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## #11

## Land Bank

The following comments were submitted in response to our eleventh "Question of the Week." This question opened the week of September 5, 2022.

<b>Receipt Number</b>	<b>Should Centennial establish or partner with another organization to create a land bank with the authority to purchase (through voluntary sale from the property owner only) distressed properties, such as existing vacant or abandoned commercial properties or severely tax delinquent residential properties, and then clean-up and hold those properties for later development of affordable housing?</b>	<b>Comment Category</b>
3	Not if it takes property off of tax rolls. Not if it uses immanent domain or other condemnation.	tax impacts
4	Where will Centennial get the money to buy properties? How will properties be selected/vetted? I think a better investment is open space if the land is undeveloped. We do not have enough open space for	open space
7	Govt is not charged with nor should it be in the business of land development or real estate or housing. Only land acquisitions should be the protection of open space and/or for parks, preserves or historic sites that can be come public use living or other museums.	open space
9	Just include a blanket requirement that 20% of all new developments need to be affordable. That way, any housing will automatically include affordable housing.	
10	Proper, transparent oversight by, say, a citizens' committee would be key to this effort.	resident oversight

<b>Receipt Number</b>	<b>Which of the following options do you think would be appropriate for land bank purchase (through voluntary sale from the property owner only) to eventually create long-term affordable housing redevelopment opportunities?</b>	<b>Comment Category</b>
4	Definitely NOT in established single family home neighborhoods. MAINTAIN the suburbs. It is very sad to see single-family homes replaced with townhomes/apartments.	maintain suburbs
5	No more than duplexes in single family neighborhoods.	gentle density
6	Replacing single family homes with townhouses or duplexes can disrupt the "feel" of a well-established neighborhood and create a crowded situation	maintain suburbs
9	A large development of affordable housing is less desirable than requiring affordable housing in ALL new developments. As an aside, any Centennial senior that sells their single-family home will usually have enough equity in their home to buy or rent a small condo/townhome/duplex.	
10	Consider the zoning of these properties--if they're failing, perhaps it's because they are not zoned correctly (e.g. strict commercial vs. mixed use).	mixed-use

<b>In-person comments about Land Banking</b>	<b>Comment Category</b>
D#3 - Later development is great BUT it does not need to be only affordable housing. Getting rid of abandoned property and making it vibrant again is good.	support for all housing
D#2 - By utilizing existing structures, the building is there & ready for conversion to living units. This seems a logical first step and fairly easy to accomplish.	Building re-use/conversion
This is a good idea if only affordable can be built on it	only for affordable housing
D#3 - For high density MF must be near mass transit	near transit
Mass transit availability only i.e. I-25 corridor 1/2 mi radius	near transit

# Question of the Week

#12

## Fee Reduction

The following comments were submitted in response to our twelfth "Question of the Week." This question opened the week of September 19, 2022.

