process, pivoting from process and analysis into recommendations, action and implementation; public workshops in May; RNO meetings; draft plan for public review late June; go through planning commission and city council in late summer/early fall.

5 Focus Groups: to frame and refine topic areas.

Recap- Key themes from Housing Focus Group Meeting #1 (small lot development concepts; motel buildings for affordable housing use; zoning discussed in context of local politics and NIMBY; integrating supportive services within affordable housing)

Moving Forward: Forecasts- took Blueprint Denver figures, modeled data for the 2 NPIs

2040 forearm
  - EC: 6,500-7,500 new households; 3.6-4.2mill sq ft.
Data analysis: key findings East Central
- Estimated shortage of affordable rentals: 3,100
- Units renting at $750 or less: In 2000: 80%; 2017: 23%
- Homeownership trends: declining ownership for racial and ethnic minorities, particularly CPW
- Homeownership opps: virtually non-existent for HHs under $50k

East Area
- Estimated shortage of affordable rentals: 1,400
- Units renting at $750 or less: In 2000: 71%, In 2017: 21%
- Homeownership trends: declining ownership for racial and ethnic minorities, particularly South Park Hill, Montclair
- Homeownership opportunities: Virtually non-existent for HHs with incomes less than $50K
- Naturally occurring affordable housing at risk: 500 rentals, including motels

Citywide gap of affordable rentals: 20,000 to 25,000

Definition Discussion
Cost-Burdened
AMI figures- so many resources targeted at 50% or below, a lot at 30% AMI
How is this group thinking about the missing middle and across the entire AMI spectrum?
DURA- asked to focus on Colfax Corridor and main street, not just broader neighborhoods.
Are we trying to hit AMI targets? What are they? Hard to determine because beholden to market forces, interest rates, people moving, etc. (it would take a lot of resources/money to solve everyone. How can we soften the cost-burden and address some of these to not make gap worse in the future?)
Density/Capacity- existing density, zoning and entitlements- East Central denser with more growth projected than East

What are we doing with City of Aurora? They haven’t done housing planning or strategy like Denver has. Need to have conversations. This whole focus group is probably interested in keeping dialogue with them.

Mismatch of unit and HH types? (underutilized resource of existing housing stock)
- EC: 41% have 2+ BRs; 8% have kids
- East: 79% have 2+ BRs, 24% have kids
  - E Colfax: 4x more crowded than city average (12% overcrowded; 3.4% Denver average)
- Citywide: What are these figures? What is this trend?
  - DPS has done studies- gentrifying neighborhoods decreases #s of kids
  - DPS- do they have family friendly housing type they recommend?

Lots of roommates, empty nesters, can’t afford things; ADUs; how to utilize our homes better

What we heard in neighborhood workshops.
- Housing Affordability (near transit, more ADUs, non-conventional types, conversion of motels)
- Missing middle housing types (live + work, detached ADUs, townhouse/rowhouse, duplex)
- Need more affordable housing overall (rising rents are constant stress)
  - Maybe state legislation can do something here with deposits, fees, etc.
- Lower application fees, lower rent and security deposits
- Want landlords to care about properties
- More accessible housing for people with disabilities
- Need opportunities for longtime renters to become homeowners
- Sense of community wanted

