



Housing Needs Workshop

MAY 17, 2022

Workshop Agenda

- 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)



Thanks for being here!

Our Team

Don Elliott FAICP, Esq.



Gabby Hart AICP



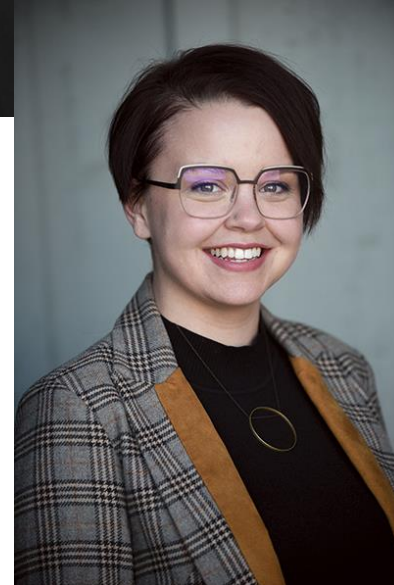
Heidi Aggeler



Darcie White AICP



Elizabeth Garvin AICP, Esq.



Julia Jones AICP



Emma Bangs



Amy Wiedeman



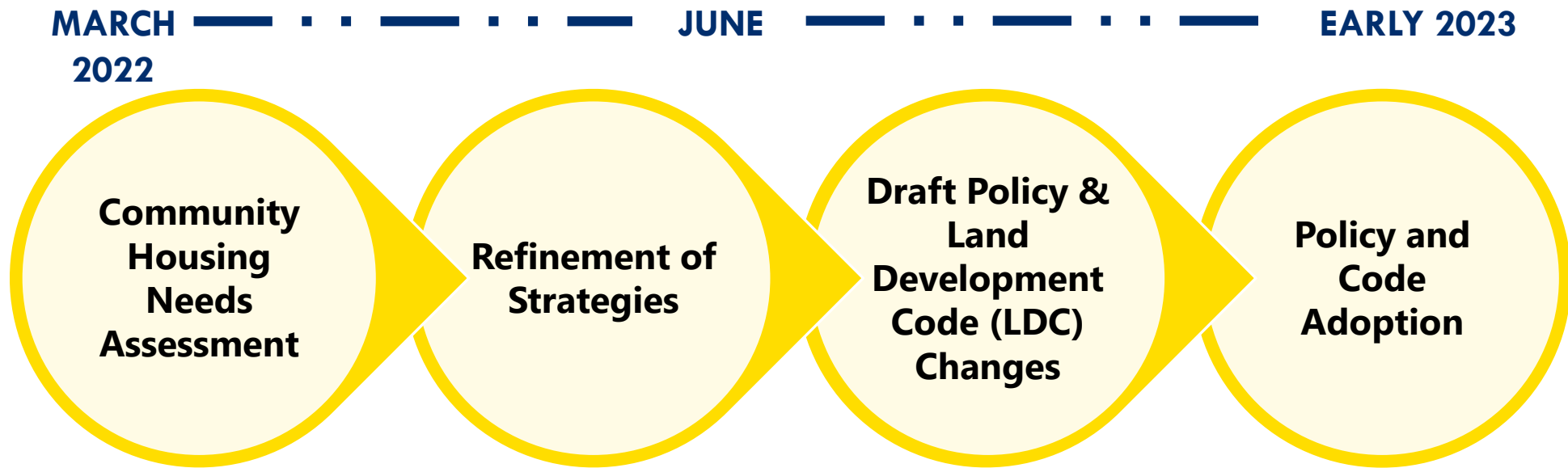
Melanie Ward AICP



Jenny Houlne

City Staff

Scope of Work



Public Participation Plan



- Stakeholders

- Live here, lived here, want to live here
- Have business or work here
- Go to school here
- Engaged in the community here

- Housing Needs Assessment Focus Groups

- Working Group

- Public

- Planning and Zoning Commission (P&Z) and City Council

In-Person Meetings

- Stakeholder meetings
- Community Workshops
- Working Group meetings
- P&Z and City Council updates

Website and Social Media

- Project webpage information
- Social media notice and info links
- E-newsletters and other project updates
- Have Your Say Centennial consultations

centennialco.gov/housing

Opportunities for Input

- Questions of the Week: late April through early June
- Online input opportunities June/July to help inform Working Group deliberations on potential strategies
- Email housing@centennialco.gov
- City summer events
- City Council District Meetings
- Next Housing workshop planned for early August

centennialco.gov/housing

Did You Know?

Approximately 82% of homes in the City of Centennial are for-sale housing options. For comparison 60% of homes in the City of Lone Tree are for-sale options.

Question of the Week

The City of Centennial has for-sale housing options that fit your income, needs, and lifestyle?

Agree? Disagree? Tell us [here](#).

Housing Question



The City of Centennial has for-sale housing options that fit your income, needs, and lifestyle? Required

- ☐ 1-strongly disagree
- ☐ 2-disagree
- ☐ 3-neutral
- ☐ 4-agree
- ☐ 5-strongly agree
- ☐ 0-not sure/no opinion

Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?

Taller de Necesidades de Vivienda
17 DE MAYO DE 2022

Estudio Vivienda de Centennial

SOBRE EL PROYECTO

La Ciudad ha lanzado un proyecto de Desarrollo de Políticas y Estudio de Vivienda para explorar los costos y la disponibilidad de viviendas en Centennial y comprender todo el espectro de problemas de vivienda, definir varias necesidades de vivienda e identificar prioridades para informar potencialmente la política. Este Estudio de Vivienda es una empresa importante que prioriza los aportes de la comunidad y la colaboración entre una amplia gama de partes interesadas de la comunidad.

