



City Council Update

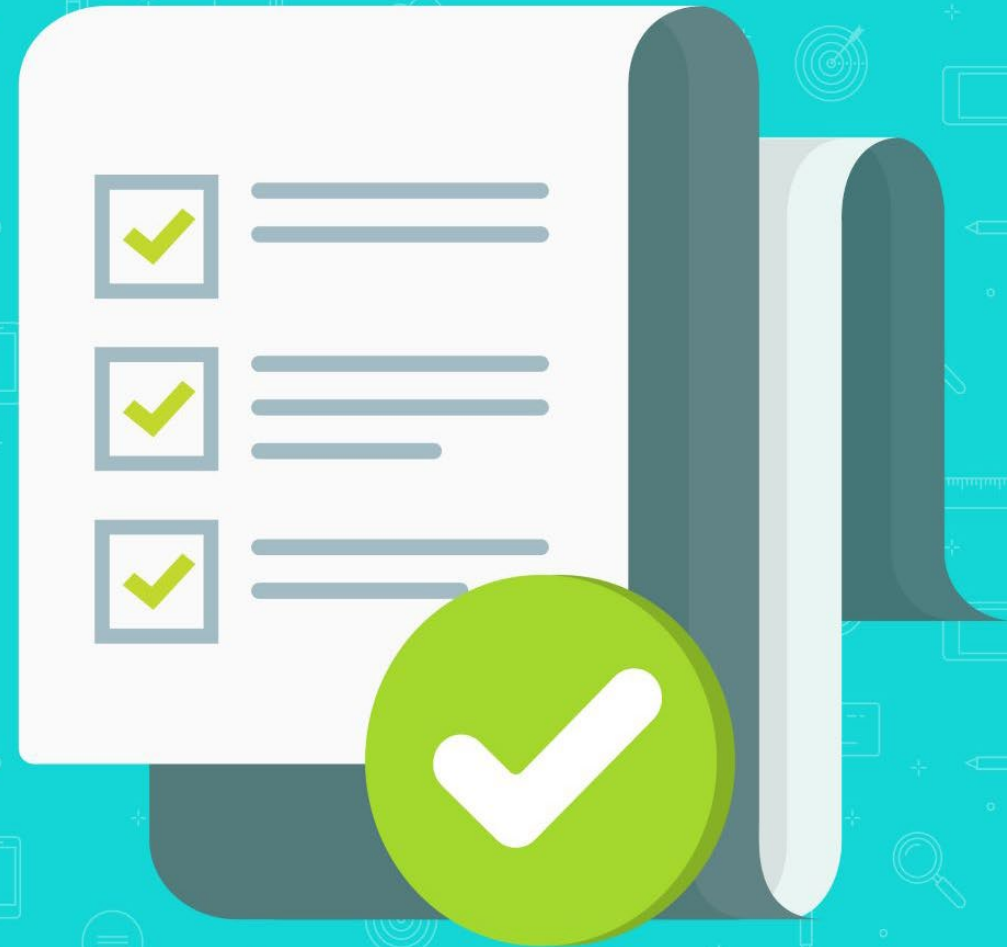
JULY 11, 2022

Tonight's Update

- Review Criteria
- Strategy Discussion
 - ADUs
 - Inclusionary Zoning
- Project Outreach
- Next Steps



Working Group Strategy Review Criteria

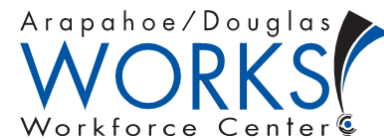


CHSPD Working Group

Meeting Schedule:
Meets Monthly



- Council Member
- Planning and Zoning Commission Member
- Senior Commission Council Liaison
- Centennial Resident
- South Metro Housing Options
- South Metro Denver Realtors Association
- Arapahoe County Housing and Community Development/Arapahoe/Douglas Works!
- Denver South



Housing Strategy Review Criteria

- Centennial NEXT Implementation

Does this strategy support the plan?

- Technical Feasibility

Can the City administer this strategy within existing processes, or will a specialized process be needed?

- Administrative Feasibility

Can the City administer this strategy with existing staff or will specialized staff be needed?

- Diversity and Equity Considerations [next slide]

Does this strategy support a diverse and equitable community?