Receipt Number	Should Centennial help defray some of the costs of submitting an affordable housing development project for City review by reducing the application fees that are charged by the City?	Comment category
1	My work has caused our family to move to various cities across the United States. When living in Georgia I would have preferred to live in Buckhead, but instead lived in Sandy Springs due to cost. When living in Los Angeles I would have preferred to live in Bel Air or Malibu, but I instead rented in Marina del Rey due to cost. When living in Washington D.C. area I would have preferred to live in Bethesda or Georgetown, but I lived in Colesville due to cost. When living in San Francisco area I would have preferred to live in Sausalito, but instead lived in Campbell due to cost. One of the great benefits of the Denver metro area is that we have few natural barriers to growth, and relative to other cities we have a capable highway system (one can live in a less expensive area and commute to work without unreasonable impact to quality of life). Every city has areas that are less expensive and more expensive. Please let market forces inspire the future direction of Centennial vs. trying to engineer the outcome.	market forces
2	How will the the City review process be changed such that it costs less to process applications?	impact to City operations
3	This is not fair to existing homeowners.	oppose fee reduction
5	Unless a project contains at least 25% affordable units, there should be NO density bonuses or fee waivers. Of course, we have no say over water & sewer fees.	minimum percent affordable
6	More information needed. What is considered "affordable"? How many units would be deemed affordable? How many years are they required to be affordable? Denver did this and it's nothing but a clever scam. Limit growth until there is water to support.	utility impact
11	Would be more affordable for those who cannot afford	support affordability
12	This will give more people a break to succeed in owning/renting a home and to fully engage in their community	support affordability
13	Housing should be a function of supply and demand. If there is a demand for affordable housing the economic system should see this void and build housing to meet that demand if they can make a profit. If the builders don't see a demand for this housing and be able to make a profit, then the buyers could look to some other place to live that has housing that meets their price point. This could be in Colorado or some other state.	market forces
15	Specifying larger amounts of affordable housing could disincentivize development. Better to facilitate all residential development.	support all development
17	This is not going to encourage new construction of affordable housing units in Centennial. The cost of building new homes is expensive due to labor shortages and supply costs. Centennial should not be focused on affordable housing units - Centennial should be focused on crime in the City. Affordable housing units will only increase crime which is already a problem that is not being appropriately addressed.	address crime
18	Set a certain percentage, but be realistic so as not to make a project unfeasible/not pencil out...whatever that may be (and it may depend on the specific development under consideration).	support affordability
19	so everyone else subsidizes affordable housing? Really subsidizing land developers who think they can make more money by building so called affordable housing.	oppose fee reduction
21	The city should be doing everything it can to help facilitate affordable housing, I appreciate seeing that happen. I believe cities and municipalities should also mandate that all new housing developments going forward include 20-30% affordable units. Please also keep in mind that not all families needing affordable housing should only have apartments to choose from, row homes, town homes with at least a little outdoor space for gardening and such needs to be included as the economically disadvantage should have choices other than stacked housing.	support affordability
23	Yes, for all projects (affordable or not). Make housing more affordable for everyone. If subsidies are given to some they will be made up by increasing costs for others. Make housing affordable for all!	support all development
24	Projects must have at least 25% affordable housing to qualify for a fee waiver. One or two units would be useless to make a dent in the need.	minimum percent affordable

<b>Receipt Number</b>	<b>Should Centennial help defray the cost of application fees charged by agencies outside of the City by providing City funding for the applicant?</b>	<b>Comment category</b>
2	What is the magnitude of this funding? How will this revenue be raised?	seeking details
3	This is not appropriate nor fair to existing homeowners.	
5	With at least 25% affordable units.	
11	Easier to get a home	
12	Same as above! We need more people of all backgrounds and income levels	
13	Let's not increase city expenses for affordable housing.	
15	Yes, new developments do not need additional barriers. Removing them is positive.	
17	Absolutely not! The City of Centennial should not cover costs of certain projects and not others. If voters have voted in a tax, it should be applicable to EVERYONE!	oppose fee reduction
18	Provide an actual example - what/how much would tax payers actually pick up the tab for an affordable housing development.	seeking details
19	So the city is going to use tax dollars to subsidize "affordable housing"? Why not use some of that money to fix streets that are literally falling apart - drive through the intersection of E. County Line Road and S. Quebec Street - full of poorly repaired holes, ruts, peeling overlays, dips etc. and then try and do something with S. Quebec Street north of there - the city should take down the Welcome to Centennial sign - it reminds drivers of who is responsible for the mess they are driving on.	road repairs
23	Since all citizens would supposedly benefit from (a new fairground) everyone should have skin in the game and pay for the facility.	
24	They are separate entities.	

<b>In-person comments about Fee Reductions</b>	<b>Comment Category</b>
Yes if it supports affordable housing. No if it just supports the fairground for example (this question is worded unclearly)	support affordability
25% of housing must be affordable	minimum percent affordable
we need to find ways to limit/reduce fees. \$50k is absurd for tap fees	support fee reduction

# Question of the Week

## #13

# Infrastructure Funding and Flexibility

The following comments were submitted in response to our thirteenth "Question of the Week." This question opened the week of October 3, 2022.

<b>Receipt Number</b>	<b>Should Centennial explore funding options for affordable housing project infrastructure?</b>	<b>Comment Category</b>
2	Yes - ensuring that rent/home ownership is affordable in Centennial allows folks to stay in this great city, particularly blue collar workers.	support affordability
3	I think the City should build the roads but, shouldn't fund the utilities. Other funding options would go toward that.	roadways only
4	Centennial has many other projects/problems that need attention before this one.	not a priority
9	Funding housing in not the government's job.	not the government's role
10	If there are programs (e.g. federal funds) out there, then by all means, apply for them. But land use, (zoning, parking minimums, etc.), and taxation (e.g. land use vs property tax) should solve the problem of affordability in housing infrastructure.	zoning flexibility
16	Yes, but only if it is to help our Centennial families and workers. We do not want to accept funds if it means we must build and provide housing in Centennial for bums, crooks, or addicts that do not work in Centennial.	