¡QUEREMOS ESCUCHAR DE TI!

¡Se acerca el primero de los tres talleres comunitarios planeados como parte del proceso del Estudio de Vivienda! Este taller inicial brindará una oportunidad para que los grupos de vecinos y los miembros de la comunidad interesados aprendan sobre el proceso y brinden información sobre las necesidades de vivienda de Centennial. ¿Qué tipo de vivienda le gustaría ver más en diferentes áreas de Centennial y por qué? ¡Dinos qué piensas!

CUANDO: Martes, 17 de Mayo, 2022
5:00pm - 7:00pm

DONDE: Centennial Eagle Street Facility,
7272 S. Eagle St.

Este será un taller práctico. Por favor planea asistir todo el tiempo, si es posible. Los miembros del equipo del proyecto darán inicio a la reunión con una breve presentación introductoria, después de la cual se les pedirá a los participantes que se dividan en pequeños grupos para un ejercicio y discusión facilitados.

Los niños son bienvenidos a asistir, tendremos mesas de actividades y wi-fi gratis disponible. Se proporcionarán refrescos. Llame al 303-325-8000 o envíe un correo electrónico a adacoordinator@centennialco.gov si necesita traducción al español.

¡Únirse a la conversación!



Housing Needs Assessment



Housing Needs Assessment

Data Sources:

- American Community Survey (ACS)
- Arapahoe County Assessor Data
- Colorado Department of Education (CDE)
- Colorado Department of Local Affairs (DOLA)
- GIS (Zoning and Land Use)
- Quarterly Census of Employment and Wages (QCEW)
- Longitudinal Employer-Household Dynamics (LEHD)
- Multiple Listing Service (MLS)
- Residential Permit Data
- U.S. Department of Housing and Urban Development (HUD) Income Limits

Housing Needs Assessment

- ✓ Build off previous housing studies and **identify gaps and themes to carry forward**
- ✓ Define **affordable housing and attainable housing** as they relate to Centennial
- ✓ Provide suggestions of **what percent of housing** should be affordable or attainable (based on other standards and needs in our community)
- ✓ Define which areas have lower-income employment, which areas have lower priced housing options, and how these areas could be better **aligned or connected**
- ✓ Develop and use an **evaluation process** to **inform and prioritize locations** for affordable and attainable housing developability

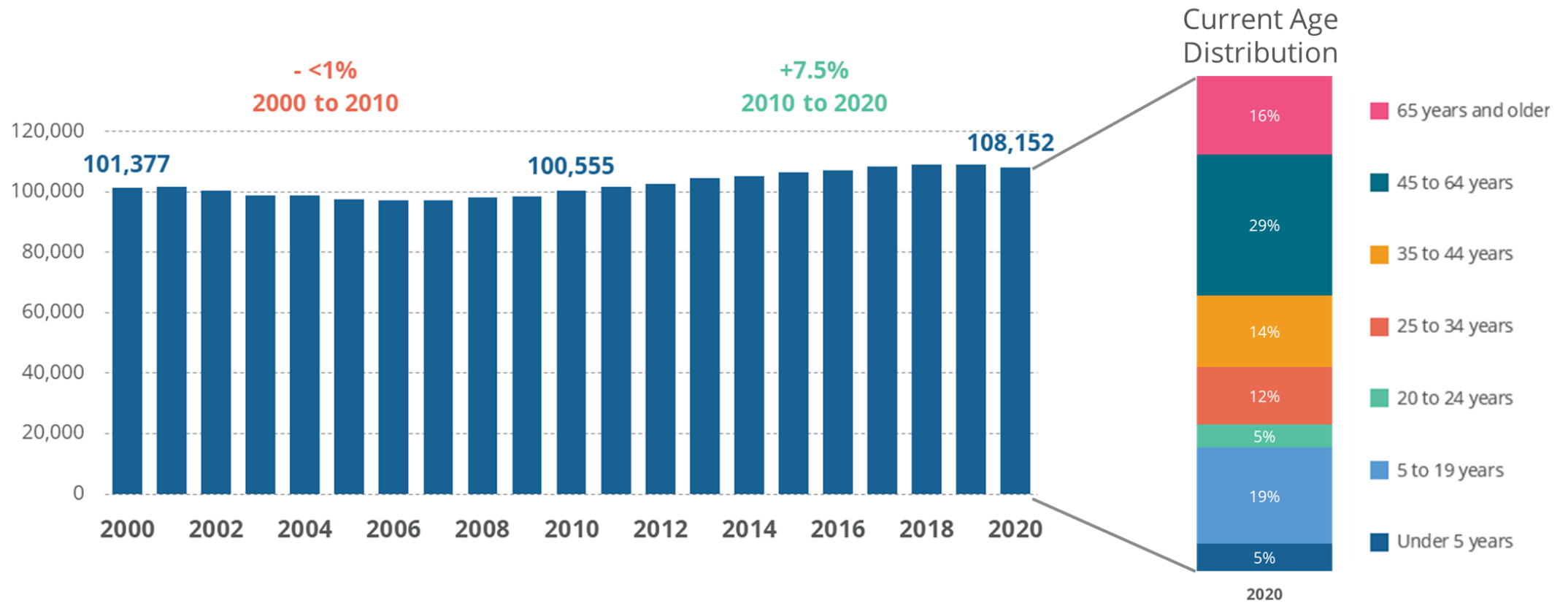
What does affordability mean?

- **“Big A” Affordability:** Housing development and/or units that limit the rent or prices to below market rates, and restricts use of those units to households at certain income levels, in return for public and/ or private subsidy (DOLA).
- **“Little A” affordability:** Paying no more than 30 percent of gross income for housing, including utilities. “Rent-burdened households” are those that pay higher than 30 percent, and “cost-burdened” households are defined as paying more than 50 percent on housing (HUD).



