

AFFORDABLE HOUSING, SOCIAL SERVICES & FINANCIAL STABILITY FOCUS GROUP

Meeting #2
April 23, 2019



Today's Agenda

Agenda Item	Time
1. Introductions & NPI Refresher	10 minutes
2. Highlights of Focus Group #1, Key Data Points & Community Workshops	15 minutes
3. Recommendations	90 minutes
4. Next Steps	5 minutes

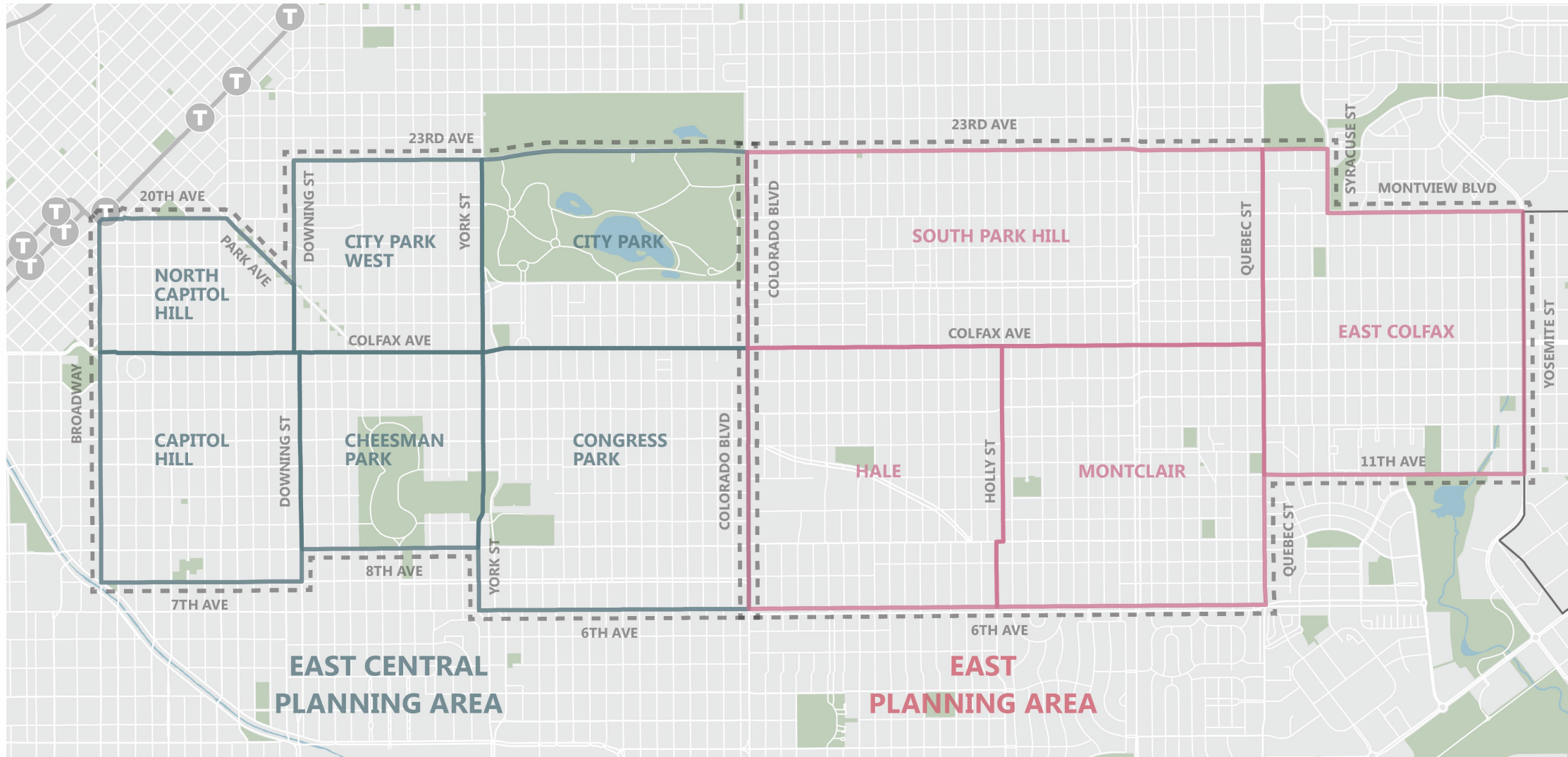


Neighborhood Planning Initiative

- 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

EAST AND EAST CENTRAL AREA NEIGHBORHOOD PLANNING INITIATIVE SCHEDULE



2018 | 2019

JUL 2017 - DEC 2018

JAN

FEB

MAR

APR

MAY

JUN

JUL

STEERING COMMITTEE MEETINGS

FOCUS GROUPS
(FOCUS TOPICS & AREAS)

ALL COMMUNITY MEMBERS

NEIGHBORHOODS AND TARGETED OUTREACH
(EXISTING EVENTS, NEIGHBORHOOD SPECIFIC MEETINGS, RNOS, COMMUNITY CONNECTORS & OUTREACH TEAMS, UNDERREPRESENTED GROUPS)