- Impact

Will implementing this strategy make a difference?

- Effectiveness

How much of an improvement will this strategy make?

- Cost

- *What are the anticipated costs of implementing the strategy?*

- *What are the anticipated costs of not implementing the strategy?*

Diversity and Equity

PLAN THEMES



OUR NEXT PLACES



Creating Experiences.

Centennial will create remarkable places that lead to unforgettable experiences.

Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.

OUR NEXT ECONOMY



Strong. Diverse. Resilient.

Centennial will support an economy to serve as a model of strength, diversity, and resilience for the region and beyond. Centennial preserves, grows, and attracts employers through business-friendly policies and practices.



OUR NEXT INNOVATIONS

A Smart Suburban City.

As an innovative and smart suburban city, Centennial will be a model for others. Centennial embraces the life cycle of technology to apply emerging and innovative technologies to connect the community through essential services.

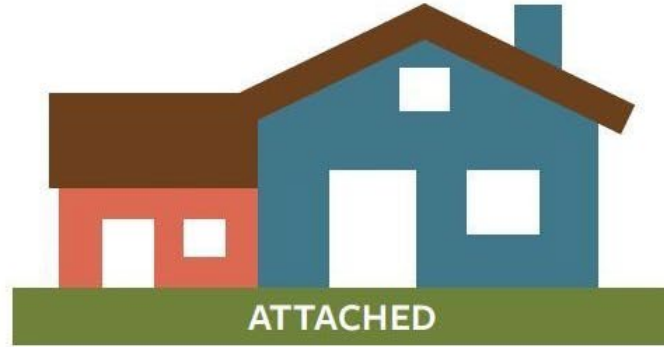


OUR NEXT COMMUNITY

Healthy. Happy. Connected.

Centennial will integrate arts, culture, technology, and recreation opportunities within a connected community providing amenities and experiences for all walks of life.

Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.



ADUs

Understanding the Strategy

This strategy is intended to:

1. Add housing to the community
2. Allow “gentle” infill that can maintain neighborhood character
3. Housing option for immediate family or small household

It works by:

1. Changing the land development code to allow ADUs as an accessory use on a lot
2. Usually allowed without rezoning, may require development permit, will require building permit



Centennial NEXT:

Places 4. Provide opportunities for new housing options that meet market trends and the evolving needs of current residents.

4e. Explore the allowance for Accessory Dwelling Units (ADUs) within residential areas, subject to operation and design guidelines that respect the character and context of the City’s various neighborhoods and zone districts.



ADUs: Feasibility

Technical Feasibility:

- ADU approvals can be accommodated within the existing land use approval process
- Code enforcement issues are possible with ownership/residency requirements

Administrative Feasibility:

The following changes to the LDC will be needed to administer ADUs

- Updated zone district use permissions, potentially linked to a review/permit process
- Creation of ADU-specific standards (type, size, location)

ADUs: Diversity and Equity

Considerations for homeowners who want to build ADUs

1. ADUs are less expensive to build than a new home, but still fairly expensive, and funding may be an issue for some homeowners
2. ADU approval and permitting processes can be opaque to people outside of the development “world”

Considerations for residents who want to live in ADUs

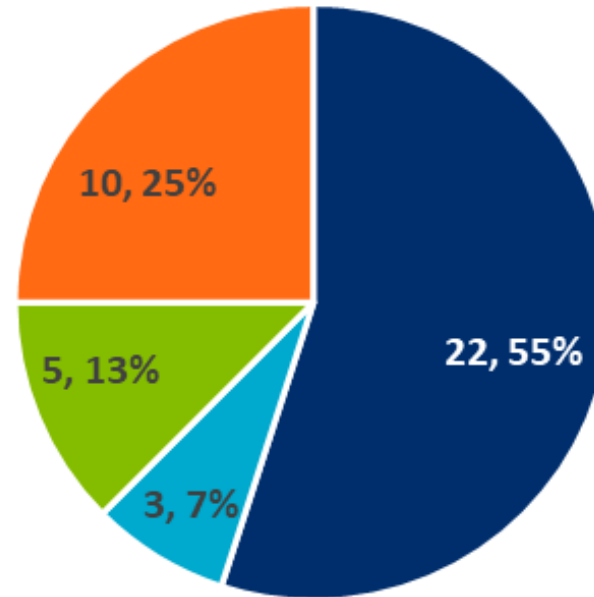
1. ADUs can provide more housing for a range of incomes and smaller household sizes
2. ADUs can be designed for a wide range of people in terms of age and abilities