Socioeconomic Trends

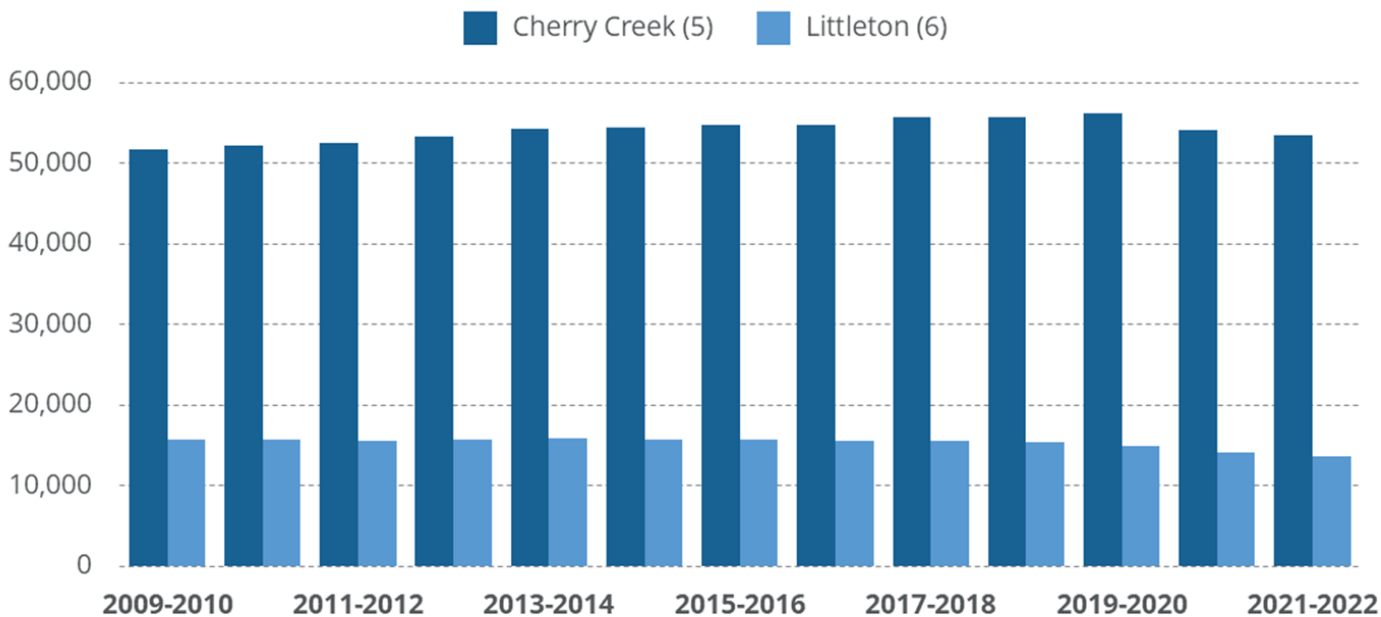
Population Trends in Centennial



DOLA and 2020 5-year ACS

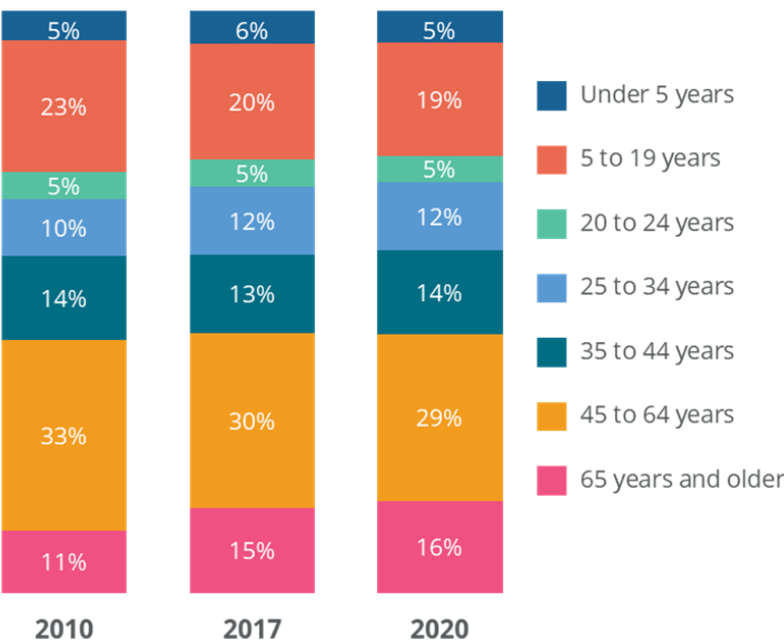
School Enrollment Trends

PK-12 School Enrollment



CDE, 2010, 2017, and 2020 5-year ACS

Age Distribution



Since 2017...