2,776 SURVEY PARTICIPANTS

35 EVENTS

30 STEERING COMMITTEE MEETINGS

FRAMING ISSUES AND DIRECTION

KICK-OFF WORKSHOPS

NEIGHBORHOOD WORKSHOPS

STRATEGIES

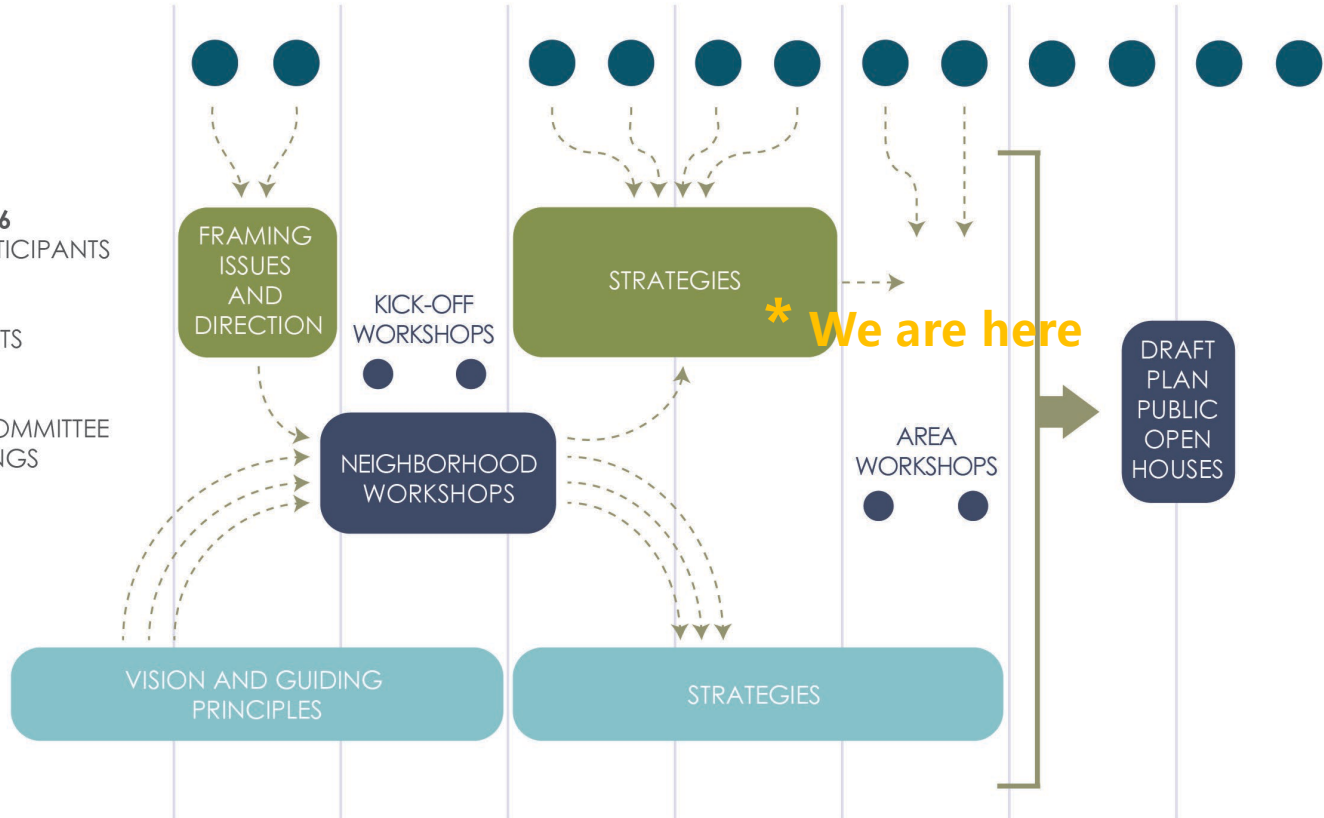
* We are here

AREA WORKSHOPS

DRAFT PLAN PUBLIC OPEN HOUSES

VISION AND GUIDING PRINCIPLES

STRATEGIES



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

2040 Forecasts	East Central	East
Household Growth	6,500 – 7,500	4,200 – 4,800
New Residential Sq. Ft.	3.6 – 4.2 million sq. ft.	3.2 – 3.7 million sq. ft.



Data Analysis: Key Findings East Central

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

Data Analysis: Key Findings East

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

Data Analysis: Key Findings Both Areas

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

WHAT ARE YOUR SOLUTIONS FOR HOUSING AFFORDABILITY?

WHY IT MATTERS...

Access to safe, decent affordable housing has never been more important in Denver. Today 100,000 more people live in Denver than did just a dozen years ago, with as many as 100,000 more anticipated over the next decade. Home prices have risen dramatically making rentals and for-sale housing increasingly unaffordable for too many.



WHAT IS "AFFORDABLE" HOUSING?

Federal definition of affordability:

1. Housing costs are "affordable" if they do not exceed 30% of household's gross monthly income
2. "Costs" include basic utilities, mortgage insurance, HOA fees and property taxes

Households paying >30% for housing are "cost burdened"



Households paying >50% for housing are "severely cost burdened"