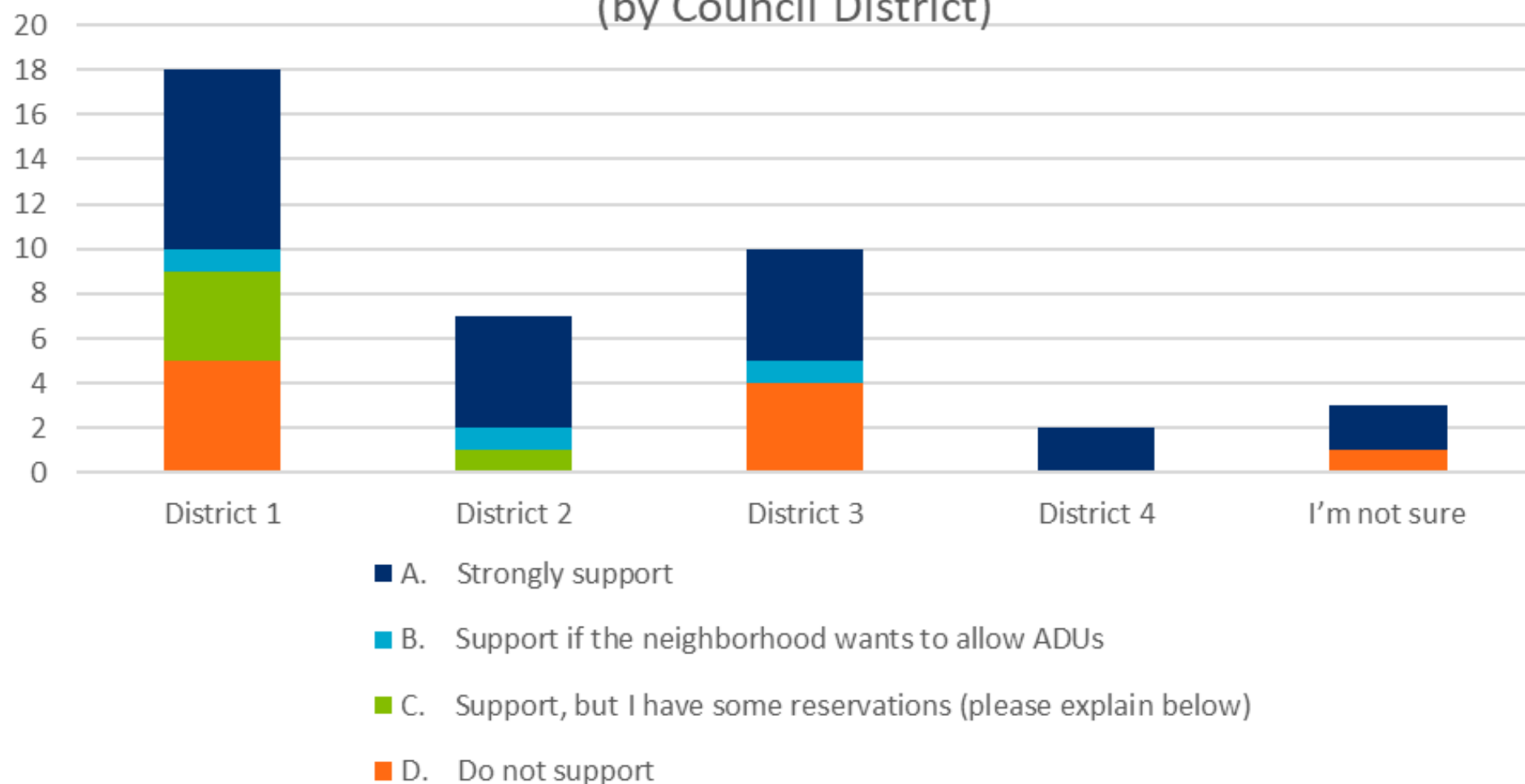
ADUs: Community Input

Would you be in favor of allowing accessory dwelling units in Centennial as a strategy to expand housing options?

