



# Working Group Meeting

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MARCH 28, 2022

# Today's Meeting

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- Introductions
- Project Overview
- Housing Needs Assessment Introduction
- Brief Introduction to DOLA Strategies
- Next Steps



Thanks for being here!

**Meet the  
team!**



**CLARION**

# Meet the Working Group!



- Christine Sweetland - Council Member
- John Scales - Planning and Zoning Commission Member
- Don Sheehan - Senior Commission Council Liaison
- Andrew Spaulding - Centennial Resident
- Corey Reitz - South Metro Housing Options
- - Affordable Housing Developer (pending)
- Shelby Foster - South Metro Denver Realtors Association
- Liana Escott - Arapahoe County Housing and Community Development/Arapahoe/Douglas Works!
- Tom Brook - Denver South

# Welcome!

- Tell us about your first “home after leaving home.”





# Why are we here?

- Implement Centennial NEXT
- Understand Centennial's existing housing demand and gaps
- Explore policy options to increase "a" and "A" affordable housing
- Identify strategies to help reach planning and housing goals



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

# Project History

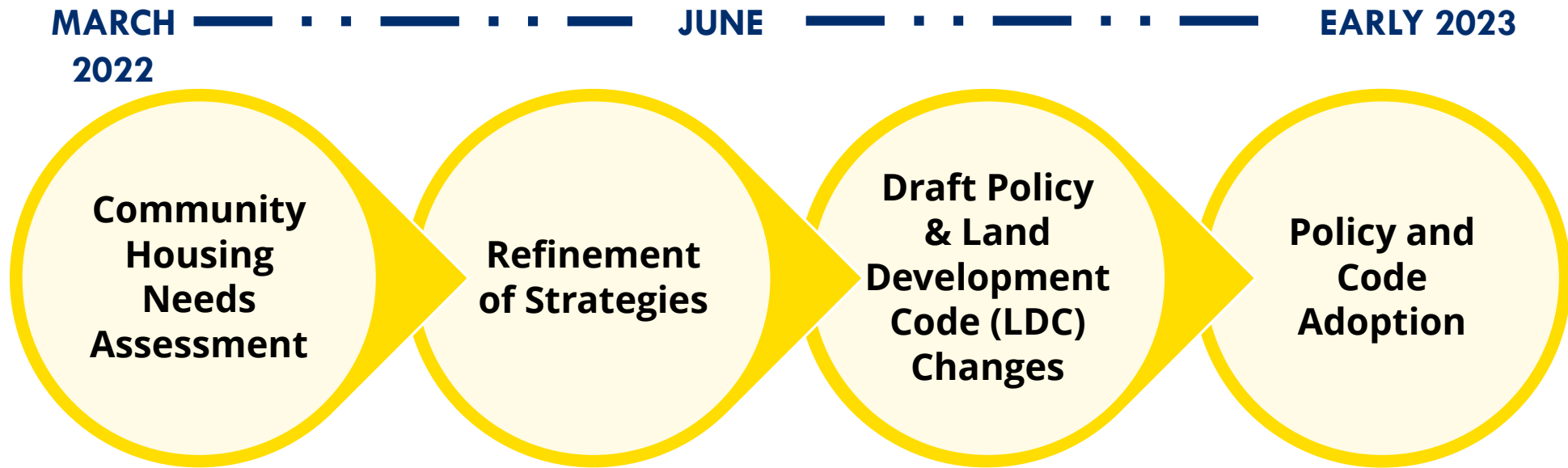
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- City Council effort to:
  - Better understand housing cost and availability,
  - Define housing needs, and
  - Identify priorities for future policy
- City staff secured a DOLA grant to research and implement strategies to address housing issues



# Scope of Work

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# Community Input

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- 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
- **HSPD Working Group**
- Centennial Public
- Planning & Zoning Commission and City Council

## In-Person Meetings

- Stakeholder meetings
- Open house community meeting
- Working Group meetings
- P&Z and City Council updates

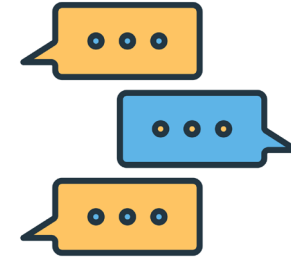
## Website and Social Media

- Project webpage information
- Social media notice and info links
- Newsletter and press release project updates
- Have Your Say Centennial consultations

# Role of the Working Group

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- Discuss policy options
  - Before they are rolled out to the broader public
  - To explore how they should be shared with the community
- Provide feedback on proposed revisions to the Land Development Code
- Promote awareness and understanding of proposals that emerge from the process
- Communicate the Housing Study process and work to stakeholders