WHAT ARE DENVER'S AFFORDABLE HOUSING NEEDS?

Income Thresholds & Target Housing

< 30% MFI

"Extremely" low income

< \$27,000 per year; poverty level



Public housing, Section 8, tenant based rental assistance, non-profit housing, other deeply subsidized rentals.

30-50% MFI

"Very" low income

\$27,000-\$45,000 per year



Public housing, Section 8, rental tax credits, developments, other rental products. Shared equity and land bank for homeownership.

50-80% MFI

"Low" income

\$45,000-\$72,000 per year



Generally free to privately provided rental housing. Ownership with shared equity, land trust, other deed restricted products, attached homes, homes in affordable areas.

80-120% MFI

"Middle" to "moderate" income

\$72,000-\$108,000 per year



Privately provided rental housing. General target for homeownership programs, can buy without assistance in affordable areas.

Most MFI needs for the most family income. The local government can help to determine eligibility for rental housing programs. Homebuyers are needed a 4-person family income level or higher to receive an equity share from the Center for the Denver Home.

WHO DOES THIS PROBLEM AFFECT?

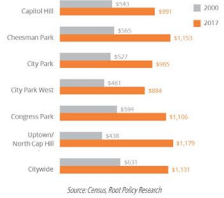
Anyone who cares about the quality of life here can appreciate that housing affordability is a critical issue for many residents. We are not simply talking about the challenges of homelessness and people with extremely low income; we are also talking about a wide spectrum of working people who earn up to \$50,000 or more, yet struggle with basic monthly bills for housing and utilities.