MEDIAN AGE
41.4 to 41.3
2017 to 2020



UNEMPLOYMENT RATE
4% to 3.6%
2017 to 2020



AVG. HOUSEHOLD SIZE
2.7 to 2.69
2017 to 2020



POVERTY RATE
4.3% to 3%
2017 to 2020



HOMEOWNERSHIP RATE
82% to 82%
2017 to 2020



DISABILITY RATE
6.9% to 7.8%
2017 to 2020

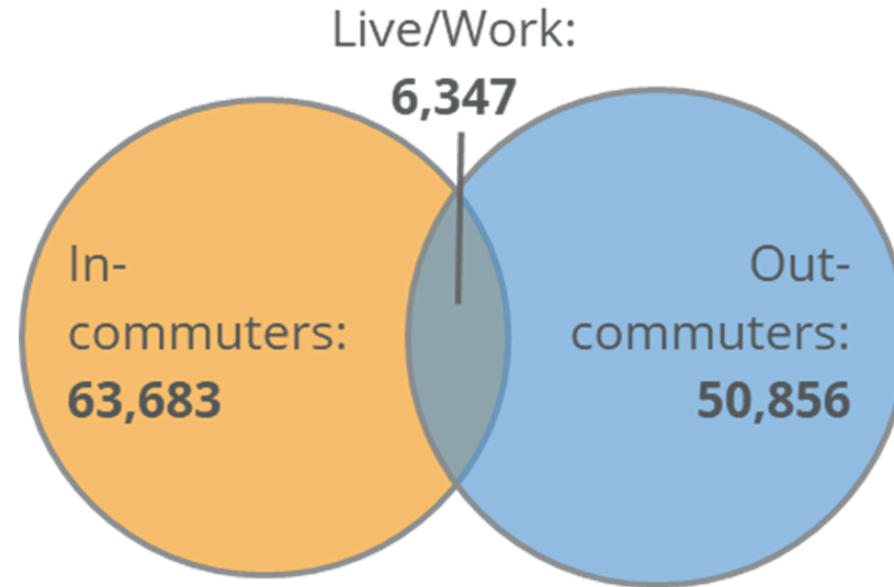


MEDIAN HOUSEHOLD INCOME
\$100,770 to \$109,767
2017 to 2020



NON-WHITE POPULATION
19% to 21%
2017 to 2020

Labor Force & Commute



Top 10 Originations:

1. Denver (17%)
2. Aurora (14%)
3. Centennial (9%)
4. Highlands Ranch (6%)
5. Parker (4%)
6. Castle Rock (3%)
7. Lakewood (3%)
8. Colorado Springs (3%)
9. Littleton (2%)
10. Englewood (2%)

Top 10 Destinations:

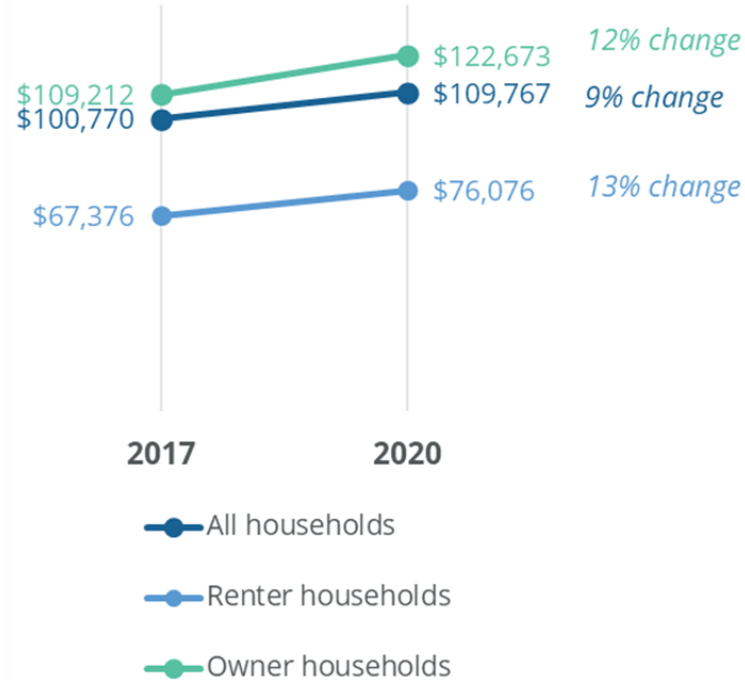
1. Denver (26%)
2. Centennial (11%)
3. Aurora (11%)
4. Greenwood Village (10%)
5. Littleton (4%)
6. Highlands Ranch (3%)
7. Lakewood (3%)
8. Lone Tree (2%)
9. Colorado Springs (2%)
10. Englewood (2%)



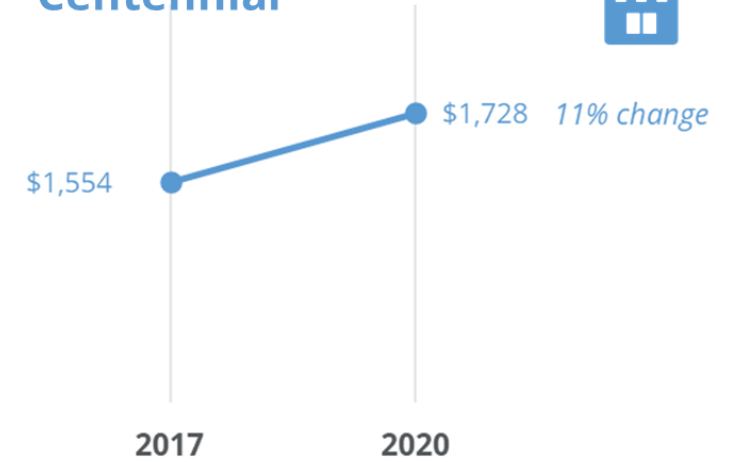
Housing Profile

Since 2017...

