



Housing Comments

This document contains public comments received through multiple methods from January 2022-November 6, 2022.

For more information,
Visit: www.centennialco.gov/housing
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Question of the Week #1

For-Sale Housing

The following comments were submitted in response to our first "Question of the week." This question opened the week of April 18, 2022.

This question asked whether participants agreed with the following: "The City of Centennial has **for-sale** housing options that meet your income, needs, and lifestyle."

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
2	Less apartments and more options for people to buy in the community. Owners are going to have more at stake than someone looking for the cheapest rent for a few years.	ownership
3	Mix of housing options / types	mix of housing types
4	Condos in walkable areas (near shopping, trails, library) and townhouses that own the land they sit on and are not part of an HOA, also walkable.	mix of housing types
5	Housing prices are outrageous. Even though I can get a great price for my house, I still couldn't afford to buy the house I want.	affordability
6	I make a good salary, but I couldn't afford to purchase ANY house, condo, or townhome in Centennial. The city doesn't have affordable housing because there are too many people with the NIMBY mentality.	affordability
7	Centennial needs more rentals, more of a mix of housing at different price points and much more affordable housing, including low income housing options	rentals
8	My parents are elderly & I'd like to have an ADU in the backyard to be close but not live with them.	ADU
9	We are stuck in our house because if we sell it we would only be able to buy another suitable house of equal value. Our loan payment would go up a lot and we could not afford it. This has been true for about ten years. We need a house with bathroom and at least 1 bedroom on the main floor because of periodic disabilities. Obviously we need more low rent housing for seniors and others and housing for homeless folks.	affordability
10	What do you mean by "for sale housing options"? A definition / explanation is required!	question
11	We are newly retired, have good retirement income but still, if we had to move now, we would be lucky to find anything to fit our income and future aging needs. I don't even think this is an opinion -- I think this is a statistical fact. There are local realtors who have this information, so it is not like a big secret. If you look at the available housing in level entry and ranch or first floor bedroom homes that exist, it is probably in the single digits as part of the housing inventory. If you look at the turnover in any of these units, at any price level, it is probably less than one per cent. That is one problem -- suitable housing just doesn't exist. Another problem, for everyone, not just seniors, is the cost. Spoke to two women last week who had bought new homes (new to them) and the one said she had like 5 minutes in the house and was told she had to make offer as there were already other offers on it. In order to have the winning bid, she paid \$120k over asking price and the full purchase in cash. The other woman said that they paid \$130k over their house's asking price and the full purchase in cash. How are most people going to be able to compete in this market? That said, if there are not places suitable for seniors, there are not places suitable for handicapped, either. As far as needs, transportation is a big problem as there is no service to get to doctors, shopping. If you do not have a private car, forget it. Many discussions with neighbors about moving. Housing challenges on top of property crime, traffic, even getting reliable and affordable trash pickup, make the city not so appealing. The city should take care of trash and recycling as that is a need of residents. The current non-system is chaos.	seniors
12	Small single family homes or townhomes for young families.	townhomes and small single family
13	more duplexes, townhouses, multifamily, quads, more walkable housing	mix of housing types

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
15	My husband and I both work and make a good living and if we had to move and buy another home we fortunately would be able to, although we wouldn't want to right now in this highly priced market. The overinflated market in the Denver metro area and in the city of Centennial make it hard for average working class person, single mom, etc. to afford a home here in Centennial and the Denver metro area. The city of Centennial it's a great city and we enjoy living here very much	affordability
16	Duh	
18	No one hardly has any affordable housing to buy in Colorado currently, not houses, condos or townhomes.	affordability
19	Only because we bought a house 9 years ago. No way we could afford what people are paying now. We need more affordable housing options and also properties that seniors can afford to downsize, (ranch condos, etc,	seniors
20	New homes not in a HOA the city should require certain % of new homes are not in an association	non-HOA
21	I assume this question is going to people that already live in Centennial. If they already reside in Centennial then they do have housing that generally fits their income, needs, and lifestyle. The truth is that when anyone goes looking for housing they must ALWAYS compromise something, be it cost, taxes, location, commute, school district, square footage, number of bedrooms or bathrooms, garage space, outdoor space, noise, crime, and/or condition of the property. My husband and I can not find for-sale housing in Centennial that precisely fits our income, needs, and lifestyle, so we stay in our current home that generally works. Our lifestyle is very specific: I love to garden organically, my husband loves to play his guitar, and we both love watching birds and wildlife in our yard. Our lifestyle/hobbies would be best matched with an acre of land with mature trees and a nearby flowing creek. The larger lot could protect us from drifting pesticides and protect our neighbors from drifting music or guitar practice. On that lot we need a safe, small, 2 bedroom, energy efficient, excellent quality home with a detached music studio ----all for a purchase price of \$800,000. Not going to happen today in Centennial. Similarly, an older retired unemployed person who lives on only a small SS income might not be able to move into Centennial. OR a single mother who only makes \$15 an hour is probably never going to afford a three bedroom home with a large backyard for her three kids in Centennial. Or, a single, unemployed addict is never going to be able to afford a studio apartment in Centennial. Those people need to be realistic and partner with someone (spouse, family, roommates, employer) that has adequate income. OR they need to improve their own income (more child support, a better paying job, a second job) OR they need to move to another city OR they need to get sober and employed. If I was to suggest additional housing, it would be for carefully planned communities of high quality townhomes and/or very small, high quality, single family homes all with sustainable landscaping and integrated parks and trails.	compromise

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
22	cost for any type of housing is out of reach. Would like to downsize but the options are sorely lacking. keep building rental housing with rents that are not affordable, but no reasonably priced for sale housing	affordability
23	<p>I assume this question is going to people that already live in Centennial. If they already reside in Centennial they have housing that generally fits their income, needs, and lifestyle. The truth is that when anyone goes looking for housing they must ALWAYS compromise something, be it cost, taxes, location, commute, school district, square footage, number of bedrooms or bathrooms, garage space, outdoor space, noise, crime, and/or condition of the property.</p> <p>My husband and I can not find for-sale housing in Centennial that precisely fits our income, needs, and lifestyle, so we stay in our current home that generally works. Our lifestyle is very specific: I love to garden organically, my husband loves to play his guitar, and we both love watching birds and wildlife in our yard. Our lifestyle/hobbies would be best matched with an acre of land with mature trees and a nearby flowing creek. The larger lot could protect us from drifting pesticides and protect our neighbors from drifting music or guitar practice. On that lot we need a safe, small, 2 bedroom, energy efficient, excellent quality home with a detached music studio ----all for a purchase price of \$800,000. Not going to happen today in Centennial.</p> <p>Similarly, an older retired unemployed person who lives on only social security will not be able to rent or buy in Centennial. OR a single mother who only makes \$15 an hour is probably never going to afford a three bedroom home with a large backyard for her three kids in Centennial. Or, a single, unemployed addict is never going to be able to afford a studio apartment in Centennial. Those people need to be realistic and partner with someone (spouse, family, roommates, employer). OR they need to improve their own income (more child support, a better paying job, a second job) OR they need to move to another city OR they need to get sober and employed.</p> <p>If I was to suggest additional housing, it would be for carefully planned communities of high quality townhomes and/or very small, high quality, single family homes all with sustainable landscaping and integrated parks and trails.</p>	townhomes and small single family
24	Bought my house in centennial in 2020. I could afford it fine. If i bought it today i am not sure if i could afford it. That's ridiculous. I have no issue with the types of housing going up. It's all very tasteful. Only complaint could be we need more open spaces. Houses are so close together.	affordability
25	Like it or not, Centennial is in dire need of "affordable" housing. In addition to high-end apartments at Southglenn, a section of the development should be designated for low-income residents. Otherwise, we will have a burgeoning homeless population in the near future. Wages have simply not kept up with housing costs and that is not going to change. Basic housing is a necessity for any city. Address it now!	inclusionary zoning
27	I've lived here for over 20 years - no plans to move. I don't even know what housing is available - everything in metro Denver is super high priced.	affordability
28	More townhomes and patio homes	townhomes and small single family

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
29	Please stop allowing the development of low-quality, high-density, mid-rise apartments and/or condos!! It's terrible for traffic, trash and debris, congestion, schools, crime etc etc. There are already too many.	oppose density
30	<p>My husband and I own a house in the Southglenn neighborhood. We bought the house on dual income and refinanced so we could pay our mortgage one 1 income (my husband's) in part so I could stay home with a baby when the time came (which is now). With our growing family, if my husband and I ever wanted to move to a larger house, I'm not sure we could afford a larger house with the growing prices of homes in the Centennial area. This is a little concerning that if we wanted to still live in Centennial, I'm not sure we would be able to find a home.</p> <p>I would love for there to be more affordable housing options for families who moved out of Colorado and would like to move back who may not make as much. My sister and her family currently live in Ohio on a pastor's salary. I don't believe that they would be able to live in Centennial on the current salary they have, even if they sold their house. I would love to see affordable housing in the form of apartments, condos, and houses.</p> <p>With growing homelessness and surrounding areas, especially Littleton and Englewood, it would be great if there were options for businesses or churches to build areas where homeless people could stay.</p>	affordability
31	Most of Centennial was already built before it became a city. Please do not add high density housing to an area not designed for it. I am beginning to find out after 20 years the city that the voters voted for has become the city not for the voters but for the developers.	oppose density
32	Housing prices are out of reach for middle income families. If we had not bought when we did, we could not now afford to live here.	affordability
33	Would prefer more larger lot parcels to allow for horses.	livestock
34	If I move, I don't want to live in an HOA again. Yet, I don't know of neighborhoods where there are suitable houses where people take reasonable care of them and there is low crime.	non-HOA
36	I own a house here. If I tried to buy a home today-I would not be able to afford it. I know that's great if I were to sell, but where would I go? But I don't want more apartments. Traffic is horrible. Cramming more people in this area and those huge apartment/biz building over by ikea will make it worse. Then I'll move probably. Out of Colorado. We need a no camping law like Aurora has.	affordability
38	Lived here 40 years and it works great for me. I wonder if it works for younger people?	youth and young families
39	I would like to see more condominiums and townhouses with nice decks in a decent amount of green space. I don't think adding apartments at the streets of Southglenn is very beneficial to a lot of the people of Centennial. The population is aging and folks would like to downsize, but still own their property.	townhomes and small single family
41	More affordable houses	affordability