<b>Receipt Number</b>	<b>Should Centennial review the existing roadway design standards for options to create more design flexibility for affordable housing projects?</b>	<b>Comment category</b>
2	I'm not 100% sure what that means. I think roadway design standards can help facilitate the growth of affordable housing along important corridors (thinking of transit, bike lanes, wide sidewalks beyond ADA compliance here). I think there should be some room for affordable housing developments to implement capitol improvements as a form of transportation impact fees. Maybe a mitigation bank could help Centennial improve streets where they see fit as a form of transportation impact fee as well.	multimodal transportation
3	And make sure all affordable housing is located near transit!!! To keep life affordable, people won't necessarily own cars.	
4	Existing residents are struggling under existing/proposed regulations. Should not have special breaks for certain projects.	
8	What is Centennial's budget to subsidize affordable housing? How is the revenue generated?	seeking details
10	This question is confusing. It asks about roadway design flexibility but then gives an example about potential fees applied to new affordable housing projects...? That said, yes, roadway design should be flexible. Our roads are too wide, our sidewalks are too narrow, and separate/safe bike infrastructure is nearly non-existent. Neighborhoods need better connections to each other and to destinations (businesses, shopping, etc.).	multimodal transportation
13	The example used in question 2 does not seem to relate to the question. I would be in favor of roadway design flexibility, but an not sure regarding the issue of Centennial paying for specific fees as there the potential for MANY scenarios exists.	
15	Narrower streets - that is a terrible idea for a low income housing complex. The amount of land that would be saved to add additional units is minimal. And narrower streets cause issues with pedestrian traffic, deliveries, and are easily clogged. In addition, the low income housing areas are going to be littered with cars. Narrower streets will only cause more issued with dealing with excessive cars. This will be an issue with wider streets as well. They will be clogged with excessive cars that may not ever move. The affordable housing should focus on car storage in parking lots, garages, carports, etc.	
16	Expectations of landscaping, set backs, sidewalks and parking should not be compromised. Parking should all be on site—not at the curb.	

<b>Receipt Number</b>	<b>Additional Feedback on Infrastructure Funding and Flexibility</b>	<b>Comment Category</b>
	Thank you for doing this work! Affordability is so important, and I know housing planners can be labeled unfairly. Keep fighting	
<b>3</b>	Tiny house developments and ADUs are needed. My house was originally 1,100 sf when we moved in. It had 3 bedrooms, 2 baths, family, dining, and living rooms. This is doable!!!	small single family
<b>6</b>	The City has no control over the economic factors that affect this situation now or will in the future.. Let's not waste City and residents' time and money on something the City has no control over and therefore no way of impacting, now or in the future.	market forces
<b>16</b>	Are the fees for roads and water taps the kind of fees that Metro Districts usually cover?	
<b>17</b>	I think much could be gained by eliminating rentals in areas that are zoned residential. Rentals are a business and MUST be handled as a business. Many more houses would be available for new and long term owners if renting was not an option. Additionally, rental properties generally are not kept up consequently are a liability to the neighborhoods, causing inconsistent appraisals hence also tax structures/markets! This would obviously be a long term goal but certainly would enhance any city's base/structure! Thank you for your consideration of this extremely important proposal.	

<b>In-person comments about Infrastructure Funding and Flexibility</b>	<b>Comment Category</b>
not public utilities, but the City is used to building streets. We can help there	roadway only
East area of District 3 only	location specific
only if for affordable housing for ownership	ownership
flexible infrastructure options is a key to reducing housing costs	support flexible infrastructure

# Question of the Week

#14

## Rental Assistance

The following comments were submitted in response to our thirteenth "Question of the Week." This question opened the week of October 17, 2022.