Median Household Income by Tenure, Centennial



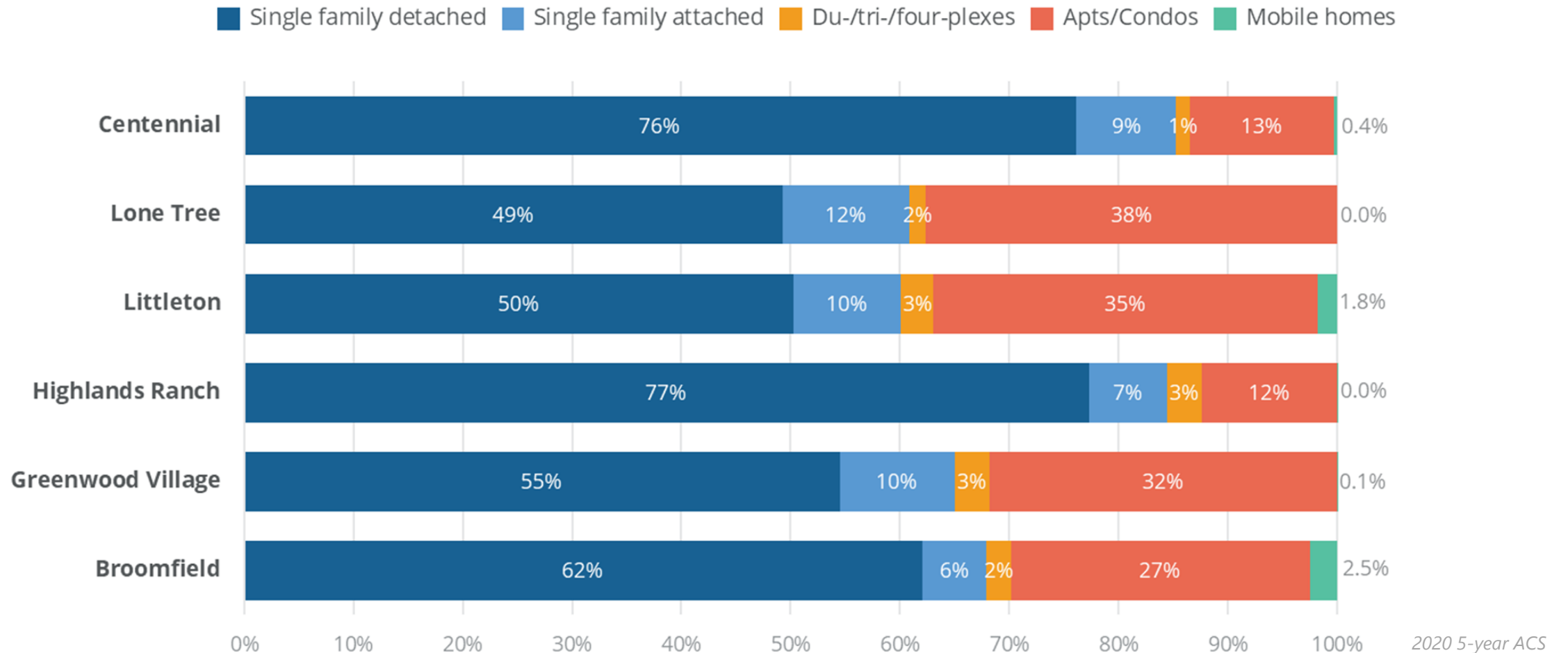
Median Gross Rent, Centennial



Median Home Value, Centennial



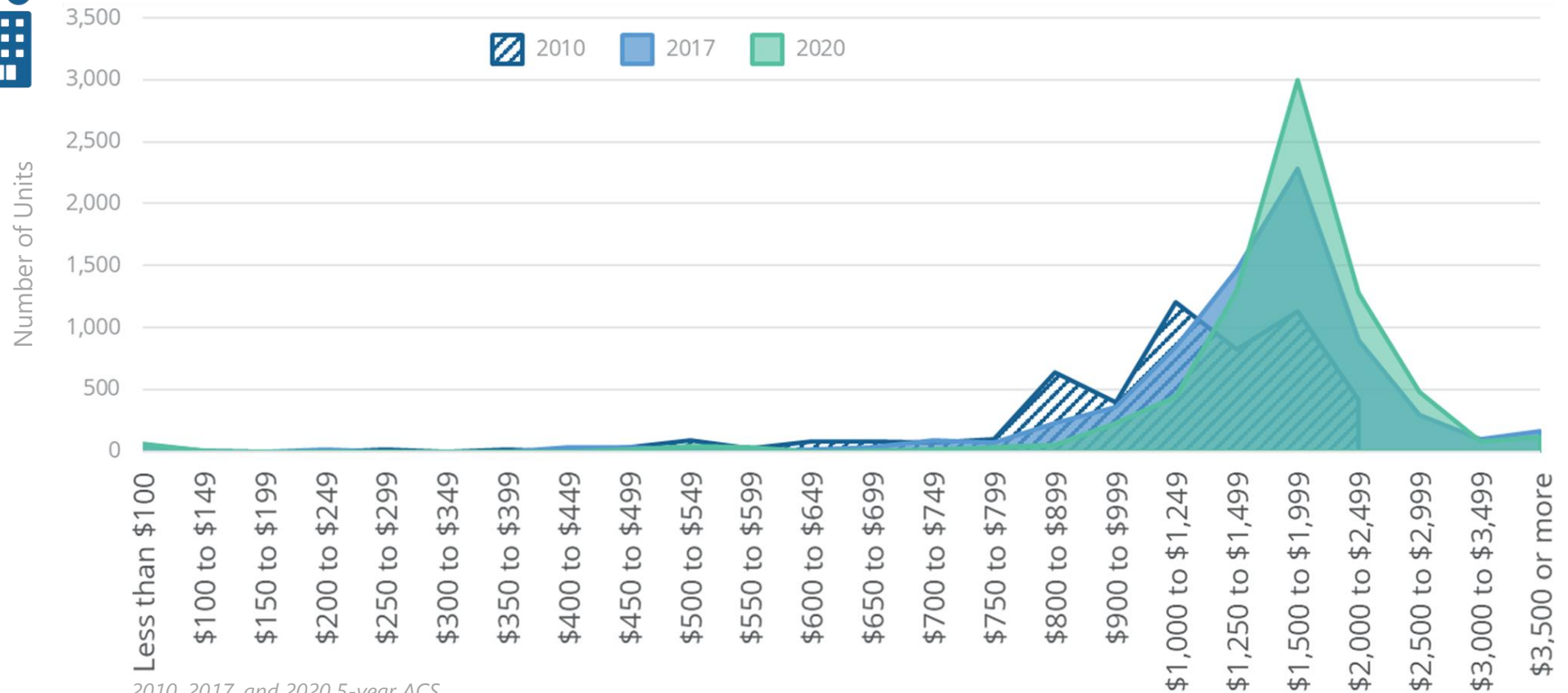
Housing Structure Type



Market Trends—Rental



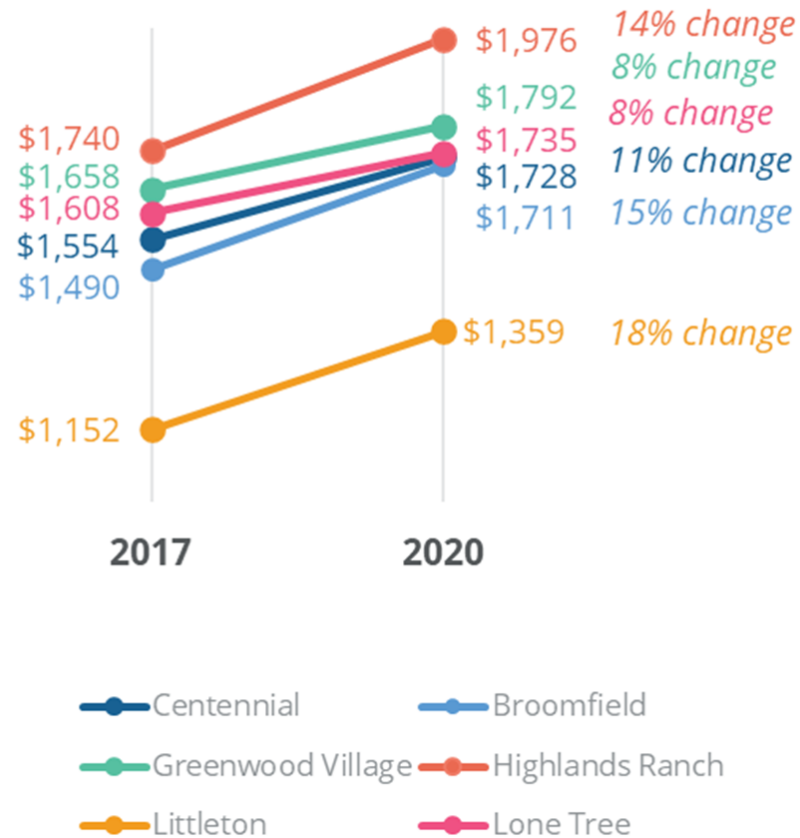
Number of Units by Gross Rent, Centennial, 2010-2020



2010, 2017, and 2020 5-year ACS

Market Trends—Rental