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
50	<p>Co-op buildings like NYC has. The resident owns a share of the whole building or development. They cannot sell for a profit. This would mean that young families could buy in our community without having to take on massive debt.</p> <p>Public housing should follow this model and have services available - because everyone needs help at some point in their lives. It would also be a good way for people who have lived unsheltered to be welcomed back into the land of the living.</p> <p>Ideally it would be walkable and have a central business district with a mini-mart and a dinner.</p> <p>Also, I'd like to see earth-berms used to break town fires like Superior had.</p>	co-op
51	Accessory dwelling units that allow people to stay in their property and rent out the adu or vise versa. I'd like to offer one to my kid - he'll never be able to afford a house at these prices.	ADU
53	Would like to see ranch-style townhomes or 3 story condos. No more 5-story (or higher) buildings like Southglenn.	townhomes and small single family
54	more low-rise condominiums with more bedrooms	apartments and condos
55	There is no affordable housing in Colorado right now for a single parent with a young adult son with a disability. Getting qualified for a loan isn't even the problem. It's getting out bid (by a lot) on everything you try for that's the problem.	affordability
56	I'm an empty nester seeking less square footage and yard responsibilities. It's single family or apartment living. There's no creative, quality neighborhood options with a mix of housing types. Also first floor master bedroom.	mix of housing types
57	We need to provide some additional multi unit housing for working class and the unhoused.	affordability
59	<p>Of these samples, for the sake of discussion-</p> <p>"Centennial needs more rentals, more of a mix of housing at different price points and much more affordable housing, including low income housing options."</p> <p>No, we don't. Centennial does not need to become Aurora.</p> <p>"Less apartments and more options for people to buy in the community. Owners are going to have more at stake than someone looking for the cheapest rent for a few years.</p> <p>This is probably among the best reasons to limit rental and multi-family units which usually become rentals.</p>	ownership
60	More large lots with one single family home. Keep the density low.	oppose density
61	Centennial needs to offer housing at different price points to give young professional or first-time home buyers the chance for home ownership. Right now it seems like the choices are either apartment/rental or (expensive) single family home. We need more options like condos or town homes.	mix of housing types
62	A single-family home that I can afford, less than \$500 K	affordability

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
63	I agree with those who wonder why the City would possibly want to accommodate more (less committed) renters and/or buyers. What is the benefit to the City from providing less than high-end housing to more residents, and costing the City more in infrastructure support and services? What am I missing?	oppose affordability
64	The housing in Centennial attract families, this helps our schools and growth in our community.	youth and young families
65	Accessible and affordable homes that can be owned not just rented. Builders cannot fix the supply and demand issue by building faster. However limits on how much rent can be charged and increased could allow first time buyers to save money to be able to put more money down and start building equity. Home owners contribute more to the community over time than renters that are stretched financially to the max.	ownership
66	Seniors don't have any place affordable to go to.	seniors
67	all of Colorado needs more affordable housing options	affordability
69	Single family housing in Centennial is not affordable. New housing being built (e.g. multi-family at SouthGlenn) will likely not be affordable as much of the multi-family housing does not seem affordable at present. I'm not sure the issue is type of housing, it seems to be the price of housing.	affordability
70	Centennial needs more for sale condos/townhomes which are starter homes that help build equity for the owners. Just building more apartments isn't the answer. Especially when the incentive for a builder to include affordable units gives them more density and height - both things that are concerns for current residents. Don't promote a "us against them" by forcing too much at one time.	townhomes and small single family
71	Currently, yes, however Centennial lacks homes that are reasonably sized and highly valued by a wide demographic of residents. Two perhaps three bedroom/den, 1.5 or 2 bath, one story or master and laundry on the main AND in a well kept neighborhood. These homes are attractive to couples, families and singles. Would like more of these. Less of three or four story jammed in row homes with minimal square feet per floor (example: 1500 square feet on three levels). These are unappealing to many.	seniors
72	Centennial should work on more affordable housing especially for the first time home buyers and for senior's to be able to downgrade. If you can't afford your housing options, the needs and lifestyle will not matter.	affordability
74	Many of the houses for sale are unaffordable for first time buyers even with the on average higher income compared to surrounding communities. Young couples are disillusioned with transitioning from renting to ownership within Centennial, let alone starting a family and putting down roots.	youth and young families

Question of the Week #2

For-Rent Housing

The following comments were submitted in response to our second "Question of the week." This question opened the week of May 2, 2022.

This question asked whether participants agreed with the following: "The City of Centennial has **for-rent** housing options that meet your income, needs, and lifestyle."

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
2	To afford rent in Centennial _ as a single person - I have to work 2 jobs possibly even 3 jobs - I don't have spouse and do not want roommates. Which unfortunately is the situation I had to go to in order to afford to rent. Rent in Colorado as a whole has gone up since the pandemic over 21%?! If you were not a home owner before, you can't even afford to become one now.	roommates
3	Rents are the problem. I'm a 27 year veteran teacher with great credit but I can't afford to live in the city without working a second job. I tried buying a house but I don't qualify for enough to purchase even a 1 bedroom condo. It is a sad day when a 27 year veteran teacher can't afford to live. Rent control would go a LOOOOOOONG way to help alleviate some of the pressure	rent control
5	As retired persons we fall in the Crack between low income housing and apartments that we would be interested in that run about 2000 a month.	seniors
8	I doubt any current for rent product would meet any of my needs. I bought my home, now own it, in 1973; I'm retired in my 70s & the pricing now is outrageous.	affordability
9	I rent my home and it's going well but if we were to rent again, I'm not sure we would be able to find something in our price range. I do love how well connected to trails most residences are.	affordability
10	Perhaps I am reading into this too much, but I get the impression that you have an objective of increasing the amount of affordable housing in Centennial. I believe you should focus on improving the income levels of people so they can afford to live in Centennial. Work on attracting high paying jobs. Work on lowering taxes and inflation so people have more money in their pockets. Teach people how to save and spend their money wisely. Let's not continue to enable poverty.	oppose affordability
12	ADU - additional dwelling units. I'd like to rent out my house and live in an ADU in the backyard.	ADU
13	Centennial has a severely inadequate supply of affordable rental units for low income and middle income residents and workers seeking to live where they work.	local workforce
15	apartments in the city are standalone housing options next to underutilized shopping centers. very boring and traditional I would like more rental options near SouthGlenn (while vacant, is centrally located and a pleasant space to be in.)	want more apartments near SouthGlenn
16	am 77 and had looked for reasonable accommodations as a senior. 55 and over had cost of \$2-3000. That would use my savings in a too short time.	seniors
17	Enough places to rent.	oppose apartments
18	There needs to be less focus on rental properties and more focus on getting people into sustainable home ownership.	ownership
21	Prices for rents actually favorable comparable to other suburbs that have higher crime rates, worse schools and traffic, less quality shopping, no broadband. Thank you.	high-quality services in centennial
23	I am not interested in renting.	ownership

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
24	So many apartment rentals, especially new ones, label themselves as luxury, when they're not. Walls and floors are thin. As a result, noise among units from above and below and from side-to-side is standard. Centennial should insist on at least some true luxury apartments being built. Also, apartment developments often are built without an adequate number of garages for residents -- at least one garage space per unit should be mandatory. Allowing thin construction that allows noise to travel and not providing adequate garage space treats renters as lower-class citizens.	want more luxury units
25	Affordable housing that is really affordable for people not just on paper.	affordability
26	I'd like to see ADU's allowed for owner occupied properties. Especially where we have 1/3 acre lots or larger. Current (and likely) future prices will preclude my kids from buying. I'd like to build a small ADU for them to live in/save money and prepare for homeownership someday. I'm in District 1/Cherrywood Village/South of Dry Creek, East of University.	ADU
27	Less than \$2000. Per month. Ada compatible. On a reliable transportation line. Reliable elevator access if in "high rise".	disability
28	i work in the tech center, and it is cheaper for me to drive from colorado springs, than pay the price of housing here in the metro... just saying. I could live in north denver, but that would require me to drive thru the entire metro to get to work. my current drive is better.	affordability
29	How about considering and comparing Centennial to the "Cherry" and Greenwood Village neighborhoods as a natural extension of well-maintained, rising property values? What is the reason for comparing to Lone Tree?	Look to neighbors
32	The cost of all housing has increased in the last two years, as usual, the increase of income comes second. The usual goal in the game of life is to move upward into a better home and a better location. Take pride that Centennial is one of the cities people strive to move too. As someone who once had to live in a super cheap apartment in a dangerous part of Aurora, I am proud to have made it here. Don't let this community become the kind of area I busted my butt to get out of by focusing on low income housing.	oppose affordability
33	I am a homeowner, but this doesn't seem like it should be an opinion survey question--it is a fact determined by average/median monthly rent and average/median income.	
34	My children are grown and struggle to live on their own with rents being so high in this area. It would be nice if young adults could afford a place of their own without having to work a second job or get a roommate.	youth and young families
35	It's a good thing I own my home! Rents are too high.	affordability
37	Centennial is directly adjacent to FIVE other cities. There are plenty of options of lower rents in these other cities. This is not an emergency situation for Centennial.	oppose affordability
38	Centennial is a city that was primarily built out when the city was formed. Lone Tree had lots of vacant land and many of the for rent units are along the light rail not mixed in amongst the single family housing.	Look to neighbors
39	Very limited options that are attractive and affordable for mature, independent community members.	seniors

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
40	There appears to be an adequate supply of rentals in Centennial. I don't see "No Vacancy" signs on apartments. A new neighbor was glad to get out of Lone Tree. Said she did not want to go thru another quarantine in her Lone Tree apartment.	ownership
41	I have been trying to get my family into a home for nearly 4 years.....bcuz I made some mistakes in the past & having my credit destroyed due to identity theft, I keep getting turned turned down. I don't have any evictions, my rental history is immaculate. But we are still forced to live in hotels and that gets so expensive. I think myself, my husband & our 2yr old son deserve a good place we can call home finally	affordability
42	Renting in Centennial now is already a struggle for many. For years watched too many businesses come and go because of the high leases. For Centennial to stay the beautiful city it's been, we need to keep the diversity and accommodate with affordability for low income, middle class and seniors.	affordability
43	The real demand is for reasonably prices for-sale housing. There are many apartments across the metro area, and most new construction is rental apartments. The real problem is not enough reasonably prices for-sale housing. Its much easier to find an apartment than a home to purchase.	ownership

Question of the Week #3

Housing Types

The following comments were submitted in response to our third "Question of the week." This question opened the week of May 16, 2022.

