AFFORDABLE HOUSING, SOCIAL SERVICES & FINANCIAL STABILITY FOCUS GROUP

Meeting #2
April 23, 2019
## Today’s Agenda

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Time</th>
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<tbody>
<tr>
<td>1. Introductions &amp; NPI Refresher</td>
<td>10 minutes</td>
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<tr>
<td>2. Highlights of Focus Group #1, Key Data Points &amp; Community Workshops</td>
<td>15 minutes</td>
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<td>3. Recommendations</td>
<td>90 minutes</td>
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<td>4. Next Steps</td>
<td>5 minutes</td>
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Neighborhood Planning Initiative

- Denver's NPI is a new long-term commitment to ensure every corner of the city can enjoy the benefits of an area plan. Over the next 10 to 14 years, residents, neighborhood groups, and community leaders will work alongside the city's neighborhood planning team to create a vision and plan for their specific area.
Study Area
NPI Planning Process
NPI Focus Groups

• Topic-oriented advisory groups composed of both neighborhood stakeholders and technical experts
• Will meet to 1) frame issues and 2) refine plan strategies
• Topics include housing, design, mobility, economic development and green infrastructure
Focus Group Meeting #1 Recap

Key Themes:

• New thinking needed for small lot development concepts
• Retain motel buildings and/or lots for affordable housing
• Zoning discussed in context of local politics and NIMBY
• Importance of integrating support services with affordable housing
## Moving Forward: Forecasts

<table>
<thead>
<tr>
<th>2040 Forecasts</th>
<th>East Central</th>
<th>East</th>
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<tbody>
<tr>
<td>Household Growth</td>
<td>6,500 – 7,500</td>
<td>4,200 – 4,800</td>
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<td>New Residential Sq. Ft.</td>
<td>3.6 – 4.2 million sq. ft.</td>
<td>3.2 – 3.7 million sq. ft.</td>
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# Data Analysis: Key Findings East Central

| Estimated Shortage of Affordable Rentals | **3,100 units at less than $625/month**  
*These renters are paying between $875 and $1,250* |
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<tbody>
<tr>
<td>Units Renting at $750 or Less</td>
<td><strong>Year 2000: 80%</strong>  <strong>Year 2017: 23%</strong></td>
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<tr>
<td>Homeownership Trends</td>
<td>Declining ownership for racial and ethnic minorities, particularly City Park West</td>
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<tr>
<td>Homeownership Opportunities</td>
<td>Virtually non-existent for households with incomes less than $50,000 – (172 condo or attached units available in 2017, 0 SF homes)</td>
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## Data Analysis: Key Findings East

| Estimated Shortage of Affordable Rentals | **1,400 units at less than $500/month**  
These renters are paying between $625 and $1,250 |
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<tr>
<td>Units Renting at $750 or Less</td>
<td><strong>Year 2000: 71%  Year 2017: 21%</strong></td>
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<tr>
<td>Homeownership Trends</td>
<td>Declining ownership for racial and ethnic minorities, particularly South Park Hill &amp; Montclair</td>
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<tr>
<td>Homeownership Opportunities</td>
<td>Virtually non-existent for households with incomes less than $50,000 – (92 units available in 2017, 90% of which attached)</td>
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<td>Naturally Occurring Affordable Housing at Risk</td>
<td>500 affordable rentals (including motels) plus SF detached homes moving from rental to ownership market</td>
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Mismatch of units & household types?

East Central:
• 41% of units have 2+ bedrooms
• 8% of households with children

East:
• 79% of units have 2+ bedrooms
• 24% of households with children
• *E Colfax neighborhood*: 12% overcrowded
  *(Denver avg: 3.4%)*
What We Heard: Housing Affordability

Workshop Participant Input

Top priorities for advancing housing affordability:

- Encouraging more affordable apartment buildings near transit (EC #1, E #3)
- Encouraging more ADUs (E #1, EC #3)
- Providing housing for a variety of non-conventional household types – shared living, family-sized units, multi-generational (EC #2)
- Convert motels into quality affordable housing (E #2; not asked in EC)
What We Heard: Missing Middle

Workshop Participant Input

The most desired missing middle housing types:

- Live + Work (EC #1, E #2)
- Detached ADUs (E #1, EC #2)
- Townhouse/rowhouse (EC #3)
- Duplex (E #3)
What We Heard: Targeted Outreach

• Need more affordable housing overall
  o Rising rents are a constant stress
  o Need units that are clean, safe & sanitary (bed bugs are an issue)
• Lower application fees, lower rent and security deposits
• Want landlords to care about properties
  o If rents do rise, tenants would like to see improvements to existing properties
• More accessible housing for people with disabilities
• Larger unit sizes for families
• Opportunities for longtime renters to become homeowners
• “Sense of community” – more spaces and ways for the community to be together
Recommendations: Tools

1. Community Development Block Grant Program (CDBG)
2. HOME Investment Partnership Program (HOME)
3. Low Income Housing Tax Credit Program (LIHTC)
4. TIF (via URA)
5. Direct funding
6. Fee waivers/rebates
7. Subsidies and grants
8. Change of City regulations or policy
9. Density bonuses
10. Technical assistance
11. Pilot programs
12. Education and marketing
13. Public-private partnerships
Recommendations: Applications*

1. Create new affordable housing with access to transit and amenities
2. Preserve affordability and stabilize residents at risk of involuntary displacement
3. Expand diversity of housing types and affordability
4. Integrate supportive services with housing

* See handout for detailed list
Next Steps

- **May 14** East Area Workshop – Draft Recommendations
- **May 21** East Central Area Workshop – Draft Recommendations
- **June TBD** East and East Central Area Workshops – Draft Plan
- **Late Summer/Fall** Planning Board and City Council Adoption

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