- Strongly support
- Support if the neighborhood wants to allow ADUs
- Support, but I have some reservations
- Do not support



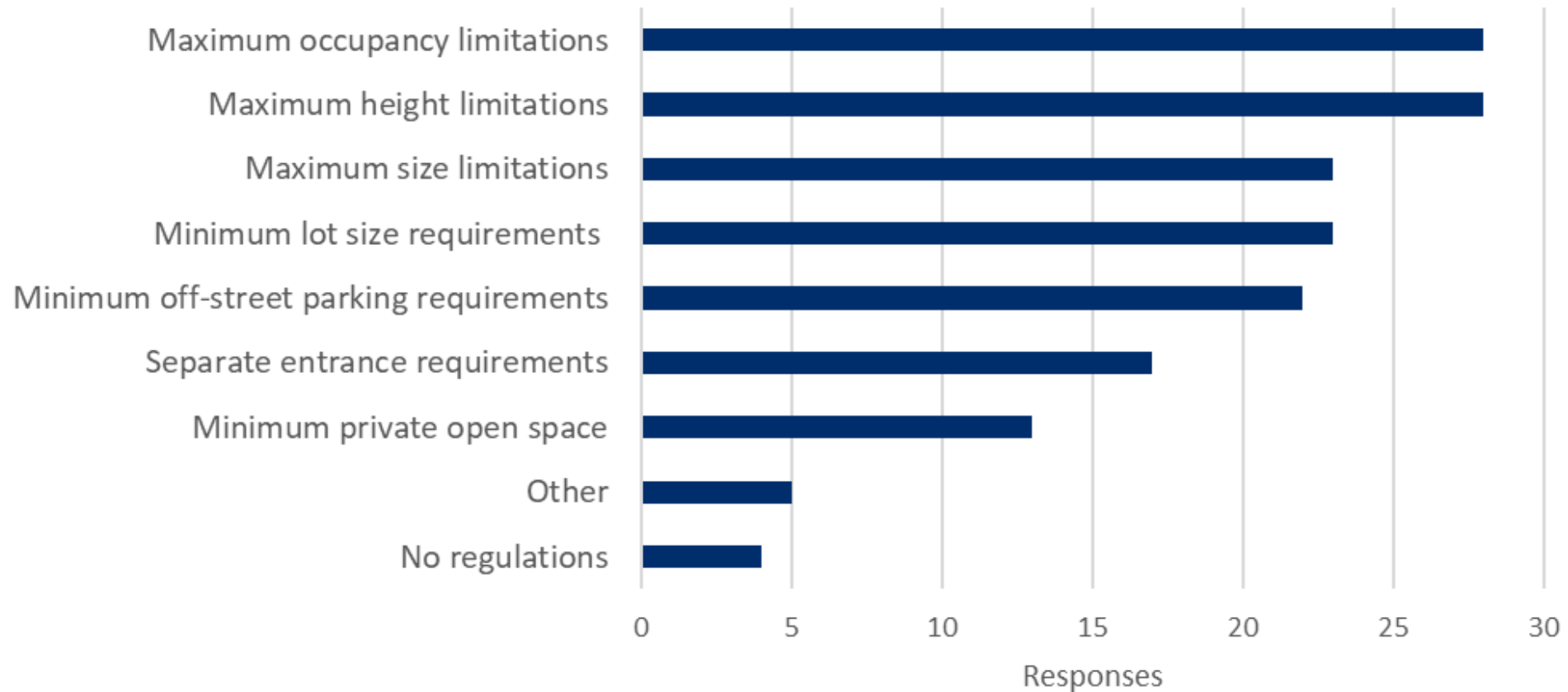
Would you be in favor of allowing accessory dwelling units in Centennial as a strategy to expand housing options?
(by Council District)



Which of the following do you think are important advantages
of allowing ADUs?
(Can select select multiple)



Which of the following regulations do you think will be important to help ADUs fit into the community? (Can select select multiple).