This question asked participants : "Which types of housing options would you like to see more of in the City of Centennial?" Respondents can only select one response.

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
2	Centennial has so much land around Centennial Airport that's basically unusable because of the constant flight training and recreational pilots who circle the area repeatedly. They dump noise pollution and use leaded fuel. Why not use some of that land for housing and schools? Get rid of the flight schools. The corporate jets, helicopters, and necessary flights (such as delivery of medical supplies) should remain. As it is now with all the flight training, the area around the airport and beyond has become unlivable.	airport
4	ADU! Age in place, increase affordability, increase sustainability	ADU
5	All the options other than detached single family homes, lead to quick over crowding.	oppose density
7	townhomess as well.	townhomes and small single family
10	55+ and 62+ housing with the co-op model and/or set up as a community, not just housing	seniors
11	I would like to see more of multiple of the housing options - duplexes or triplexes, townhouses, and multi family apartments and condominiums	mix of housing types
12	No more apartments. If people are able to build equity and have ownership, they are more likely to take care of their property and community. Luxury apartments attract flighty people that are going to use resources and give little back.	ownership
13	Patio homes - yes this is SF detached, but we need more of this style for an aging population. Downsizing seniors still want the privacy and quiet of a detached home. AND This would free up larger/multi-story homes for younger families	seniors
17	entry level, moderately priced detached homes moderately priced townhomess	townhomes and small single family
18	I wanted to select more than one, but I'd love more townhomess and Duplex/triplex options! As a single mother with young children, it would be very nice to have more affordable home options that were not a single-family detached home.	mix of housing types
20	Higher density housing options will allow for more market supply at a lower price point. There is simply not enough room for the volume of new single-family detached housing that is needed to meet the current demand. Therefore, high-density townhomess are the best solution.	support density
21	The whole point of Suburbia is to not be Denver	oppose density
22	More density along transit corridors! More mixed use zoning to improve walkability and a sense of community!	density near transit
23	I would prefer more than one option, but I think the pressing need is affordable housing.	mix of housing types
24	Adult Dwelling Units (ADUs)	ADU
27	level entry or first floor bed/bath that will work for seniors and handicapped. the photo of the single family included on this survey is the worst house design ever for anyone. lots of space wasted on steps and hallways which are not living areas. cheap to build. bad design from the get go. level entry could be ranch homes, patio homes, condos or apartments with elevators. a condo with a first floor bedroom and full bath works even if it is two story with bedrooms upstairs as long as there is a full bath on the first floor.	seniors

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
29	We need more housing in Centennial. The more dense the better. With the rising costs of housing, especially single family homes, it doesn't give the chance for many to become homeowners. Rising costs of rental properties is also tough on residents as well.	support density
30	Ranch style (one floor living) patio homes windows with solar	seniors
31	I live in a single family detached home, but I understand that not everyone can afford a home of this size. It would be really good for younger folks, or older persons looking into downsizing, to have more multi family apartments and condos AND townhomess (I could only select one).	mix of housing types
35	Need more homes for young families	youth
36	If built to code with proper regulation, detached "granny flats" added to existing single family home properties have been successful in other locations in addressing this need	ADU
37	People need yards. If follow the trend of obesity in children and then follow the trend of smaller and smaller lots for houses, you will see a direct correlation.	oppose density
40	Design is key. Because you are talking about alternatives to single family homes, people are likely coming from yards, decks and patios. The useable (not a deck that can't fit chairs and a grill) private outdoor space has to be there. Also, why don't elevators exist? In places like Florida elevators are a townhouse option.	outdoor space
42	Allowing a portion of the large stock of single-family homes to scale up to 2-3 families would allow neighborhoods to scale up and down more gradually while maintaining their existing feel. It would also potentially allow rental income for existing homeowners and help with housing affordability for new families, retirees, etc. We need more "missing middle" housing--see StrongTowns, NotJustBikes, etc. for more info.	mix of housing types
43	New construction homes not in associations! Get rid of associations in centennial They are outdated and not needed in established neighborhoods.	non-HOA
46	All of the above. I am more concerned with affordability. My mother is looking at moving to the centennial area, but can't seem to locate an affordable place that fits her needs.	affordability
47	Auxiliary dwelling units for elderly parents and other family members	ADU
49	Something affordable for young families. Or put some kind of limit on how many houses investors can own. I want my kids and grand kids to be able to live somewhere safe. The price of housing and investors do now allow for that. Houses are purchased in cash and swooped up before regular people have a chance. It's sad	youth
52	This is a bedroom community where people move to start and raise families, potentially remain during empty nest days and retirement. Attached single family homes are not specifically reported but this type of house may be appropriate for young couples who want to be in the area with the intention of moving up as their careers and family plans progress and also the reverse as older couples or individuals downsize. There are a number of options already in existence in largely built out areas so I am assuming your inquiry is regarding East of I-25. Modeling after the areas of Centennial which were previously part of Englewood remains attractive and desireable.	townhomes and small single family

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
53	ADU's - Please, please consider allowing ADU's to be built in our city due to housing constraints for our college graduates and high senior living expenses for our elderly. ADUs are beneficial in two different ways. They allow for: multigenerational housing aging in place. people can build ADUs in their backyards and move their elderly relatives in, or the elderly relatives can build ADUs and move into them while having their adult children move into the original single-family home.	ADU
55	Accessory dwelling units	ADU
58	The American Dream is real. Government should stay out of it.	not governments role
59	Allow detached tiny homes on single family home properties. Seniors can't leave their larger homes because we can't afford to move. Tiny homes would allow generational families to live or rent parts. We (seniors have no where to go.	ADU
61	These types of homes are great 'starter' homes for young couples or small families, as long as HOA dues remain reasonable. They're also great for older people who want to downsize but still live in a community where there are social opportunities and activities.	townhomes and small single family
64	Multi-family homes, including "affordable," increasing the need for more public services	townhomes and small single family
65	It would be good to have more small single family homes (1000 sf) with small yards and attached garages and front yard maintenance. These would be perfect for young families just starting out or for retired homeowners who no longer want a large home/yard. There already exist plenty of apartments, condos and townhomess in nearby communities.	townhomes and small single family
67	Large lots without fences provide privacy.	oppose density
69	Frankly, I'd be happy with B, C or D. I don't feel the high percentage of Single-Family Detached homes works for our community right now. A lot of people that work inside our city limits need single or double person housing, or cannot afford a detached home. We're going to see a migration away from these expensive areas as incomes increasingly fail to support its residents.	mix of housing types
71	For sale condominiums as well as the duplex/triplexes	mix of housing types
72	Sensibly sized ranch homes either detached or paired patio style homes with green space too. Do not want Centennial to look mimic Denver, Lone Tree, Rino or Berkeley. What's been done in Sloans Lake is atrocious!	townhomes and small single family
73	I think Centennial would be fine with some mixed affordable types of housing as long as it's not crammed into one area like letting investors come in and put up high dollar, high rises. Singles, single parents, newlyweds, seniors and families all have different housing needs. I was disappointed with the city allowing the amount of more UN-affordable apartments coming to Streets of Southglenn. This already established suburban area does not need to fill up with more apartments.	mix of housing types
74	ADUs	ADU
75	Smaller townhomess that include private garages and a private outdoor space such as a patio, porch, roof deck, balcony, or yard would be great.	townhomes and small single family
76	We need more smaller, entry-level single family homes, and patio homes.	townhomes and small single family

Receipt Number Please expand on your response below if you indicated **Other** above.

Comment Category

77	I would like to see adjacent to commercial areas cottage court type communities and small townhomess. Also, It would also be great to create clusters of 1 or 2 bedroom detached homes of only 600- 1100 sf. This last suggestion would really be best if limited to little pocket developments of less than 3 acres—think of a sweet little community of small cottages.	townhomes and small single family
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Question of the Week #4

Five Years From Now

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

This question asked participants: "When you think about your housing situation, where would you hope to be in five years?" Respondents can only select one response. A follow up question asked: "How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?"