Receipt Number	Should Centennial explore creating a rental assistance program?	Comment Category
2	Be aware of whom the target person is for this assistance and make the income limits accordingly. For example, if a teacher, someone working in food service or grocery stores etc are your target people, do research of what the average salaries are and make sure those people will be approved.	workforce
3	2 prongs: ask the landlord to lower the cost x amount (possible prop tax trade off?) & City makes up the difference (up to x% of units [10?]). Also, have a list of all available rental assistance prog. on City website & available on paper.	landlord compromise
6	or encourage raising income for all employees. wages are stagnant but the cost of living increases. How can the local government get employers to pay the people a living wage? all the people?	raise income
8	Seems like another government program that is a band-aid on the larger issue: the lack of affordable housing. If you fix zoning, tax issues (e.g. land use vs property, or tax second/third homes higher), the market should work out the appropriate supply and pricing of homes.	other solutions
10	More bureaucracy	bureaucracy
12	Landlords will just increase rent to milk more out of the city. Never trust a landlord to do the right thing - there are no moral or ethical bounds when an incremental nickel is at stake.	landlord distrust
13	There are already rental assistance programs provided by the federal government. The last thing that I am interested in is for my city taxes to be used to subsidize housing! The City is off-course in spending time and energy on low income housing. I have not chosen to live in the City of Centennial for 18 years so that it can bring in low income housing to my neighborhood and foster growth among low income rental units. This will not prove to be beneficial for the City or its residents. It will increase crime, decrease safety for long term residents, increase littered cars and vehicles, increase code violations, increase traffic, etc. NO THANKS!	oppose affordability
14	Centennial should not have a program that just gives away money for a few months to a few individuals. We need to invest in long term housing solutions that are well planned. It would be better to invest in a program that partners with developers to build a variety of housing including small and basic units. Any development should include basic and small studios, one bedroom, and two bedroom casitas/town homes/condos/homes. Those small basic units would naturally rent for less and would serve our city's workers for decades. Any Centennial resident that needs temporary financial assistance can seek help from Arapahoe County or the State of Colorado and many charities in the region. In addition most Centennial homeowners also have equity in their homes that they can draw on. All banks will offer short term personal loans to employed credit worthy individuals. Our young city was not set up to be a charity that gives away money---it was setup to serve its families and hard working residents.	other solutions
15	Centennial should not assist with rental payment. Businesses, organizations and HUD should help.	not government's role

<b>Receipt Number</b>	<b>Should Centennial create a rental assistance information program?</b>	<b>Comment Category</b>
6	this absolutely needs to happen with or with out rental assistance.	
10	More bureaucracy	
11	There is nothing more important than having shelter and a place to call home. Somewhere you can rest and live. While I'm fortunate enough to be able to afford to live here, I implore you to do everything you can to make sure EVERYONE is able to rent or buy. We're talking about keeping human beings off of the streets. Actual people that have thoughts, feelings, dreams, goals. Crime is also (eventually) reduced if you have children growing up with a /stable/ place to call home. It's hard to think of a better use of taxpayer money than it going toward helping the poor (regardless of how they ended up in that situation), disabled and elderly among us.	affordability
13	The last thing the City of Centennial needs to be doing is subsidizing housing costs and wasting time and efforts on creating housing assistance resources. Please focus on more useful projects including reducing crime, ensuring safety, working on traffic controls, working on commercial redevelopment, etc.	
14	Our city was created just 20 years ago on the promise of low taxes, basic services, and self governance. We do not want our city to create a whole new rental assistance program with staff and overhead. The city's online listing of helpful housing programs is enough.	
15	This program should support people who live and work (or go to school) in Centennial.	workforce

<b>In-person comments about Rent Assistance</b>	<b>Comment Category</b>
would prefer incentives be tax based or property improvement incentives rather than simply cash subsidies. Also would prefer this be for 1 year + (?) thereafter limit 5% escalations	other solutions
I have concerns about short term rentals. People tend to not take care of the property and have a criminal element	oppose short-term rentals
seems like a decent short term solution, but would rather spend the money on longer-term solutions	other solutions
Concerned about short term rental cash payments. I have no doubt that there are people who could benefit, but then what? What's the thought for those families' next step?	other solutions
The idea of helping people who work in Centennial with short term rent is good (or we could just pay the workers more) but not for non-workers	workforce

# General Web Comments

When the Housing project first started, the Housing webpage contained a general comment box to ensure anyone learning about the project could provide feedback. The web comment tool was discontinued in April 2022 when the Housing email address was created and more formal input opportunities began.