Inclusionary Zoning

Understanding the Strategy

This strategy is intended to:

1. Create mixed-income communities
2. Increase the amount of affordable housing
3. Leverage private-sector development

It works by: Requiring the provision of a specified percentage of affordable housing as a part of any residential development project of a certain size.



Centennial NEXT:

Places 4. Provide opportunities for new housing options that meet market trends and the evolving needs of current residents.

4d. Update the LDC to ensure new residential development provides a variety of housing sizes, types, densities, styles, and price ranges to meet market demands.

Economy 4. Attract and develop an exceptional workforce equipped to adapt to a changing economy.

4a. Investigate housing demand with specific consideration given to identifying housing types needed to attract and retain the current and future targeted workforce.

Inclusionary Housing: Feasibility

Technical Feasibility:

- An inclusionary zoning program can be accommodated in the current development review permitting process
- New processes may be needed if the IZ program extends beyond construction and allows payment of fees in-lieu of construction

Administrative Feasibility:

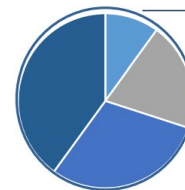
- IZ requires long-term administration for:
 - Coordination between development review and construction
 - Selling or renting the units
 - Monitoring and enforcing deed/rent restrictions
 - Tracking results
 - Refining the program

FEATURED DEVELOPMENT: BLUE VISTA

Buy a Home in Longmont for about \$1,500 a month!*

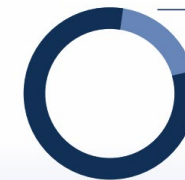
\$225,000 for 2 bedroom, 1.5 bath

15 Homes SOLD



HOUSEHOLD SIZE OF PURCHASERS

26% 1-person
44% 2-person
6% 3-person
2% 4-person



RACE OF PURCHASERS

82% White
18% Minority



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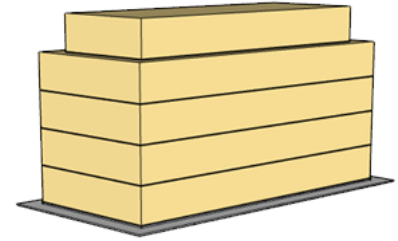
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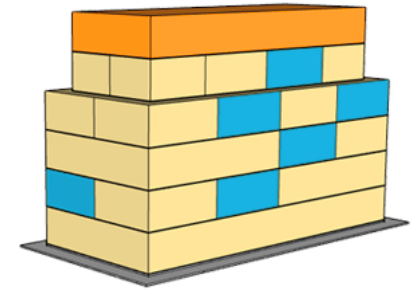
Working Group Discussion

- ADUs: ready to move forward
- Inclusionary zoning: further analysis of
 - Feasibility and case studies for infill residential development
 - Incentive options/offsets for providing affordable units (e.g., density bonus, reduced fees, etc.)
 - Enforcement
- July Meeting
 - Bonus Density
 - Expedited affordable housing and commercial reno approvals
 - Land donation and banking



5 Stories - 58,000 square feet

58 Market-Rate Units
No Affordable Units



6 Stories - 66,000 square feet

10% Inclusionary Requirement
14% Density Bonus
60 Market-Rate Units
6 Affordable Units

Opportunities for Input

- *Questions of the Week:* late April through June (233 responses)
- **Focus groups with traditionally underrepresented groups:** (ongoing)
- *Mini surveys:* July – Sept. to help inform Working Group deliberations on potential strategies (40 responses as of July 6)
- *Summer event booths* (3)
- *District Summer Socials* (4)
- *Housing Needs Workshops:* May 17, August 9, October)
- *Online input opportunities:* following each Housing Needs Workshop
- *Working Group meetings* (9)
- *City Council and Planning Commission updates/joint workshops* (monthly April through December)
- *Email comments:*
housing@centennialco.gov



Next Steps

- **July 13:** Planning & Zoning Commission (update)
- **July 21:** District 3 Summer Social
- **July 25:** Next Working Group Meeting
- **July 26:** District 4 Summer Social
- **July 27:** Denver South Welcome Back to Work Celebration
- **August 13:** Under the Stars
- **August 9:** Community Workshop #2 at Smoky Hill High School
- **August 17:** Joint City Council/P&Z Update
- Keep an eye on the project website for updates:
centennialco.gov/housing



Thank you!