Change in Median Rent, Centennial and Peer Communities, 2017-2020



Income Required to Afford Median Rent, Centennial and Peer Communities, 2020

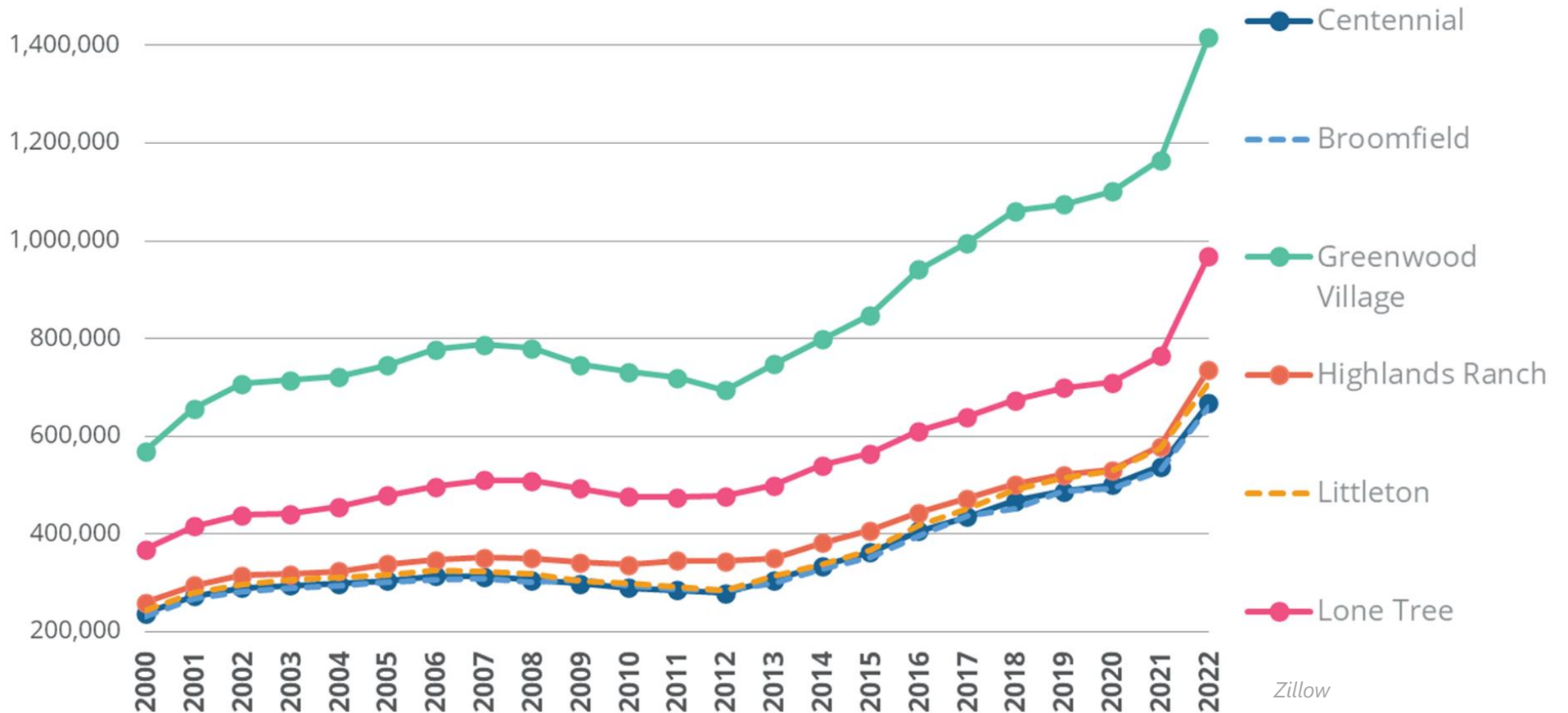
	Median Gross Rent	Income Required
Centennial	\$1,728	\$69,120
Broomfield	\$1,711	\$68,440
Greenwood Village	\$1,792	\$71,680
Highlands Ranch	\$1,976	\$79,040
Littleton	\$1,359	\$54,360
Lone Tree	\$1,735	\$69,400