Housing Website Commentbox  
Feedback

Date	Please share your thoughts on housing with us:
1/10/2022	<p>My friends referred me to Stephanie Piko, about ideas on housing I had. One idea for affordable housing that I saw about a 5 minute news clip on something tried in Los Angeles area. On Fox News on Dec. 25 or 26, 2021. They used a public/private partnership to build some housing in about 1/3 the time and about 1/3 the cost (about \$175K vs. \$550K per unit). They built 2 bedroom units out of multiple shipping containers combined together. Total unit looked like a modern/industrial apartment complex (not like junky shipping containers) with an artsy stairwell and 3 levels. The organizations supporting it had been working on low cost housing solutions in the LA area for over 20 years. Thought it might be interesting idea to check out. Also, I had some other ideas from my time working with a variety of non-profits and my time in a variety of foreign countries. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]</p>
2/10/2022	<p>The city needs to explore rezoning commercial areas to allow for new multi-family housing. The strip mall on the corner of University and Dry Creek is primarily empty and is an eye sore. It would be very easy to rezone and build much needed housing which could face the open space, near public transit, within walking distance to schools and a grocery store. There is little sales tax being generated by empty big box stores and the few businesses remaining in that strip mall and frankly, makes the area look dumpy and run down. Same is true for part of the Cherry Knolls strip mall - businesses could be consolidated to one area and extra space opened up for housing opportunities that are near all sorts of amenities and transportation options. Seems not having several 1/3 full strip malls is less ideal than a few that are bustling and allow the city to increase housing availability and capture additional property taxes. Allowing for secondary sites on larger property is also encouraged as it allows multi generational families to live together which is becoming more and more common and necessary.</p>
2/11/2022	<p>Why aren't there more duplexes, triplexes, and quadraplexes in Centennial? There always seems to be lots of concerns of people being unable to afford to live in Centennial, but there is no action to exploring options that might ease the housing crunch. Perhaps The District would have been a good place to start exploring how developers could be involved in this, i.e., providing some incentive to get them to consider this (rather than city spending money on the High Line Canal).</p>
3/11/2022	<p>From what I have observed in Centennial, we could use low and moderate cost independent - living housing for seniors.</p>
3/16/2022	<p>Housing in the Denver metro region has been steadily becoming more and more unaffordable over the past fifteen years, but especially over the past five years. This year alone, rent for myself and my partner in Centennial increased by 12%. We have known for the past couple of years that we would be priced out of the region eventually. Every year since 2007, our rent has increased by at least \$50-\$100/month. This last rent increase, however, was a shock and is pushing us to move out of the region sooner. We wish to buy a home, but we believe in living within our means, and currently, homes in the Denver metro region are priced beyond our means. Wages in the region have not kept up with the costs of living. If the Centennial community wishes to retain residents and grow, it must think about housing in a more expansive way than simply building a handful of affordable houses/condos. Rent control laws, limiting private equity from buying properties, and ensuring that those buying homes in Centennial are those living in those homes would benefit many. Like food and clothing, housing is a need and shouldn't be unattainable</p>

Housing Website Commentbox  
Feedback

Date	Please share your thoughts on housing with us:
3/25/2022	<p>I read your presentation and I think you have identified the problems correctly. Our situation is being locked into a a tri-level home that does not meet our needs for the handicap or maintenance issues we anticipate in the future (we are 77). In order to move, we would need to use the equity we have in our present house. That equity is a big part of our retirement funds. We have tried to move three times in the last ten years with the same result. The problems you have identified are correct. The question remains what are you going to do to change the situation. It is urgent and it is a situation that hundreds of people are in. I think it requires a large financial commitment on the part of the City and so far I don't see it. Please take substantial help those of us who in these untenable situations! I'd like a reply to this letter. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]</p>
4/1/2022	<p>What is happening with ADUs.</p>
4/12/2022	<p>I watched the David Ortiz town hall meeting regarding affordable housing and I am on board with many of the ideas discussed at the meeting. As much as I like living in our Southglenn neighborhood with single family homes I understand that that model is not sustainable. I agree with Candace moon that we live in homes that our adult children cannot afford. If my husband and I would choose to sell our home we would not be able to afford a more suitable dwelling. We do need to be an inclusive and welcoming community in every way. I strongly feel that people should be able to afford to live where they work and the "middle" people such as health care workers, fire fighters, police officers, teachers, grocery store staff and so forth serve our community. I am irritated that the Streets of Southglenn developers were not on board with offering some of their apartments at a more affordable rate. The housing tour was useful. I guess I would add that new apartments, small family homes, townhouses and so forth should be made to last unlike some buildings that seem to have been slapped together and might be eye sores in 15 years. Green space of course would be important as studies have shown better mental health for those who can see and interact in nature. I am glad to see that this very important issue is being addressed</p> <p>Kathy D</p>
4/14/2022	<p>As a Centennial resident with aging parents I would like to see a policy change to allow Accessory Dwelling Units (ADUs) like Denver county is doing. I support University of Colorado Denver Architecture student Matthew Siegle's research that 'middle housing' inventory is very limited in Centennial and that likely 77% of Centennial residents would support ADUs for aging parents and other uses. Brendan Kroepsch. 913-244-0275.</p>