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
2	Lower property taxes so we can continue to afford our home.	property tax
3	Not planning on moving, but if I did, I guess the next logical steps considering we are seniors, would be a place with no outdoor work; level entry; garage or public transportation.	seniors
4	I love the home my mom owns, and I have resided in since 2008 assisting with her needs so she can remain in her home in her old age. I would very much like to remain in this home with her until, and perhaps remain there on my own after she has passed away. One thing the city can do to respect this wish is not approve a whole bunch more five story apartment complexes along the south University Blvd. corridor which would make the 1-mile radius around Southglenn far less appealing for existing homeowners. Please, please nor more mid to hi-rise apartment complex redevelopment projects in the struggling retail centers on University Blvd. between Arapahoe Road and County Line Road	oppose density
5	Stop approving high density and high rise housing in the area. Actually make sure developers follow the guidelines you developed and passed. Do not allow them to get variances.	oppose density
6	Please provide information and contractor information on how to adapt my home to possible physical limitations/disabilities. Are there trusted contractors that specialize in adapting homes? Are there cost considerations for people with limited income?	seniors
8	We should strive to make multiple housing size options in every neighborhood, so as people grow their families or become empty nesters, they can scale their living arrangements up or down without having to leave the neighborhood that is their home and has their friends and support network.	mix of housing types
9	This new layout would be easier to navigate without stairs. I'm not sure how Centennial can help, maybe more available senior housing, where cost is not prohibitive.	seniors
10	Let the market decide and keep government out of it.	not government's role
18	Help get rid of HOAs.	non-HOA
21	Single family detached residence but all one floor living. To age in place. Smaller yard to age in place.	seniors
22	Federal taxation of capital gains on the sale of primary residence is a major impediment. Don't think there is anything the City of Centennial can do about this.	federal policy
23	Specifically, we would like one level living as we age. There are very few ranch style homes with main floor laundry in west Centennial - our home area and where we would prefer to stay.	seniors

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
24	<p>I have been housed in an extended stay hotel in Centennial for the last year. All of my savings that I was living on is now gone. I am disabled and have SSDI income of \$1170 per month. I am now back living in my vehicle which I had to do for two and a half years prior to getting into the hotel. The new affordable housing being built at Fair PL. and Parker Rd. Is nice but the rent there is more than my income every month. Centennial doesn't seem to have any low and very low income housing. I am disabled I am not able to work and supplement my income. That income has to cover all of my expenses and with food and gas out of control right now it doesn't cover anything. Was like Auto insurance, storage fees insurance, phone, prescription medication there is never enough. I want to be in my own home space bigger than my vehicle I did not get this vehicle to live in. 6 months ago I had hip replacement surgery and I've had problems with my back, my hip & my leg since then and sleeping in a car is making it worse. Seems like Centennial is ashamed to have low income housing. Especially with skyrocketing housing cost there's a lot more low-income people coming on board every day. What about helping with housing for people who don't have the \$1,200 plus a month to pay just for rent?</p> <p>I need to have a home space where I can shower, cook, sleep inside and be warm. Where is help with that in Centennial?</p> <p>Thank you</p> <p>P.S. I can't even think about where I would be in 5 years I need to get a place to be now.</p>	affordability
26	Centennial should allow smaller (tiny home type) to be built on same property. Seniors can't afford to move.	ADU
27	Prepare for older age/less mobility; lock and travel; lower utility costs; work from home.	seniors
28	I really hope to be in a smaller home with a different layout and amenities. I am aging and will be looking for a home that is more age-accessible.	seniors
29	All on one floor for our possible future health needs. No required steps to get in. Different activities available with new and more people to do them with. More visual and physical contact with nature. No yard work. As a side note, not having a hoarder next door who puts his stuff partly next to our yard. He is under court order now but still accumulating stuff. I wonder if Centennial has a hoarding treatment program.	seniors
30	Create more availability so that we are not driven out of the market.	affordability
32	Reality is, this likely not possible given the significant increase in housing values and not the same increase to salaries. Our thoughts at this point is to fix up the house we are in to make it work for us.	affordability
33	I currently rent but would like to buy in the neighborhood. I think having more townhomes would make it more affordable for renters to transition to ownership.	ownership
35	I would prefer not to see large multiple story apartments built. Maybe a few condominiums that people could purchase. I'm not pleased about southglenn's expansion into more apartments.	ownership

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
36	<p>My number 1 stressor and major need is affordable homes in safe neighborhoods. Everyone I talk to is stressed about the massive rent spikes and are constantly afraid they won't be able to keep up.</p> <p>I think there needs to be some sort of rent cap soon, or some sort of limit of how much rent prices can increase in a certain amount of time. If something doesn't change, people simply won't be able to afford to live here.</p> <p>I already have loved ones that have had to move away or resort to living in dangerous neighborhoods in substandard conditions because no matter how much overtime they work, they still can't keep up.</p> <p>Especially for young people in their 20s, buying a home is completely out of the question because it simply cannot be done. Most of us resort to having at least 3 people in a 2 bedroom apartment to even think about being able to have any savings at all. We can't take off time if we are sick or injured because one or 2 days off is the difference between being able to make rent or not. People I care about have to work despite chronic pain because it comes down to rent and food, or health insurance, it is truly a crisis!</p> <p>Specifically I think more needs to be done to advocate for maintaining a realistic cost of rent for renters in Centennial, not just low income housing options. And to keep large apartment complex corporations accountable for buying properties and then letting them fall apart because they don't want to pay to maintain it.</p> <p>When we have complaints or issues there is absolutely no one we can go to for answers. The apartment managers can't do anything because not even they can get ahold of anyone at corporate, and when they can, there's literally nothing they can do to get the resources to take care of the property in a quality manner, even if they desperately wanted to. One of the best managers at my complex just quit because of specifically that reason.</p> <p>Greystar for instance bought my complex, Arcadia Apartments, and they slowly stopped maintaining the grounds. And there's nothing we can do even if they are violating our lease agreement for substandard maintenance because none of us can afford to take them to court, or even take the time off to take them to court. The second there was a malfunction in their automatic payment system, despite 4 years of consistent, never missed rent payments, there was an eviction warning on our door the next day after it was due, before we even knew the malfunction had occurred. They don't care.</p> <p>One of the first days of winter last year we had to huddle around a tiny desk top space heater with blankets because they couldn't be bothered to make sure the heating worked before we moved in!</p> <p>My apologies for not being able to keep this as brief as I would have liked but myself and many of the people I love are legitimately afraid and we feel powerless to do anything about it. The issues have been mounting since I moved here in 2018. I love Centennial, I want to keep it as my home, but the way things are, if something doesn't change soon, the choice isn't going to be up to me. I fear even more for the people I care about that don't have anywhere else to go.</p> <p>In conclusion, I think there needs to be either a temporary rent cap in place. Or, a stricter rent increase limitation so that it can't rise too much too fast for people's incomes to cope.</p> <p>And I think more needs to be done on the governments part to keep corporations from getting away with being near criminally negligent landlords, and to hold them accountable for maintaining their grounds, utilities, and amenities, without spiking rent or punishing renters through direct or indirect neglect.</p> <p>That or provide renters with legitimate grievances the financial means to be able to take the time off work to file an official complaint themselves. Also I think distributing free pamphlets to educate people on renters rights would be extremely beneficial. Most people I ask don't even know what their rights are or what they can do to change their situation or advocate for themselves.</p> <p>I sincerely appreciate this opportunity to be heard, and I hope this account I have provided gives you an adequate understanding of what renters in Centennial are contending with today. Please help us, we need you.</p>	affordability

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
37	I would love to be in a little larger home but am not sure exactly what. Being over 50 already, definitely like some of the newer communities available, whether age restricted or just more geared for the older population. Price is one of the biggest issues of course, but housing everywhere has become more expensive even if our incomes are not growing at the same pace so not sure how municipalities can assist as many folks as would like. Grants can be great but don't typically replenish themselves. Also for any municipality, it is great to offer many amenities and services for many citizens but it is also a balance the costs for providing any amenities or services, how those costs are covered while still providing a high level of service, against the lowered buying power of the dollar that so many folks are experiencing. It is highly unlikely the costs of most products and services will come down or decrease significantly from the highs we are seeing right now. It would be great to see more workshops for budgeting, menu planning, additional locations for job hunt/change for the great things that A/D Works offers, and other beneficial programming to assist folks who might just need help to find resources or know how to use what they may already have to meet their challenges.	seniors
39	Not a new housing situation Nothing is needed from the City.	
41	Provide housing for youth, 35 yo or younger, that is not on prime lots, based on income, that is \$1000. Per month or less. OR, provide communal type housing where even the mortgage is shared.	youth
42	Allow for ADU (tiny homes). Not to be rented out or occupied by primary owner. This would help those of us with aging parents that are common to our generation.	ADU
43	We just moved to a small ranch to hopefully age in place in our favorite neighborhood, Cherry Knolls. Centennial should require affordable housing units (for teachers, firefighters, and others of medium to low income) in every new development built here. Also, maybe empower neighborhood HOAs to allow only one rental house per owner per neighborhood (or require that owners live in the home for 2 years prior to renting it out).	inclusionary zoning
44	I live along University Blvd. My biggest reason for moving would be to get a quieter, less congested area. I can't believe over 900 apartments will be going into Southglenn. I already have a hard time making a left turn into or out of my housing development (some times of the day its hard to make a right turn!). Congestion and traffic noise will be a problem, and I'm afraid developers want to build more high-rise apartments along University. Why would the city allow the kind of development you see at a light-rail station or near DTC in our neighborhood? Are there no zoning rules?	oppose density
45	As an aging senior, something with less outdoor upkeep. Indoor upkeep is quite enough.	seniors
46	Less outdoor yard /garden maintenance of which i am less capable of caring for as i age. But i hésitate to downsize and give up my solar system, thereby increasing my utilities expense and mainfloor living i now have.	seniors
48	The new housing situation being project proposed would make me more likely to leave. Please do not ruin our community.	no changes
57	I would like higher end retirement or 'empty nest' type housing; 2 bedrooms plus an office, either integrated into a regular neighborhood or in a separate retirement community.	seniors
58	Keep our neighborhood (Knolls Townhomes) like it is. Recently. the Centennial City Council aproved the plan to build 5-story multi-family units where Sears and Macys used to be - both ends of Streets of SouthGlenn. This Is not going to be "affordable housing." More retail businesses would help our area more than anything, and the City, too! Sales tax greater than property tax.	more businesses