2017 and 2020 5-year ACS

Market Trends—For Sale



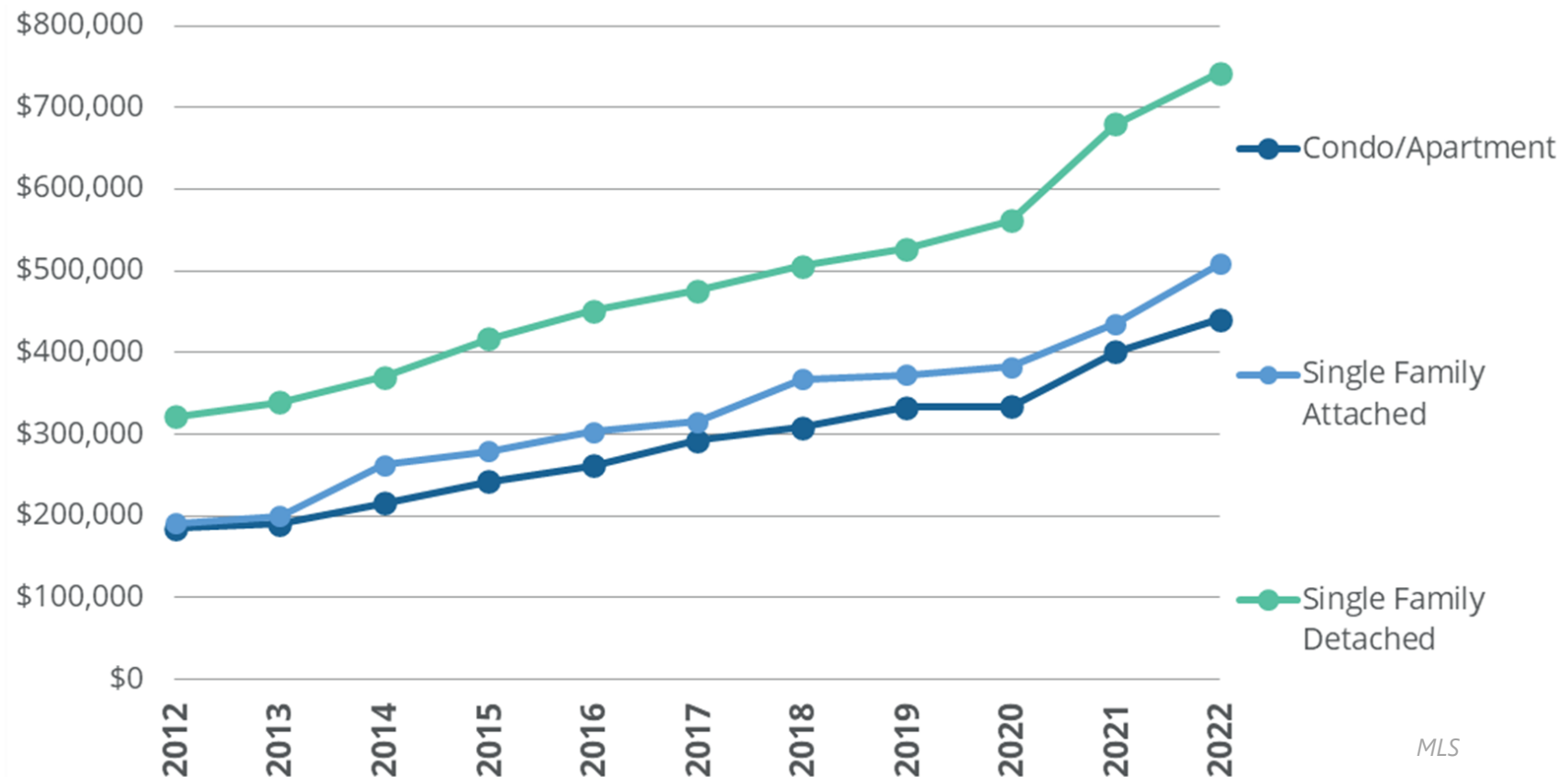
Home Value Index, Centennial and Peer Communities, 2000-2022