Housing Website Commentbox  
Feedback

Date	Please share your thoughts on housing with us:
4/23/2022	<p>Centennial needs more housing options than solely single-family homes. It is environmentally, socially, and financially unsustainable to keep having these sprawling suburban neighborhoods. Most of the available housing in the area is very large single-family homes but there are a lot of people that don't want to have to maintain that much house or yard. It would be nice to have more options of homes that are in the 1,500-2,000 sq ft range. This could be achieved by infilling existing single-family neighborhoods with duplexes, building smaller house on smaller lots, and by building new complexes of townhomes and condos. And there should be units available to own, not just rental units. Duplexes, townhomes, and condos don't have to just be the option that people settle for when they can't afford a single-family home. People of all income levels are interested in these options as their long-term home.</p> <p>I would also like to see much denser, walkable, mixed-use neighborhoods. However, in my mind, for a neighborhood to actually be walkable, it has to have a grocery store and schools. It can't just be walkable restaurants. People shouldn't need to use a car for their weekly errands. Making neighborhoods transit-accessible would also help people be able to live car-free.</p> <p>Multifamily housing options can be just as livable as single-family homes as long as they are planned out well. Having lived in a townhome for the last five years, the following list is some of the features that would help make multi-family housing a great place to live.</p> <ul style="list-style-type: none"><li>• One of the main drawbacks of living in multifamily housing is the lack of soundproofing provided by the current popular wood- framed construction. You can have a sense of privacy if the units are well-built enough that you can't hear your neighbors or people in the hallway.</li><li>• Community gardens provide outdoor space and food security. It is also environmentally beneficial for people to be able to grow their own food rather than having to buy produce that was grown thousands of miles away. A community garden would create an easy place for people without yards to compost so that the amount of food waste going to landfill can be greatly reduced.</li><li>• Individual garages are also important. Storage can be an issue in multifamily housing, especially in the Denver area where many people own items like bikes, camping gear, and ski gear. Separated single-unit garages are important to allow people to safely store their belongings. The chainlink fence storage units that can be found in some apartment complexes do not provide enough security for people's belongings.</li></ul>

# Emails

The following comments were submitted to the housing project email address: [housing@centennialco.gov](mailto:housing@centennialco.gov)

Date	Email Text
4/14/2022	Good morning. What is the best way for me to find out if building an Accessory Dwelling Unit (ADU), also known as a Granny Flat, is possible in Centennial and specifically on my lot? It would be for my aging parents. Thank you for any additional information you can provide. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]
5/19/2022	Hi, I attended the workshop on May 17th, and one of the city officials (her name was Jenny) said there are currently about 3,000 units under development and being built in Centennial. As someone looking to buy a residential property, I'd like to get more info about that. Can someone provide a breakdown of the types of units and where they are located? Thanks!
5/24/2022	Good afternoon. Thank you for sending the residential unit mix currently in the pipeline for development/potential development. I note there are a few planned townhouse projects and live/work units in the pipeline for development in the city. Do you know if any of these are "for sale" units or are all of the planned units to be rentals? If there are some "for sale" units planned, how many?
5/26/2022	Hi, Thank you for sharing the info! Looking at the table, it appears that a vast majority of these approved or pending-approval projects are for multi-family(aka., apartments). Is it generally more challenging to get approval and permits for other types of housing such as townhomes or condominiums? Condos are typically designed and structured like apartments, and it would allow more people a chance in home ownership. However, I don't see any condos on the list, and very few townhomes. Does the community generally disapprove of those types of real estate development? If yes, what's the rationale behind it?
6/1/2022	Good evening, If 18% of housing in Centennial is for-rent, does that include both apartment buildings and houses/townhomes/condos owned by individuals that are rented? Something was said at the Housing Workshop about new units to be built, in the pipeline? Was it 3,200 units and how many total housing units were there in 2020?
6/3/2022	Hello, I have a few questions for the housing study consultant: The slides show a median gross rent of \$1728 in Centennial in 2020. Is the median rent the same west of I-25 vs east of I-26, in Centennial? I think its probably more affordable on the east side of the city. Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing? Some of the charts and graphs are fairly complex. Will you present to residents the results of the Needs Assessment at another community workshop? Will that be the August workshop? I think there is an email list from Southglenn redevelopment with several hundred names of residents interested in housing. Have you sent updates about the housing study to that email list?
6/4/2022	We are residents in Centennial and are wondering if ADUs will be reviewed during the ongoing housing study. While ADUs may not be practical in all subdivisions, there may be some areas where they can be effectively constructed and occupied. ADUs can provide more affordable housing options for those with expanded families and even for young and elderly individuals. I believe the City/County of Denver has a program that is evaluating ADUs and provides guidance for homeowners interested in constructing one. Please let me know if this is being considered. Thank you.