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
59	I am retired on a fixed income. I hope to continue living in my modest home, but am concerned about finances. My property taxes increased 50% over the past 5 years. The homeowners insurance has risen dramatically. I see no benefit from the increased valuation of my house. The cost to live here just gets higher. Unrealized gains in the value of my house doesn't help me pay the rising taxes, insurance and cost of maintenance.	property tax
60	Many 1 or 2 person household still require homes with adequate space for an home office(s), hobbies, cars (garages), bikes, outdoor space, greenspace, etc. Building 5 story housing projects does not meet the housing requirements for citizens in Centennial. Consider building more 2 story Townhome style homes with attached garages and 2-3 bedrooms.	townhome and small single family
62	We bought our home with the requirement that we could live in the same place until we pass. We would prefer that Centennial keep our neighborhood the same as it is - quiet, single-family homes where we know and help our neighbors.	no changes
63	I am a single parent just becoming a empty nester. I would like to have a small duplex or townhouse with room for myself, a home office, and a guest.	townhome and small single family
64	As a senior living in a multi story home, my next home should be a ranch, patio home or for sale condo. A 55 plus community of single family or cluster homes is something Centennial doesn't offer so moving out of the city would be necessary (sadly).	seniors
65	I have a two story townhome. It requires outdoor steps on the approach. The full bath and bedrooms are upstairs. I would like a one level two bedroom with a garage. I bought my townhome 6 years ago for 192,000. I recently tried to purchase a similar one level two blocks away. It was priced just under 500,000 but had so many bids it sold for 550,00. That's way beyond my means as a retired teacher. I feel like I gave to my community for 30 years but no have realistic housing options for aging.	seniors
66	The city would have to build what is desired and that seems unlikely as do not want to live in a condo or apartment complex. If the city does build condos or apartments do so in a way so that sounds of abutting neighbors to shared walls is minimized. Also build with fire safety (mitigation) in mind	high quality
68	As seniors, it's not affordable or practical to move at this time. If we had to make a choice, we would most likely downsize to a ranch style home. Centennial needs to consider more accommodations for senior living.	seniors
69	I would like to ability to create a space for my parents to live with me	Multigenerational Living
70	I love our home and neighborhood and expect to live here for a long time. Perhaps, my daughter and son-in-law and grandchildren will someday live with us or move into our neighborhood. Or we will live with them. Multigenerational living should be encouraged.	Multigenerational Living
71	Have a few options. Only one near us and my husband wants to wait 10 years. Sigh. I don't think I'll last that long! Also want a ranch facility. No stairs.	seniors

Question of the Week #5

Introduction to Strategies

The following comments were submitted in response to our fifth "Question of the Week." This question opened the week of June 13, 2022.

This question presented the list of strategies that we will explore together over the coming months and asked participants: "Please select all of the strategies that generate questions for you?" A follow up question asked: "Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s))."

Receipt Number	Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).	Comment Category
2	In general, I think most of these phrases are very jargon loaded and too dense for many to even begin to have a question about. General citizens do not have a clue what an inclusionary zoning policy is. But, back to #4, I know we have some older lots that are close to a quarter of an acre in size. As a matter of fact, my SIL lives on a corner lot that is 1/3 acre and could easily allow a small building in the back yard and it could have its own entrance off of the side street. But, the planning and permits for ADU's should be done with permission and consideration of the neighbors who would now have people living right under their noses. Privacy should be a big consideration. But, as far as planning, there was that house that was being built on a lot that sat behind houses along Clarkson facing Applewood Avenue. The house was never finished or sold because, as I heard, they couldn't get utilities to a lot behind other lots. Total lack of planning. Should not have happened. HOA's should have the power to not permit ADU's even if the city does. An actual question, if sharing a common sewer line is not a good idea, how are these ADU's properly serviced?	HOA approval of ADUs
5	1 - How do you streamline? What steps would you omit? 2- Is this tied to affordable housing? 3- Can you give examples? Could this mean 5 or 6 story is allowed instead of a 4-story building? 4- What does range of ages have to do with ADU? 6,7,8 - How do you compensate for reduced fees? Where does the money come from?	seeking details
8	The devil os in the details. Who profits, who pays? What are unintended consequences? State mandates that limit attractiveness of some of these. Impacts on quality of life? What traffic impact, parking impact, school impact and environmental impact studies are required BEFORE a residential modification or densification is made?	seeking details
11	League of Women Voters of Arapahoe and Douglas Counties is pleased that the City of Centennial is conducting a study to assess housing needs and identify strategies to meet those needs. It is vital that there be affordable and accessible housing available in Centennial for those who work in the community including single parents and those, particularly the elderly, who are looking to move from their current homes into housing that is better suited to their needs. The League of Women Voters of Arapahoe and Douglas Counties believes that housing is a basic human need and that addressing that need is a responsibility of all communities. We are happy to see that Centennial is considering a wide range of strategies for increasing access to affordable low- and middle-income housing. For example, it is important to provide incentives for private developers to build an adequate supply of affordable housing for the full spectrum of workers and residents. We look forward to the opportunity to provide input on the strategies you are considering. Sonya Pennock, Chair	support affordability

	Housing and Homelessness Committee League of Women Voters of Arapahoe and Douglas Counties	
12	We need rent control.	rent control
13	<p>1.) What is Centennial's definition of "affordable housing."</p> <p>Do you count adult children, senior parents, grandchildren, cohabitating adults or any of these that are members of a household only on a temporarily or part time basis?</p> <p>Is the "affordable housing" income level based on median or the average household income of Centennial residents?</p> <p>How many years would a person have to reside in Centennial to be counted as a Centennial resident and eligible for any special "affordable" housing program?</p> <p>What is the current development review of "affordable housing"?</p> <p>2.) Does it require a zoning change to convert underutilized commercial/office property to housing?</p> <p>What sort of streamlining is suggested?</p> <p>3.) What is a "density bonus" program?</p> <p>Why would we want more density in Centennial?</p> <p>Would a density bonus program still require adequate off-street parking?</p> <p>Would a density bonus program protect sunlight and views for neighbors?</p> <p>Would a density bonus program increase demands on schools?</p> <p>4.) What is Centennial's definition of an ADU?</p> <p>Is it detached or attached?</p> <p>Does it have it's own independent utility hookups?</p> <p>Does it have its own dedicated off-street parking?</p> <p>Is it restricted to family members only?</p> <p>Is the construction equal in material and color and style of the main house?</p> <p>Would the neighbors' views, privacy, or sunlight be protected?</p> <p>5.) What is an inclusionary zoning policy?</p> <p>Is it based on ethnicity, race, language, religion, income, education status, age, employment status, criminal convictions, physical handicaps, or sobriety?</p> <p>Is inclusionary zoning an attempt to build group homes for post incarceration or for addicts or sexual offenders or those that can not live independently?</p> <p>Is the purpose of inclusionary housing to serve people who work but don't live in Centennial?</p> <p>6.) Again what is considered "affordable housing"?</p> <p>What are the current development fees?</p> <p>Do the city's development fees cover the cost of delivering service to the new development/project/housing? The current fees are not a profit making system, right?</p> <p>If you adjust the development fees for "affordable housing" does that mean that existing homes and non "affordable housing" must pay more?</p>	seeking details

7.) How would the city incentivize landlords to lower the price of existing units?
 Is "incentive" another way of saying that lower standards would be allowed in order for property owners to get more profit by creating more units or by creating lower quality units?
 Would it allow a single family home to be converted into a duplex, fourplex, group home?
 Would it reduce parking requirements or raise heights restrictions so that more units can be squeezed onto an existing lot?
 Would it give city tax breaks to landlords who reduce rents?
 Would the city just give cash (acquired through state/national funding, or city tax stream) to the existing landlords to offset the reduced rent?
 If the purpose is to increase affordability for citizens, couldn't the city defer city taxes for homeowners up until the time that they sell their home?

8.) Is this different or in addition to the topic of question 6?
 Is this "affordable development" for people who move into our city or for our current residents (ex: new high school graduates that want to live and work in Centennial or retired seniors that want to sell their home and downsize but stay in the city)
 Would "affordable development" include duplex, 4-plex, clustered housing, tiny homes, studio apartments, boarding houses, group homes, high rise, section 8?

9.) What are the advantages to the city for creating a land bank or land donation program ?
 What other cities have such a program?
 Why would an entity (church, business, trust fund etc..) or a person choose to donate land rather than build on it or sell it?
 Is it a contaminated site or flood prone or under the airport flight path and therefore the owners are not able to develop it profitably?
 Is this program for donated land then going to be used for parks or for "affordable housing"?

More Questions:
 What is driving the city's interest in affordability?
 Are there state or federal funds available for "affordable housing" that the city is planning on using?
 Is there a way to funnel funds and city effort towards our Centennial high school teens and graduates? Can the city help them grow into independent young people by giving them free rides to work, by creating city jobs that hire Centennial teens and high school graduates, and/or that provide rent stipends for those that want to live independently in Centennial after high school graduation?
 Can you please share data related to housing cost to income, survey results, changing demographics, and also just basic demographics?
 Are concerns about affordability bigger than other municipal issues such as street and traffic safety, pedestrian safety, bike safety, parked or abandoned cars, upkeep of trails and parks, daycare availability, street plowing, attracting businesses, ride sharing, violent/criminal activity flowing in from other jurisdictions, car thefts, police response, people loitering/begging, homeless traveling in from other cities, noise pollution, light pollution, or single-use plastics?