450 community meetings

250 targeted outreach

A few thousand in community survey

All point to common themes

**Recommendations: Policies & Tools**

**Discussion**

- Where is land trust? (a recommendation in and of itself, i.e. #4, 10)- We have Land Trust as a solution, but perhaps it should be a tool.
- Checkmarks where most needed and would have most value (and stronger application)
- What should we focus on now and in next 3-5 years? (not 20 years from now)- Urgency
- What’s the quickest and biggest bang for our buck bc we know change is coming? (LAND)
- #7: is this long enough? Need land for longer.
- Which housing, development types would fill in the units in the gaps analysis for each area? To satisfy need for stable housing. (building new units but also keeping capacity with stability/affordability)
- City has acquired two parcels/lots- how many units will be here? (Trenton, Valencia).
- Stories capped at 5? (#1) if depth is so shallow, the economically cant go above 5? But maybe Mayfair Town Center could have more density and height. Also area around 9th and Colorado; Quebec and Colfax. (What did the Developer Forum say?) Could we acquire linear lots and provide bonus for that? (Note: Should we have a number or range for stories listed?)
- Private development to accelerate once zoning changes happen?
- Increasing supply overall.
- Density overlay?
- We need to accelerate housing development.
- Workforce housing issues. Housing is big challenge to bringing Fortune 500 companies into Denver.
- Dialogue with hospitals. Their own workforce challenges, and recruitment and retention. (#5)
- How they can incentivize the private sector?
- Definitions again: what do we mean by affordable? What is that continuum we are trying to bring forward? (up to 80); right now City isn’t supporting 80. It should be 80. Employment challenges. Where are these resources going to be allocated? (Attainable level); public funding priorities for more challenging/lower income; private sector resource support for attainable.
- Caution: if too innovative, will it take longer to do?
- Could we do affordable housing overlay?? (state law) (rent control?)
- i.e. Welton Corridor situation (successful, but then new development that followed didn’t have to play by the rules or give any affordability); how to participate in broader agenda
- Inclusionary zoning at neighborhood levels? Density bonus programs tailored at community levels?

- **Priorities 1-6 (create new affordable housing with access to transit and amenities)**
  - #3 (Denver Econ)--- 1-3
  - Wayne 1-3
  - Monica 1-3
  - Wayne 5
  - Frank – take out phrase in #1 that says “does not directly apply to smaller residential units”
  - Take out number of stories
  - For #3, City has to be more nimble
  - John: #3
  - Tim: 1-3
  - Jen: 3

- **Priorities 7-13 (preserve affordability & stabilize residents at risk of inventory displacement)**
  - #7 is very efficient
  - #12 is interesting
  - Option to age in place and stay in community if at least not in home
  - Should we add homelessness prevention in the title of this section? (since these are strategies)
  - Tim likes all of them, maybe have a robust plan to hit all of these sections (this whole section as priority), especially bc incremental and maybe already in place
  - Market the programs better- people still don’t know about dura/city core programs
  - Family influence on; reverse mortgage; make it as attractive as possible (i.e. 20 yr deferred loan) since still high likelihood of recapture but takes away initial barriers to participation
  - So hard to show compliance with all the documentation, red tape
  - Could we have a common underwriting database shared among data providers?!? Love this. Make it easier and more accessible so they only have to apply once.
  - Preserve- Eviction court, emergency, rental assistance

- **Priorities 14-21 (expand diversity of housing types and affordability)**
  - Unintended consequences of blanket zoning and rezoning, etc. – need to be thoughtful
  - Be nimble and thoughtful
  - Policy work could happen before zoning change- so off shelf (i.e. pilot in west side that could potentially be adapted here)
  - ADU cluster package- short term priority to figure out (18 month)
  - Have we encouraged folks to sublet their rooms?
  - Homeshare, aging people, the church, companionship element, mentor/young person, health reasons and economics, what about those European models, group living, families, city regulation happening now on the definition of how many unrelated people can live together, a hospital to rent out or advocate group employee housing, etc.?
  - Renter protection legislation- staffer or someone to help new landlord understand what it means to be a landlord
  - Group all ADUs and #21 into rubric to make more efficient (14-18)
  - Then all the sub-parts to study
  - #5-12 (w/ exception of #9)
- **Priorities 22-25 (integrate supportive services with housing)**
  - Change word to incentivize?
  - Robust neighborhood programing - let private landlords know how not to be an asshole
  - Connect landlords to appropriate existing services
  - Need services to be part of housing - people don’t always seek out services
  - #24 - caution, overpaying of land bc motels so lucrative - what’s their incentive to change? How likely is it they will work with us?
    - Could we just build up? Too valuable to keep single story, and some of biggest parcels.
    - Why not start with the ones that are vacant or shut down? (why no preference policy)
      - San Fran layers theirs (i.e. 25% homelessness, 25% part of certain community)
    - Need to explain this whole process/issues in the plan so people understand how complicated
  - Need to create partnerships, i.e. land acquiring