Denver's workforce includes a varied range of occupations and annual incomes, such as:

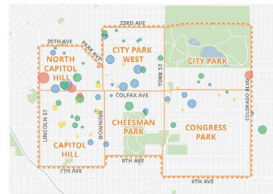
- Waiter/waitress - \$21,910
- Home health aide - \$24,980
- Teaching assistant - \$27,620
- Bank teller - \$29,330
- Veterinary tech - \$31,180
- Bus driver - \$32,920
- Community health worker - \$36,830
- Emergency medical techs & paramedics - \$42,420
- Graphic designer - \$49,250
- Kindergarten teacher - \$51,890

Many young people, growing families, low- and middle-income families, older adults, or people with disabilities do not have the income that is needed to keep up with the rise in housing costs and the scarcity of availability.

MEDIAN GROSS RENT FOR EAST CENTRAL NEIGHBORHOODS



SUBSIDIZED UNITS IN THE EAST CENTRAL AREA



MENU OF OPTIONS TO ADVANCE HOUSING AFFORDABILITY

What ideas should we explore for housing affordability in East Central? Place 3 dots next to your top priorities or add a new one on a sticky note.

- Encourage more ADUs (accessory dwelling units), such as garage conversions or backyard cottages
- Allow single-unit homes to add rentable rooms or to convert to multi-unit
- Encourage more duplexes and triplexes
- Encourage more apartment buildings with affordable housing near transit
- Create more supportive housing with integrated services to help individuals and families transition from homelessness
- Preserve existing private and publicly-supported affordable housing
- Provide rental assistance (such as programs for qualifying fixed income households)
- Provide homeownership assistance (such as property tax abatements or Community Land Trusts)
- Provide more on-site services in buildings, such as job training, literacy programs, and childcare
- Develop partnerships with major employers (such as hospitals and schools) in creating affordable units for their workers
- Provide housing for a variety of household types (such as shared living, family-sized units, or multigenerational housing)

EAST CENTRAL AREA PLAN

CAPITOL HILL | NORTH CAPITOL HILL | CITY PARK WEST | CHEESMAN PARK | CONGRESS PARK | CITY PARK



Workshop Participant Input

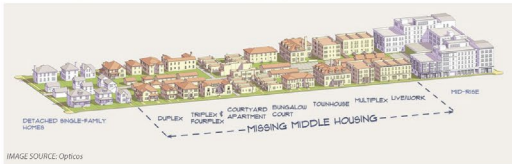
Top priorities for advancing housing affordability:

- 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

WHAT "OTHER" TYPES OF HOUSING WOULD YOU LIKE TO SEE?

Missing Middle Housing Types



EXPLANATION: "Missing Middle" includes a range of diverse housing types that are compatible with single family homes that address affordability and growing demand for walkable urban living.



YOUR INPUT...
What types of housing choices would be appropriate for your neighborhood? PLACE A DOT IN UP TO THREE BOXES.

DETACHED ACCESSORY DWELLING UNIT



DUPLEX



SECONDARY DETACHED SINGLE FAMILY HOME



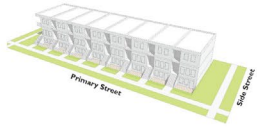
CORNER LOT COTTAGE COURT



DOUBLE LOT COTTAGE COURT



TOWNHOUSE / ROWHOUSE



WALK-UP APARTMENT



LIVE + WORK



OTHER COMMENTS...
If you have other ideas for appropriate housing types, what are they?

EAST CENTRAL AREA PLAN

CAPITOL HILL | NORTH CAPITOL HILL | CITY PARK WEST | CHEESMAN PARK | CONGRESS PARK | CITY PARK



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
 - Rising rents are a constant stress
 - 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
 - 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

www.Denvergov.org/eastcentralplan

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