



Housing Needs Workshop – May 17, 2022

Workshop Summary (In-Person)

Overview

Approximately 15 people attended this introductory workshop for the City of Centennial's Housing Study and Policy Development project. The workshop agenda was as follows:

- Welcome/Open House (5:00-5:30pm)
- Introductory Presentation/Q&A (5:30-6:15pm)
- Breakout Discussions (6:15-6:50pm)
- Wrap-up/Next Steps (6:50pm-7:00pm)

This summary documents input received as part of the two hands-on portions of the agenda. An online version of the workshop will be hosted on the City's website www.centennialco.gov/housing.

Housing Workshop Boards

What inspired you to attend the workshop?

- Seeing what's going on
- Problems with selling house and buying another
- Need for more affordable housing options
- Need for affordable and low-income housing options and more multiunit housing near transit
- Concern about University Blvd. becoming a high-density stretch of 4-6 story apt. complexes much like University Blvd. near DU
- We need more options for housing in Centennial

Accessory Dwelling Units

One strategy included in Centennial NEXT to provide more housing opportunities is to explore the allowance for ADUs within residential areas, subject to operation and design guidelines that respect the context of the City's various neighborhoods. Participants were asked to provide feedback on the various types of ADUs including where they would fit in Centennial and design considerations.



ADU Types	Is this type of ADU appropriate in Centennial?	Where would it be appropriate to see this type of ADU in Centennial?	Are there certain features of ADUs that should be restricted or limited?*
Detached ADU (Accessory Building)	<ul style="list-style-type: none"> • Yes (7) • No (3) 	<ul style="list-style-type: none"> • Lots over ¾ acre and bigger; transit would be good 	<ul style="list-style-type: none"> • I agree with the whole list • Minimum lot size 12,500+ • Minimum ADU size 300sf
Detached ADU (unit above detached garage)	<ul style="list-style-type: none"> • Yes (4) • No (3) 	<ul style="list-style-type: none"> • At least ¾ acre near transit 	<ul style="list-style-type: none"> • I agree with the whole list • Minimum lot size 12,500+ • Minimum ADU size 300sf
Attached ADU: Interior Conversions	<ul style="list-style-type: none"> • Yes (4) 	<ul style="list-style-type: none"> • At least 20' to lot line and near transit 	
Attached ADU: Addition to Primary Home	<ul style="list-style-type: none"> • Yes (4) 	<ul style="list-style-type: none"> • Sounds like a duplex; at least 20' from lot line 	

* Common regulations include maximum height limitations, maximum size limitations, minimum private open space, minimum off-street parking requirements, separate entrance requirements, and maximum occupancy limitations.

Multiunit Housing Preferences

The City is also exploring options for multiunit housing types to increase the availability of housing throughout Centennial. This may include allowing or incentivizing housing projects that reuse vacant or underused commercial properties or that offer other benefits to the community. Participants were asked to indicate what types of multiunit housing types they would support and why.

Multiunit type	Do you support the City exploring policy and/or regulatory options for this housing type?	Where would it be appropriate to see this multiunit type of in Centennial?	Give us a little more feedback about your responses.
Duplex	<ul style="list-style-type: none"> • Support (8) • Support if project provides other community benefits (2) 		<ul style="list-style-type: none"> • Not looking cheap! (all the way down) • Limit to 2 ½ story



Multiunit type	Do you support the City exploring policy and/or regulatory options for this housing type?	Where would it be appropriate to see this multiunit type of in Centennial?	Give us a little more feedback about your responses.
	<ul style="list-style-type: none"> Support if reusing underutilized commercial property (1) Do not support (1) 		
Townhouse	<ul style="list-style-type: none"> Support (2) 		<ul style="list-style-type: none"> Limit to 2 ½ story
Apartment/Condominium 2-story	<ul style="list-style-type: none"> Support (3) 	<ul style="list-style-type: none"> Near transit station or the interstate highway 	<ul style="list-style-type: none"> If condo, <u>not</u> apt.
Apartment/Condominium 3-4 story	<ul style="list-style-type: none"> Support (6) Support if project provides other community benefits (2) Support if reusing underutilized commercial property (4) Do not support (2) 	<ul style="list-style-type: none"> Near transit and employers Near employers w/employees that need apartments Near transit Sears/Macy's Southglenn 	<ul style="list-style-type: none"> Not looking cheap! 3-story near existing residential IF limited to 3-story
Apartment/Condominium 5-7-story	<ul style="list-style-type: none"> Support (4) Do not support (7) Support if reusing underutilized commercial property (1) 	<ul style="list-style-type: none"> Near transit 55+ or 65+ Maybe if along I-25 corridor near transit 	
Apartment/Condominium 8+ story	<ul style="list-style-type: none"> Support (3) Do not support (9) Support if reusing underutilized commercial property (1) Support if project provides other 		



Multiunit type	Do you support the City exploring policy and/or regulatory options for this housing type?	Where would it be appropriate to see this multiunit type of in Centennial?	Give us a little more feedback about your responses.
	community benefits (1)		

Breakout Discussions

Where in Centennial do you live?