Market Trends—For Sale



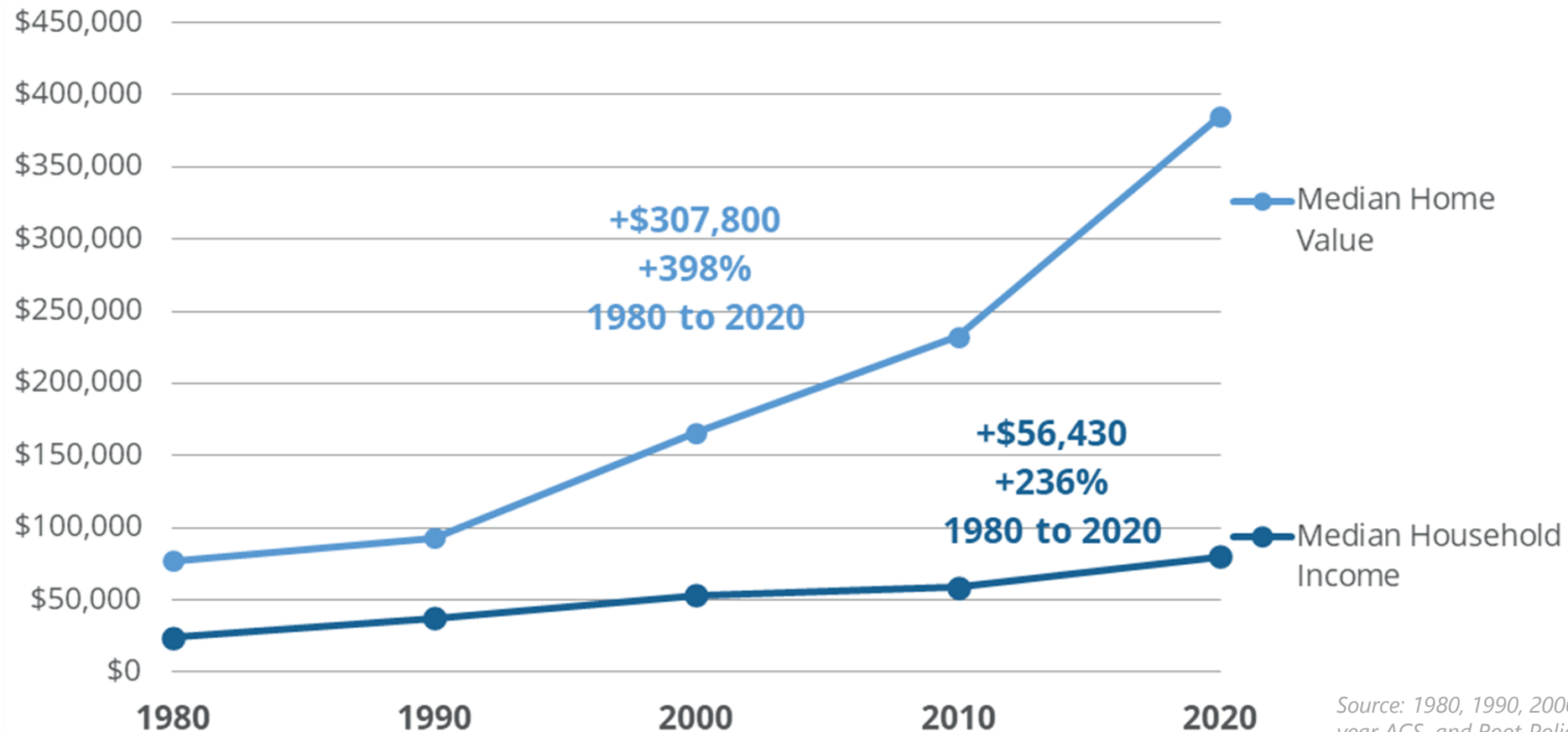
Average Sale Price by Housing Type, 2012-2022



MLS

Historical Analysis

Median Household Income and Home Value, Arapahoe County, 1980-2020



Source: 1980, 1990, 2000 Census, 2010 and 2020 5-year ACS, and Root Policy Research.

Historical Analysis

Affordable Purchase Price and Downpayment, Arapahoe County, 1980-2020

Year	Median Household Income	Affordable Housing Costs		Downpayment	
		Monthly Payment	Mortgage	Dollars	Percent of Income
1980	\$23,861	\$597	\$45,086	\$4,509	<div></div> 19%
1990	\$37,234	\$931	\$92,330	\$9,233	<div></div> 25%
2000	\$53,570	\$1,339	\$159,856	\$15,986	<div></div> 30%
2010	\$58,719	\$1,468	\$249,368	\$24,937	<div></div> 42%
2020	\$80,291	\$2,007	\$413,136	\$41,314	<div></div> 51%

Source: Freddie Mac, 1980, 1990, 2000 Census, 2010 and 2020 5-year ACS, and Root Policy Research.

Next Steps & Questions

- Finish data analysis for Housing Needs Assessment
- Identify primary housing needs
- Coordinate resident focus groups

Questions?



Breakout Discussions

Next Steps

Keep an eye on the project website for updates:
centennialco.gov/housing

Email us:
housing@centennialco.gov

Learn More!

- Housing Needs Assessment report available in early June

Opportunities for Input:

- Questions of the Week: now through early June
- Online input opportunities June/July to help inform Working Group deliberations on potential strategies
- City Summer Events
- Next Housing workshop planned for early August



Thank you for your time & input!