Date	Email Text
6/7/2022	<p>You didn't really answer my question (see bold text below). Are high-income renters renting down because they cannot find an expensive apartment (signifying there are not enough expensive apartments)? Or are they renting down because they have large student loans or a car payment, and they choose NOT to rent a more expensive apartment (signifying there are plenty of available expensive apartments)?</p> <p>Please pass my questions on to the consultant.</p> <p>Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing?</p>
6/27/2022	<p>Hi Robin and Candace -</p> <p>My family and I live at 2171 E Kettle Ave in District 1; I'm a 10 year resident of the neighborhood. I was hoping to attend the District 1 mtg tomorrow night but I have a work conflict.</p> <p>I want to lodge my support for the city of Centennial allowing either attached or detached Accessory Dwelling Units to be built by residents. I'm even ok with them being added to smaller lots than 12,500 sq. ft. I have just under 1/3 acre lot and would like to build a detached ADU in my backyard as an office for my wife who works from home that could be for use later by either of my kids (as they approach adulthood and can't afford \$700k for a house in the area/neighborhood) or as a means of additional financial support for my wife and I as we approach retirement in 10 years.</p> <p>I'd ask that you'd put forward and support a code change to allow for ADUs in the City.</p>
7/5/2022	<p>You build senior rental units but I do not see senior communities like Heather gardens. If a senior wants to sell their home and buy a unit smaller they are hit with federal taxes, and large real estate commissions. Which will harm their long term care if they might need it.</p>
7/6/2022	<p>Hello - Thanks so much for following up. I've responded to the survey and shared it with neighbors and friends in Centennial. I contacted my councilmembers because I am monitoring the Centennial Housing discussion and wanted to ensure they heard my interest/concerns, specifically on my interest/support of ADUs. I've wanted to build an ADU since I moved to my house in District 1 almost 10 years ago. I appreciate the city tackling the issue of housing and good luck - it is a contentious issue given long standing residents and new residents generally have differing opinions. Thanks.</p>

7/6/2022

Dear Mayor Piko:

I applaud your effort to address affordable housing. I have several questions and comments related to the Housing Study.

#### Description of Strategies

The housing team is beginning to look at strategies for affordable housing. For each strategy, the Housing website says “the materials shared will include a brief description of the strategy, how it would work in Centennial, what benefits it could bring...” In addition to the benefits, could the team also discuss the disadvantages (or obstacles) associated with each strategy? Summarizing the pros and cons of each strategy could be very useful to council in making decisions.

#### Strategy for Underutilized Buildings

There is a strategy for underutilized commercial and office buildings: “Help reduce the amount of start-up time and cost for housing redevelopment projects by streamlining the development review process for converting underutilized or vacant commercial or office buildings to housing.”

I see the conversion of underutilized commercial and office buildings as two very different things. For instance, there appear to be many underutilized office buildings along I-25. When driving along Chester St north of County Line, I see many “For Lease” signs and empty parking lots. I see many benefits in converting unused office buildings to housing:

- The office buildings have great access to I-25, light rail stations, and the city’s new Intelligent Transportation System (ITS).
- The office buildings are located near employment centers, such as DTC.
- The office buildings appear to be high-quality, with parking structures and parking areas.
- As the cost of construction (labor and materials) is very high, reusing existing buildings could reduce construction costs.
- There seems to be a great deal of risk associated with new construction in Colorado. Using an existing building reduces risk.
- The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable.

I would be comfortable “streamlining the development review process” for an existing office building converted to housing.

However, “converting underutilized commercial buildings to housing” appears to be much more complex. In Centennial this primarily involves re-developing existing shopping centers to housing, and I see several issues:

- In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not facilitate affordability.
- New construction is expensive and costs continues to escalate.
- New construction in Colorado is risky due to expansive soils and other issues.
- Shopping centers are often in residential areas. Neighboring residents may object to high-density developments nearby.
- New development tends to increase the value of the surrounding area, causing gentrification and neighboring houses to appreciate even more. Not desirable if the goal is to reduce housing costs.