- Between Arapahoe and Dry Creek; west of I-25; SFD home
- Willow Creek; SFD home
- University near Streets at SouthGlenn; affordable townhome
- Walnut Hills; near Arapahoe and Quebec (2 – both SFD homes)
- Heritage Greens; near Holly and Dry Creek (SFD home)
- Colorado Boulevard and Orchard (SFD home)
- Arapahoe

What would you change if you could:

- Many of our homes are becoming rentals. The renters are good people—they have families and they work. But the property managers don't keep the properties up. Some let the grass die. It's not the people who are renting that we have a problem with—it's the landlords
- We really want to downsize and we found a place in Jefferson County to move into and put down a \$200,000 deposit. But it never got built and we are trying to sell that share in the property and then sell our house to move into a smaller place. We are retired, paying 2 mortgages, and we could only afford a \$350,000 home. But the cheapest we can find is \$500,000, in Lakewood. There are very few affordable homes for downsizing. Heather Gardens in Aurora is an option, but those don't come up very often. There is also the King Soopers on University, but that has no parks or walking areas around it. This is what Centennial needs the most—affordable senior communities.
- Fewer luxury apartments especially near Streets at SouthGlenn and along University. These cause congestion and they aren't making any difference in affordability. And those people may move into affordable townhomes someday and take away that housing stock from those who need it the most. Why is the city allowing all of those?
- The city should not allow people to buy an adjacent lot and tear down two homes to build a McMansion. You are losing two relatively affordable homes with that.
- Desire to downsize home (and yard) was cited repeatedly as a reason why participants would choose to move. Most wanted to move to a single-family home, just a smaller version of what they had.



- Desire to be closer to services and amenities (e.g., like those that exist in Denver), but several noted that the high quality of the schools kept them in Centennial.
- Limited interest in townhomes due to shared walls (for participants personally).
- As a local real estate agent, I am seeing many buyers from out of state that can pay prices that locals cannot. My impression is that this is driving up prices. A recent example was a sheriff's deputy and his wife that were long-time residents and could not afford to stay in Centennial.
- Some participants cited rising taxes as a factor in losing workforce, but those who moved from out of state (even if it was years ago), noted that property taxes in Colorado are much lower than other hot markets (e.g., Chicago, East Coast).
- Need affordable housing; Streets at SouthGlenn missed opportunity (transit accessible)
- No high rise; no high density - nothing like Streets at SouthGlenn, 4 or less stories;
- Don't be Denver. Maintain
- High quality multifamily (max 3 - story)
- School enrollment decreases; teachers can't afford to live in Centennial.
- No place for workers.

General discussion about solutions to housing needs:

- Can the government provide down payment assistance in exchange for keeping units affordable? For some type of deed restriction when the units sell?
- Seniors would be very interested in affordable communities even if they carry a deed restriction. They are not worried about equity gains.
- In Willow Creek—we have both townhomes and single family detached homes. Could we/the HOA allow more townhomes? They are nice and affordable and fit into the neighborhood well.
- As a local real estate agent, I have seen more lenders recently with programs that cover the purchase price for buyers that might not be as well positioned to compete for properties as cash buyers and then work with buyers on financing. Is it possible to explore the expansion of this type of approach with local credit unions or other banks that might have a direct interest in Centennial?
- Density was not widely supported (at "city levels"). Participants noted they moved to Centennial for a reason (suburban character).
- ADUs were widely supported, and several participants noted that this should have been made possible years ago. Centennial's larger lot sizes were cited as one reason why they just "made sense."
- Down payment assistance programs were discussed as one of the most useful strategies.
- One participant noted that FHA was offering loans for the addition of mother in law suites (ADUs), but that it was difficult to get information (and had not been widely advertised).
- Focus on creating starter product.



- Redevelopment of underutilized sites (e.g., Peabody Elementary that is scheduled to close); however, group discussed the challenge that would arise if adding homes then triggered need for another elementary school, and thought that perhaps senior housing might be more viable.
- Colorado Senior Rebate key
- I-25 Corridor most appropriate for taller buildings; people move here for suburban feel
- Public/private fund for down payment assistance
 - Employee within city
 - No rental
 - Owner occupancy
 - Pay back into fund when they sell
- Concern about external investors
- Home ownership should be the goal
- Support ADUs
- Need for ADUs for college and aging population
- ADU concerns: size, height, max: 1.5 story, minimum lot size
- Office conversions good; doesn't change character and uses existing buildings
- Studio apt. should not rent for > \$900
- Tiered levels of AMI/affordability
- Can't afford to downsize; assisted living is expensive.