	When and how shall I look for your response to these questions --- email, call, meeting? Thank you for taking your time to help me understand this interesting topic!	
Receipt Number	Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).	Comment Category
18	1 & 2) what would be streamlined? what would be omitted? This does not sound like a good idea. 5) would this be like denver's program? This is a good idea. 7) how would this work? This sounds like a good idea.	inclusionary zoning
19	I am interested in an ADU to put behind my house to help take care of my mother who has Parkinson's. She cannot afford to rent something and living with us in our home takes away her independence. I would love to see the ADU housing pass in Centennial similar to cities nearby. ADU could also help with start up businesses since rent is so high and many self employers are struggling to find space. Thank you for your consideration. Warmly, Heather	ADU
20	Strategy 1: I would be concerned that corners would be cut Strategy 6: I like this thought but also don't want to attract cheap developers that will not build quality housing 8. I'm just not sure what this means	high quality development
21	The devil is in the details so I would need to see exactly what the City is proposing to give away in order to get affordable housing. Those details can impact current homeowners, city revenues, traffic, public safety, utility infrastructure (which the city doesn't own or control).	seeking details

Question of the Week #6

Accessory Dwelling Units

The following comments were submitted in response to our sixth "Question of the Week." This question opened the week of June 27, 2022.

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
3	To address the continuously pressing need for affordable housing options, especially as residents are being pushed out from Denver to the suburbs, ADUs can serve as one way to meet this need as well as help ensure existing Centennial residents can remain in their homes.	support affordability
4	I think there could be several advantages to having Adu housing options. I'm curious what the general population thinks about having ADUs for family versus long-term rentals versus short-term rentals like airbnbs. I'm honestly not sure what I think about it. I'm just curious if this happened if the city would have regulations on what you could have in your ADUs. I think there are several lots especially in district 1 where there's extra space where an ADU could be placed.	
5	I have young adult children who would benefit from this option.	multigenerational living
6	The metro area is changing and most housing is no longer attainable - rental or buy. My home has appreciated 160% in 8 years. I couldn't afford my house anymore. ADUs will actually help to stabilize neighborhoods and provide affordable housing in the community.	Support affordability
7	We need opportunities to create affordable housing options for family members and/or to offset the increasing cost of living.	support affordability
9	My concerns: both units (original house & ADU) become rentals; resulting ADU rents at market rate; allowing ADUs results in scrape offs and two McMansions on one lot. Big Concern: how much will my property taxes go up? If I have the ability to building an ADU, will this increase my property value (even though I don't build an ADU), resulting in higher property taxes? If I have the ability to build a second home on my property, seems like the property will have a higher value and therefore higher property taxes.	do not want higher property value (taxes)
10	For the most part, I agree with your requirements. I question the height of the new building. We shouldn't block neighbors views or sunlight. The other reservation I have is about the number of people using the ADU. We have something like that in our neighborhood where a lot of people come and go in one single family home. I can never figure out if they live there or are visiting. We should be careful.	height limit
8	Yes, as we are living through a housing shortage and the associated high prices (which interest rates alone will not fix), ADU's are the lowest hanging fruit for areas which are already developed for residential use. Given that HOA's will likely apply additional restrictions, the city should should set a clear standard that HOA's can (hopefully) defer to. These standards can follow the existing standards for dimensions, locations, etc. already established in Englewood, Littleton or Denver.	learn from neighboring cities
13	This is a good way to gently increase density within the city.	gentle density
14	This is great for elder care, temporary housing for family members or as a way for a couple to generate needed income to stay in their house when they are operating with a fixed income	multigenerational living
15	aging in place is what my family is going for. having separate space for family is key.	multigenerational living

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
17	The current method of developing (I've done some building and developing of land) leads to segregation as houses tend to be built to create the maximum profit to the developer/builder. As the sub-development takes on it's character the residents resist any one that detracts from the neighborhood value. I'm old, born in 1939 and I loved the neighborhoods where I was raised. Playmates may have been harder to find but right next door was a retired couple that enjoyed having children next door and we enjoyed the watchful eye they used on us. Neighbors used to care about each other, I know because they would sometimes look at me like my parents did and I knew I was out of line. Since I knew them and had been taught to respect them, their scowl was just as effective as my mom's! Yes, there were the snobs who built behind iron fences and although the gates were left open, we tiptoed around them but they weren't neighbors even though they lived right next door. Wealthy people will always want to separated themselves from poorer people and yet those are the people that are maids, gardeners and other trades that allow the wealthy to live the life they enjoy. The key to acceptance of any of these programs is to re-educate the voters to American principles.	multigenerational living
18	But I need to learn and understand the pros and cons.	seeking details
19	In certain subdivisions and residential lots, I think that ADUs are an appropriate option to provide affordable housing options. In particular, ADUs can be a way for families to provide less costly housing for young adults starting their careers or post-high school education and for elderly family members that require more in-person care.	multigenerational living
20	In my opinion, ADUs are extremely important for the overall future of Centennial housing stock and multi-generational flexibility.	multigenerational living
23	There would too many temporary residents in the area. People would not live in an ADU long term and contribute to the community. This would allow people to treat our community like a revolving door of rentals.	oppose rentals
24	Someone may have bought and basically invested their life savings into a house, say for 25 years. Then, all of a sudden, they get like 4 little houses popping up in their neighbor's yards, intruding upon their privacy, adding to noise level around their home, more cars parking on their street. It's like bait and switch. So, no, not even if the 'neighborhood' wants to allow them. All contingent neighbors should have to sign off and approve before any ADU is allowed. Maybe try them in some spot places first as a trial and only temporary as in, if they are not working out, they are removed. And, that they cannot be AirBNB's. And, that they have to be built as close as possible to the main house and as far away from the neighbors as they can be. Basically, have more than a few reservations.	spacing concerns
27	We are saturated with traffic	traffic concerns
29	Limit to one per property and cannot take up the whole lot. Should be in back or side yard, not front yard. Limit number of new unit builds per year per street/block/neighborhood.	
33	Don't want multi family homes on single family residence. Will be rentals which drives down value. Perfect situation for meth labs.	oppose rentals
37	Centennial is not California.	
39	Capacity and size limits as well as property size	size limits
45	Need neighborhood approval in accordance with covenants and there need to be strict guidelines to prevent an ADU from damaging privacy and property values of surrounding property.	HOA approval of ADUs

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
46	Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
47	Especially for families supporting elderly members, ADU's are an affordable option.	multigenerational living
52	It will bring too much congestion too our small area.	traffic concerns
57	We have a disabled son who needs a significant amount of support with daily living skills but is high functioning enough to live independently. There are almost zero affordable options for him anywhere in the metro area. We would love to be able to build a 1B/1B on our almost 1 acre property so that he can live a life he deserves.	support disabled family
61	<p>I support the ADU concept but there are some hurdles that must be addressed.</p> <p>First, how will utilities be impacted when adding ADUs? The city doesn't provide, control or pay for utility infrastructure and the systems are developed for the current building - what happens when an area out builds current pipe or transformer capacity? Must the current customers pay for upsizing or will the individual homeowners who build an ADU have to put money towards future upsizing projects that might be needed once a certain number of ADUs are built? Has the city had current water and sanitation providers to look into this (since we have 13 W&S providers)?</p> <p>Second, the city has passed an number of ordinances regarding parking, home businesses, etc. _ all of which will likely need to be updated.</p> <p>Third, HOA controlled neighborhoods - has the city done an inventory of where they are prohibited and allowed per HOA regulations (which trump the city). This will be confusing for residents.</p> <p>Fourth -- what will be the allowed uses for ADUs? Rentals, at home business such as those that have customers coming to the home (this will be new trend after COVID changed "going to work").</p> <p>Plenty more questions, but these are a start.</p> <p>ADUs should not be given set back allowances - the city has spent lots of time on the set back issue for garages, RVs, sheds, bees, etc. ADUs need to be under those same rules.</p>	seeking details
62	If well done, they could be okay. I am concerned about impact of density and the ensuing traffic and noise. Pride of ownership should be encouraged. ADU's might be an option for families, especially with aging parents. With rising prices, people have been forced to buy smaller properties with not enough room for the needs of generations.	traffic concerns
63	Please help those of us who have younger/poorer family members a chance at affordable housing. These are great opportunities to add density without large apartment complexes.	multigenerational living

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
65	<p>I would love for my elderly parents who are on a fixed income to have the option to live on my property but not with me.</p> <p>Many other cities have had success with this as housing options have become limited and expensive. The number of multigenerational households have grown especially since the pandemic.</p>	multigenerational living
66	The unit must have dedicated off street parking. The unit must be built to city code and be built to the same standards and guidelines as the existing neighborhood. They should have a limit of one bedroom and two people. They must be significantly set back from the property lines.	size limits
67	I would vote to approve ADU in Centennial. I think this could be a wonderful advantage to most people who desire this. I would seriously consider doing one right now if I could.	
68	ADUs would be a great, cost effective way to expand housing opportunities in older neighborhoods with single family homes on large lots. I live in Southglenn and have a lot large enough to accommodate an ADU. I would love to be able to build an ADU for my 85 year mother to live in sometime soon but could envision a variety of possible uses for the ADU long term for other family members.	multigenerational living
69	It would provide additional housing for lower income residents to live in our wonderful county. It would allow my aging family to be close by but still able to live on their own. Many cities including Denver allow for ADUs already.	multigenerational living