I would not be comfortable “streamlining the development review process” for converting an existing shopping center to housing.

Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one strategy, as the Housing website states, there is no “one-size-fits-all” approach to housing.

Lastly, there is a typo in this strategy where they left out “affordable”. I believe the strategy should read “Help reduce the amount of start-up time and cost for affordable housing redevelopment projects ...”

#### Innovative Strategies

Date	Email Text
	<p>The city's "have-your-say" website was used very successfully in the SouthGlenn project. I did not know residents had so much interest in affordable housing until seeing all the comments in "have-your-say." Since the State of Colorado is encouraging resident participation in the Housing Study, perhaps the "have-your-say" platform would be useful. It could facilitate resident participation and the exchange of ideas. "Have-your-say" promotes collaboration, where one idea can spark another, resulting in new innovative solutions. The May 17 Housing Needs Workshop summary says "Down payment assistance programs were discussed as one of the most useful strategies." Furthermore, the consultants Housing presentation to council showed how the down payment required to purchase a home has increased substantially over time. Perhaps we need a strategy for a down payment assistance program? Can this be explored and elaborated with "have-your-say?" Or can the housing team create a strategy for a down payment assistance program? I sincerely appreciate your time in considering my thoughts and ideas.</p>
7/15/2022	<p>Good day,  Can you tell me what the approach to the CO suggestion that communities increase diversity in residents/housing options is in Greenwood Village and Cherry Hills Village?  Thank you  I am also hoping that CoC considers how our Northern neighbors are planning</p>
7/19/2022	<p>Thank you for seeking input on the strategies that the Housing Study Work Group is considering to increase access to housing in Centennial. The League of Women Voters of Arapahoe and Douglas Counties strongly supports increasing the availability of and access to a wide range of affordable housing in the city.</p> <p>We are in support of the use of inclusionary zoning as one of the strategies that Centennial uses to increase access to affordable housing for those who work in the community. We encourage the use of multiple means to increase the mix of housing available. We support the requirement that new housing developments include a percentage of affordable housing as part of the project. We also support incentives to developers to help offset the costs of providing affordable housing.</p> <p>While affordable units resulting from inclusionary zoning may not meet the needs of the city's lowest income residents, inclusionary zoning will still expand the availability of affordable housing to many residents who would not otherwise be able to live in Centennial.</p> <p>We look forward to more information about other options that the Housing Study Working Group is considering.</p> <p>Sonya Pennock, chairperson  League of Women Voters Committee on Housing and Homelessness  League of Women Voters of Arapahoe and Douglas Counties</p>
8/3/2022	<p>Hello, I live in Centennial, on the corner of Arapahoe and University, by Southglenn. My rent was recently hiked 45% all in one swoop because new investors took over the building. Most of the residents are moving out, but it isn't easy. I am well below the 80% AMI of the area. What would you suggest? Are there any recourses to working with the landlord on the rent increase? Housing assistance vouchers, possibly?</p>

**Date Email Text**

Dear Housing Team, There is a strategy for underutilized commercial and office buildings: “Help reduce the amount of start-up time and

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- The office buildings have great access to I-25, light rail stations, and the city’s new Intelligent Transportation System (ITS).
- The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable.
- In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not

Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one

**8/19/2022** Is there a strategy that focuses on getting people into for-sale housing? New construction is predominately apartments. If we subsidize rentals for low wage earners, won't they probably need subsidizing for the rest of their life? How will they ever get ahead? Getting people into for-sale housing seems like a better long term solution. There are condos and townhomes in Centennial selling for \$300 - \$500k. Isn't there a way to help workers get into these homes? Are there any strategies to accomplish this?

I know for a fact townhomes on the west side of city selling (recently) for \$450k. Maybe the team has ideas on strategies to get people in

**8/18/2022** I listened to the Joint Work Session. Thank you for your comment about the down-payment assistance program. The idea was first mentioned (by someone else) at Workshop #1, and I brought it up again at Workshop #2. I'm glad to hear staff now has it on their agenda. I see there is an online system for making comments and reviewing the HNA. Is council using this online system to review? Does council see everyone's comments? Thank you for the powerpoint.

**10/1/2022** FYI - Denver exploring converting office buildings to residential. There may be federal tax credits available for this.