# Working Group Ground Rules

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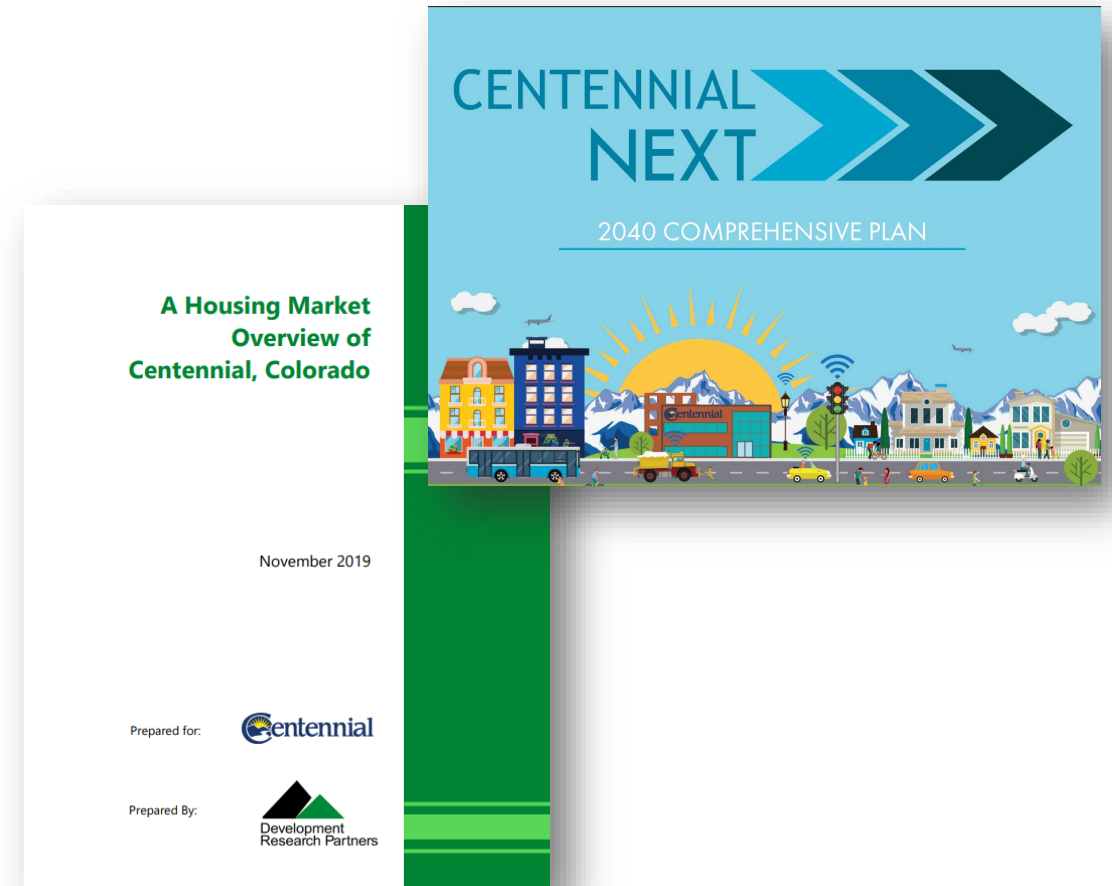
1. Meetings will begin and end on time.
2. Come to meetings prepared.
3. Be engaged and fully present.
4. Treat co-group members ideas and suggestions with respect.
5. Be attentive to the speaker and let others finish before you start talking.
6. Raise your hand to speak.
7. Everyone will have an opportunity to speak.
8. Practice being open-minded to a range of housing ideas.
9. Strive for consensus.
10. Ask questions. There is no wrong answer - City staff and the consultant team are here to help.
11. Act as an ambassador of the overall group, not a specific interest.
12. External communications about the working group activities shall not be different from what was discussed in the working group.

# Housing Needs Assessment



# Housing Needs Assessment

- Provide an up-to-date baseline of housing needs to help inform and prioritize housing strategies.
- Housing Market Overview (DRP) completed in 2019, 2017 data
- We will be updating and expanding that analysis to answer important questions about community needs.



# Housing Needs Assessment

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## 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

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- ✓ 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



# Housing Needs Assessment

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- What role does a **variety of housing** stock play in **economic development** and neighborhood vibrancy?
- What is the **demand for affordable and attainable** housing currently and in the future?
- How adequate is the City's **mix of housing** for current and changing demand?
- What are the potential **impacts of not meeting demand**, now and in the future?
- How are existing affordable units distributed throughout the City? Do these locations have **access to resources and amenities**?
- Is current housing **inclusive and supportive** of all generations and abilities?
- Is there enough **development capacity** remaining to meet demand yet to come?
- How should a City think about its **role in the region** when considering housing availability and affordability?

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# Housing Needs Assessment

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**What other  
questions do we  
need the HNA to  
answer?**

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# DOLA Strategies

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Removing Procedural Barriers	Additional Incentives	New Allowances and Requirements	Fees and Other Costs	Funding Mechanisms
Expedited development review for affordable housing	Establish a density bonus program	Authorize Accessory Dwelling Units (ADUs)	Subsidize or reduce development fees for affordable housing	Establish a dedicated funding source to subsidize infrastructure costs
Expedited development review for converting underutilized commercial/office property to housing		Implement an inclusionary zoning policy	Incentivize current landlords to lower prices of existing units	Create a land donation or land banking program

# LDC and Policy Updates

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# Next Steps

- Community Housing Assessment focus groups, stakeholder interviews, and other public outreach
- Working Group review **Centennial NEXT**
- Keep an eye on the project website for updates:  
<https://www.centennialco.gov/Housing>



**Thank you for your time & input!**

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NEXT MEETING: APRIL 25<sup>TH</sup>