Receipt Number	Which of the following do you think are important advantages of allowing ADUs? (Can select select multiple).	Comment Category
3	Providing multiple housing options to residents which could help support varying needs; helps make the most efficient use of land, especially since the majority of our land is zoned single family	flexibility
6	I'd like to move my 80 year old father into one...then make it available for my kids or as a rental in retirement.	flexibility
10	Since I'm older, housing for elderly is important to me.	senior
8	An under-discussed advantage is the option for older individuals on fixed incomes to move into smaller ADU's in neighborhoods they don't want to leave. They also work well as starter homes for those who cannot afford single family homes here.	flexibility
13	I will not likely build an ADU but I support them in my neighborhood.	
15	The elderly population is growing. We need more security and income possibilities for them.	senior
16	Allows neighborhoods to scale up (and down!) without dramatically changing the character/feel of the neighborhood.	gentle density
17	There are many environmental advantages to ADU's, shared heating bills, shared water and sewer, shared repair and renovation costs to help keep the home in a current technical advantageous condition. There are advantages of safety as well, more eyes and ears to notice danger or problems, more opportunities to see things that don't quite fit the normal pattern. There will be less wasted space. I've been selling homes (as a Realtor) for over 50 years and I have seen many more unused, nicely finished basements or additions that are at the most, used less than 5% of the time. That's right, all the hours of labor and money spent by the family to create a rec room, sauna or enclosed patio is never enjoyed as they had hoped.	
37	Why is the City even considering this increase in density and resultant management issues?	oppose density
38	Not for money/additional housing purposes, but having a guest house for guests would be really great for homeowners and for people that need to house their aging parents.	flexibility
45	Additional housing opportunities, and also having housing available onsite for additional family members can prevent senior family members from having to go into institutional living or expensive or unsafe housing situations.	senior
56	This would provide for extended families to continue to live together, but separately, especially since it is so hard for young adults or aging adults to find smaller, affordable housing in Centennial.	multigenerational living
63	I would love to be able to add an ADU to my property to allow my adult child to live semi-independently.	multigenerational living
64	Raise in property values, builders income, and outside investment in centennial. it would mean more tourism and more tax revenue.	many benefits
66	An option for adults who would like to live in a small footprint of a home in a residential neighborhood rather than in a commercial apartment complex.	neighborhood character
67	I could use this as my business and help out the community with my work. I could also use it to have my mom who has Parkinson's live in the ADU so she doesn't have to go to an assisted living place. I would have peace of mind that I could check in her. Housing is too expensive for her to buy or lease in Centennial at this time. I would build one ASAP if allowed.	flexibility
68	Supplemental income would be nice but most likely my situation would involve helping house family members of various ages and situations starting with three 80+ year old grandparents who quite possibly will need help in the near future. I imagine family occupants would help with costs but wouldn't necessarily be required or planned on as income for me.	flexibility

Receipt Number	What potential problems are you concerned about with the creation of ADUs?	Comment Category
3	Parking as a challenge in Centennial is non-existent. There is plenty of on-street parking as well as parking in garages and driveways. The addition of ADUs will not create problems with parking. The problem I am concerned by is a lack of education and knowledge on ADUs (and other housing options) among Centennial residents in addition to the fear of changing from 'the way things have always been' mentality.	not concerned about parking
4	I wonder if allowing ADUs would be similar to when a home in a older neighborhood like Englewood or Littleton is torn down and then rebuilt to look really nice if it would change the property values more than usual.	raise property values
6	"overstuffed" front of the lot - I'd prefer ADUs be required to be added to the back yards, unless there is sufficient side set backs. HOA's overstepping authority on ADUs. The city catering to concerns of HOAs in creating policy, and not those neighborhoods where no HOAs exist. I live in a neighborhood without an HOA for a reason - let me build an ADU with appropriate and modest regulations.	not in front yard
8	The implementation of parking requirements can kill ADU development. I believe California had more success after dropping parking requirements. Driveways are usually sufficient and increased traffic/parking concerns are likely minimal where ADU's have already been legalized.	not concerned about parking
14	This would need to be covered by local ordinances &/or HOA rules & regulations.	needs regulation
17	The only strong problem is property maintenance as being close to a home that looks bad hurts you when it comes to sale. The problem of parking can be addressed by code and by building more car storage. Noise can be controlled by better insulation and building codes. Personally I think HOA's are a big problem and their control should be shouldered by the city or a very large development. HOA's should be large to afford the skilled management to maintain the neighborhood.	property maintenance
19	I am not in favor of ADUs being used for Airbnb or other short-term rentals.	short-term rental concern
23	It is already difficult to travel in this area because of traffic. Now you want to put properties on top of properties. This is a poor attempt to generate income for the city at the expense of the current residents. We don't need to accommodate everyone.	traffic concerns
24	Privacy of neighbors. People turning their yards into strip motel sites. Stress on the city to be able to support all these added residences unless they are going to be paying taxes at the same rate as the main house.	
29	Construction noise & time for.	construction noise
37	I foresee nothing but problems; I live in an area with single family homes for a reason. Consider the unmanaged density in traffic in just the past couple of years; do you drive with these incredibly speeding individuals now?	traffic concerns
38	Renting a house versus renting an ADU is no different. Not everyone would do it either. Renters that live on your property would probably be better behaved anyways.	support rentals
42	Short term rental like Air Bnb instead of long term tenants.	short-term rental concern
43	Higher density demands in services like schools and utilities could pose an issue. I only see solvable problems that can arise from ACUs.	
45	Interfere with the aesthetics and privacy of neighboring units.	privacy

Receipt Number	What potential problems are you concerned about with the creation of ADUs?	Comment Category
46	Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
47	Neighborhoods with strict HOA's may not allow which is bothersome.	
54	Unscrupulous/exploitative landlords	
57	Our only concern would be that homeowners would build this for rental income and not comply with housing laws, do appropriate backgrounds checks on people (sex offenders) or otherwise not be compliant with the law.	illegal activity
61	Utility impacts.	utility concern
63	I don't believe any of the traditional potential problems are unmanageable with proper rules and structure in place. If Centennial is smart about it, we could do the ADU thing very well and be a model for other nearby communities.	
64	more dogs... the loudest noise contributors are barking dogs. we have more dog neighbors than people neighbors. why can that happen, but we can't create homes for people if we have a lot of land, but little houses.	oppose dogs
66	ADUs built too close to the property line and negatively impacting neighbors with noise increase or light pollution or a reduction in sky, shade, trees, or views. ADUs that are hidden from the street not being maintained. Too many people living in an ADU. Drainage issues. More trash bins insight and onthe street.	

Receipt Number	Which of the following regulations do you think will be important to help ADUs fit into the community?	comment category
4	I'm sure this would also be included but I think it's also important to have regulations on how far away the ADU can be from fences and other properties surrounding the owners.	setbacks
6	My neighborhood has no HOA and there is plenty of street parking - I'd encourage the city to not establish a one-size fits all rules for parking (or for any of the other categories noted). As I've seen in other communities - concerns over parking will often kill the potential for ADUs. Minimum private open space should be only a concern with rented ADUs - and even then, it is a landlord/tenant issue. Also - be mindful to allow creativity when it comes to allowing different size lots the ability to offer ADUs. Denver is allowing ADUs on some small lots and it works.	allow creativity
8	I would strongly err on the side of a reduced regulatory burden, permitting a variety of ADU sizes on a variety of lots so long as basic safety considerations are met. Again, parking requirements can be especially egregious.	allow creativity
11	Not renting them or allowing owner to live in them and rent main property	oppose rentals
12	Attached to the primary residence structure with an integrated architectural style, so that it looks like part of the original structure.	attached style only
14	Also, the unit should be aesthetically pleasing and meet HOA & local guidelines for paint colors, materials, etc. They should be quality construction and not just a Tuff Shed.. permits should be required along with inspections to ensure the units meet all building codes.	HOA approval of ADUs
15	the other increasing population, cars.	parking concern
16	In other municipalities, ADUs rarely make economical sense to build because of too many regulations. Other than maximum occupancy limitations, there should be minimal to no regulations.	allow creativity
19	As stated before, restrictions on short-term rentals.	
23	They should not be allowed.	
24	Individual water and sewer lines. Not just the size of the lot, but a ratio of green area to concrete or built area minimum. Who can live in them - can they be halfway houses, sober houses, assisted livings, commercial enterprises like massage places or day cares.	
29	Single level only with basement if wanted. Nothing higher than standard ranch home.	height limit
32	We don't want them	
37	Everything will be an issue; please don't even consider rezoning to ADUs!	
38	There are giant RV garages in our neighborhood. I don't think there should be any regulations for ADU's.	allow creativity
43	We need to be very careful about the regulations we set and their purpose. There is a natural inclination to fall into the typical NIMBY reasons to discredit additional houses. I selected some typical restrictions that are often placed on single family lots and they should apply to ACUs as well. But we need to be liberal in setting them as to not create a situation where only a few ACUs will be / can be made.	allow creativity
46	This should not be considered to create affordable housing in Centennial. Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
49	Don't want them in our neighborhood	

Receipt Number	Which of the following regulations do you think will be important to help ADUs fit into the community?	comment category
54	Owner must reside on property - no absentee landlords	oppose rentals
61	Many of these will be most impacted by the size of the lot and the access to the unit.	
64	The site plan should make sense for the neighborhood. We have thought often that our yard could host another house if we had a driveway to the back yard.	
66	Setback requirements from the property lines---say 10 feet. Outdoor lighting needs to be pointing. There should be a limit of only one bedroom and only two people residing in an ADU.	setbacks
68	This could vary from neighborhoods to neighborhoods but ideally ADU are designed to blend in and complement existing structures.	different rules in different neighborhoods

Receipt Number	Final Questions/Comments on ADU survey
3	Thank you for conducting this much needed study - I am hopeful Centennial can move in a positive direction for providing more housing options and expanding our residents minds to be open to new and innovative approaches.
6	I would start the process to build an ADU tomorrow if given the choice. Don't require separate sewer or water taps. don't limit the options for basements in detached ADUs (size calcs should be based on main level floor sq. footage), especially if there are max height limitations.
10	look forward to the next meeting in August.
60	Map on website has no districts identified
67	I live in Southglenn near AHS

