1. During introductions, attendees were asked to provide one word to describe the most important issue
   - Affordability (2)
   - Diversity (2)
   - Safety
   - Abundance
   - Sufficient
   - Mixed-income
   - Preservation
   - Workforce
   - Quality
   - Access
   - Inclusive
   - Services
   - Risk of gentrification
   - Multi-generational

2. What are the housing needs in the study areas – product types, demand in the next 10+ years?
   - Development of single/double/triple lots to create higher density on smaller lots
   - Multigenerational housing that supports families and varied tenure
     - This is especially important for refugees
   - Missing middle housing typology – not everyone needs or wants a 6,000 SF lot
     - ADU’s, attached or detached
     - Multiple household/occupancy on single lots
   - Workforce housing – multi-family in a different sense (i.e. nurses, service workers)
   - Need to understand our older population, as it is growing drastically and quickly; aging in place opportunities will be increasingly important
   - Deeper affordability – 0-30% AMI to address homelessness
     - Motels are an opportunity for this
     - Older folks who are on a fixed income are also in need
     - Shared living spaces/amenities as options
   - New housing types that need to evolve in the next 10 years as things change
   - Additional density around public spaces – City Park for example
   - TOD along Colfax with BRT to address housing and transportation cost burdens
   - Potential for repurposing existing structures (i.e. motels)
     - Keep these affordable housing assets but improve them
• Lower cost, more stability
• Are these a temporary solution? These are also huge future development opportunities for supportive housing

• Housing around concentrations of employment
• Keep affordable housing options available for those with the lowest income/most vulnerable to displacement, even as the median income and thus affordable housing tax credits rise
  o Denver AMI went up 9% from 2017 to 2018 – but wages didn’t go up that much – challenging for rents that are tied to AMI levels
• ADU incentives for people with large lots/garages
• Shelters to address the need for services for people experiencing homelessness throughout the City, rather than concentrated in certain areas
  o Walk-up shelter availability throughout the corridor
• Housing and resources embedded together – workforce and housing etc.
  o HOPE model as an example
• Create community incentives for ADU’s, for example if 25% of alley frontage has an ADU, then the alley gets prioritized by the City for beautification

3. Focusing on affordable housing, what are challenges and opportunities to investment?
• Market cost/profit is the biggest barrier to affordable housing development
  o Tax credits only get you so far
  o Huge gap between building cost and rental income
  o Need resources to close this gap
• How to build the political capital to overcome NIMBYism
  o Hilltop example that happened 1/7
• Zoning
  o Regulatory side vs political climate
  o How to address neighborhood opposition/pressure on council members
  o Need to establish these standards during the NPI process, establish a clear path for council/City
  o Flexibility in this – social services integrated into housing (after school programs, not necessarily permanent supportive services)
• Lot sizes are also a challenge to affordable housing – truncated parcels that are hard to assemble, thus there is a need for smaller scale – especially along East Colfax
  o An opportunity, but can be a challenge to economies of scale
  o Preserve the culture along East Colfax – these smaller scale opportunities could help preserve the character
    ▪ Motels, diversity of population (age, ethnic, income)
  o Maintain the open door of East Colfax – many people use it many different ways
• What do you invest in to preserve vs what should change?
  o People should be the number one piece of infrastructure we’re trying to preserve along East Colfax rather than dirt/structures/etc.
  o Preserve design standards that make East Colfax unique, be intentional with design overlays
  o Example: façade preservation
• Naturally occurring affordable housing – how to preserve?
Eligibility for affordable housing access for people who are not necessarily experiencing homelessness, but are still in the 0-30 AMI category

Some services, but not full services, which is what gets the most funding

Homeownership as well as rentals

There’s a great deal of urgency

Land banking – a method to combat increasing market land values

Land Trusts

How to create equity in your community that isn’t tied to homeownership

Allowing people to have the choice to stay in a neighborhood

VailIndeed as an example

4. What is one action that would improve housing opportunities, social services, and financial stability?

Mandating that 30-40% of new development should be affordable housing

Increase in street outreach – who is on Colfax, what do they need to provide improved social services?

Expand geographic reach of existing organizations

Bring City and other social services to people in need on East Colfax, rather than just downtown

Supportive services such as childcare, fresh food access/grocery, etc. also needed

Lack of childcare especially for infant to 2 years

More money is needed – public/private partnerships, social impact bonds

Major employers, foundations, hospitals, etc. to match dollars/subsidies for workforce housing

Schools/Universities partner for student and employee housing

Invest in/plan for people as infrastructure

Coupling new development with services along new TOD stops

Alternatives to homeownership – investing in a community/geographic area without having to buy a home

Pay for services through an investment pool by area (i.e. by neighborhood, BID, etc.)

Channel neighborhood energy into shared solutions rather than opposition

Habitat for humanity model for people in need – you’re building your home with your community, community gardens, etc.

Cooperative models to neighborhood change

Access to community spaces and cultural preservation – preserving/enhancing existing assets like in Westwood

Social Impact Bond as a method to do this

5. Other comments

Challenge to affordable housing – living in density vs. privacy: how to balance this

3 typologies to historic preservation

Balance

Managing expectations – what is going to happen to existing infrastructure, businesses

Coordination with Aurora will be important

Need to get out in the communities and make sure people know what is going on, inclusive of residents, employees, etc. in the neighborhoods

East Colfax needs concerted effort here
• Expand the community in complex ways in all the neighborhoods, something we need to consistently focus on
  o Safety/security can come from building a stronger community connection
• Capacity – organizational capacity of City of Denver to distribute new funds/programs etc.
  o Need to create a clear vision for these things