In-person comments about ADUs	Comment Category
Lots over ¼ acre and bigger	lot size
transit would be good	near transit
I agree with the whole list	support with reservations
Minimum lot size 12,500+	lot size
Minimum ADU size 300sf	ADU minimum size
At least ¼ acre near transit	lot size
At least 20' to lot line and near transit	near transit

at least 20' from lot line	setback
Appropriate in some places	support with reservations
In neighborhoods ADU could be helpful to provide rental income	support rentals
Yes on large lots w/acreage	lot size
I love my one-level condo	senior
See a huge need at Arapahoe and Boston would like to see more funding	specific location
ADUs sound OK - but not for me (not in my house)	support with reservations
I like that this doesn't cost the city money	low-cost to City
Improve walkability	walkability
Crucial where we have limited space	support
What is the City doing about scrapes? It is something the city needs to consider.	scrapes
Education for homeowners about process/utility contacts	educate homeowners
People want to be here whether there is housing or not. Do you want them housed or in your yard?	support affordability
Complexity with Denver Water full service districts	utility concern
How will the City manage/control ADU Short Term Rentals (VRBO), licensing?	short-term rental concern
How are ADUs taxed?	tax concern
How does the City verify building permit for ADU?	City process concern
Utilities - ADU. Will the applicant have to contact each utility to see if capacity is available or is the City going to vet the areas they allow ADUs to be built?	utility concern
How will ADUs fit into all the parking. Other recent ordinances passed to address resident complaints?	parking concern
Has the City contacted HOAs to see who allows this and who doesn't?	HOA approval of ADUs
Could help with affordability but worry at STRs and don't want in my neigh. [neighborhood]	short-term rental concern
How does the City plan to manage and track "Affordable Units" and not get into trouble like Aurora? Greenvally Ranch?	City process concern
Piney Creek/Orchard Area - can't build more along Orchard currently but lots of room for housing	specific location
We need to increase minimum wage too. \$20/hr in CO is still poverty level	minimum wage
Not on my property but okay with idea generally. Don't know what the answer is.	support with reservations
Live in more rural area of District 2 - like idea, but not sure infrastructure would support. Also concerned at STRs.	utility concern

Question of the Week #7

Inclusionary Zoning

The following comments were submitted in response to our seventh "Question of the Week." This question opened the week of July 11, 2022.

Receipt Number	Do you support a program that requires some affordable housing units to be created in the following cases	Comment Category
6	How is "affordable" defined? And what metric(s) will be used to determine whether we have too many or too few affordable units in any given area? Also, housing would be more affordable if we had more human-scale development (less car-centric), negating the need for an expensive vehicle.	
7	Absolutely NO density bonuses!!! The housing we allow now is already waaaaaay too dense, e.g., SouthGlenn & The District. Absolutely NO cash-in-lieu!!!	oppose density
8	I appreciate the diversity of income that a program like this would provide in a housing community. However, I believe programs which require the developer/owner to provide the units at lower cost will ultimately lead to a lower supply of housing. We should be expanding renter assistance and tax credit programs for affordable housing supply.	support other approaches
9	Programs like this rarely work. New York, Baltimore, DC are all great examples. The developers that are forced to build and rent below market housing I will recoup their rents from market rent payers. With extremely high rents already, this would be a disastrous idea. You will end up making it more expensive to live here and punish those that are already working hard to stay in Centennial. We don't owe anyone a place to live.	impact market rate
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
17	I don't want developers wiggling out of this. single family homes - not needed. housing development companies - ALL of them need to develop affordable housing as well. they have no incentive to make it affordable.	
18	I'm don't necessarily have reservations, I'm just not sure what proportion of units should be designated as affordable. I suppose it depends on the type of "unit", the location, the demographic of the residents, etc.	
19	It is extremely difficult to get inclusionary zoning right. The track record is terrible, with many programs producing increased housing prices in the cities that adopted them: https://better-cities.org/community-growth-housing/inclusionary-zoning-hurts-more-than-helps/amp/ . Cities that are serious about providing affordable housing should be looking at easing zoning restrictions on denser housing instead.	support other approaches
20	Smaller developments could be offered the option of paying into an affordable housing fund rather than building affordable housing themselves.	
23	What are our options for EXISTING housing developments not just new ones?	
24	Not a government issue	
26	I support Inclusionary zoning - but NOT if it includes bonus density. There is NO WAY I will support bonus density. Inclusionary zoning should be across the city, and not just certain districts.	oppose bonus density
30avoid traffic congestion.	traffic concerns
32	Only if at least 10% of units affordable.	
34	Reduce the size of the units to make them affordable but do NOT reduce their quality. Require off street parking for every unit---never compromise this component. Reserve these units for only people who have lived in Centennial for a long time or who have a long work history (5+ years) in Centennial.	smaller units
36	Needs to provide at least 10% affordable housing. Anything less, its not worth it and I don't support it. We don't need a lot of huge housing developments that provide only a handful of affordable units.	

Receipt Number	Which of the following do you think are important advantages of creating an inclusionary zoning program?	Comment Category
7	Centennial needs a program to help renters pay the exorbitant rents that are out there. We are not a poor city!	support rental subsidy
8	Stability of housing for low income	housing stability
9	We can encourage more diversity in other, more productive ways.	support other approaches
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
19	When incentives are properly aligned so that developers are not deterred from building by affordability mandates, they're a good thing: https://www.sightline.org/2017/03/20/seattle-gets-mha-right-in-downtown-and-slu/	support affordability
26	In addition, it will undermine Denver's housing program if suburbs, such as Centennial, do not implement inclusionary zoning.	support inclusionary zoning
29	I would also support a well designed alternative where developers could contribute \$ to a fund that would be used for affordable housing. This needs to be done in a way that ensures the funds are used for viable projects that create affordable housing.	fee in-lieu
30	Opportunities opened to people of lower income due to many unforeseen events in their lives and giving people and families a more level playing field for success.	support affordability
34	Inclusionary zoning will allow our recent highschool and college grads (young adults starting their independent lives) to stay in Centennial. It might be that older or disabled Centennial long term renters can move into living situations that better fit their needs without moving out of their hometown.	youth and young families

Receipt Number	What potential disadvantages concern you about the creation of an inclusionary zoning program?	comment category
3	It is difficult to make a company build affordable housing.	
7	Centennial needs to be willing to put money where its mouth is. (A)	funding
9	It is an unfortunate fact that with low income housing comes more crime. We have already seen a large increase in property crime in our city that is not being addressed by the council or the police. We don't need more.	crime concern
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
17	can they live there making \$15 per hour? if you want "the help" to live where they work, this is how affordable it has to be.	minimum wage
18	I need to learn more about this and hear a more thorough explanation of the above concerns.	seeking details
19	The link I put in my answer to question 2 showcases Seattle's success with an affordability mandate shows that success is the exception, not the rule. Outside of downtown, Seattle's affordability mandate has been counterproductive: https://www.sightline.org/2017/01/23/higher-prices-fewer-affordable-homes-draft-mha-numbers-dont-pencil/ . Seems like the success in downtown was accidental, not something a city could do on purpose.	nuanced regulation
23	Public pushback - need for education and awareness to reduce misinformation around affordable housing; definition of 'affordable housing' - what does that mean? similar to my checking the B option above: it does not tend to serve the lowest income residents (generally falls under 30-60% AMI), what would ours in Centennial be?	education
26	I see no disadvantages and have no concerns. You need an option F - "there are no disadvantages"	support inclusionary zoning
29	I feel the benefits of the creation of more affordable housing outweigh any drawbacks. This strategy needs to be one of many adopted by Centennial to deal comprehensively with the problem of the lack of affordable housing.	support inclusionary zoning
30	Cost prohibition for lack of loans through big banks can become barriers.	financing concern
32	3% would give only a handful of units. Should be at least 10% or not worth it.	
34	Official "affordable units" created using an inclusionary zoning program are difficult to track over many years. How do you guarantee that the units are always sold or rented in the future at the reduced rate to only a qualifying person?	City process concern
35	Any unit that is labeled as affordable must be carefully tracked to make sure that the rent or purchase price always stays affordable. If not always... then for at least 100 years.	City process concern

In-person Comments about Inclusionary Zoning	Comment Category
Strip mall redevelopment	In Commercial areas
yes we need to support all people with housing needs	support affordability
Would like to see 3 story on top of stores (mixed-use) they are helping the solution	mixed-use
SO important - thank you!	support affordability
Affordable senior housing near businesses x2	In Commercial areas
Downsizing ranch (main floor bedroom)	senior
Tax incentives for transit oriented development	transit-oriented
1st time home buyer	youth and young families
Affordable for the many	support affordability
Do market rate units become more expensive?	unintended consequences
Affordable for the many	support affordability
What are other cities' experience with "fee in lieu"? Seems easier to pay the fee and get out of the affordable issue - the \$ \$ won't solve the problem if no one builds affordable	oppose fee-in-lieu
Are all apartments in Centennial full? IF not, shouldn't be building more. Maybe subsidize units to allow families to afford what's here?	fill apartments before building more
Income levels are not keeping up. Grocery workers don't make enough to live in our City. That's not right.	support affordability
We need to do something! People don't want shelters but they also don't want affordable units. Where are people supposed to go?	support affordability
I was homeless and lived in my car. It takes only one event to cause someone to lose their home. It can take 2-5 years for someone to get out of homelessness.	personal housing story
1 - yes, but only near light rail and I-25 - Urban Center Zoning	near transit
Need more Section 8 housing - I would pay higher taxes	support affordability
Oh hell yeah	support affordability
Big benefit of increased diversity in schools	support affordability
Concerned about institutional investors	institutional investors

Question of the Week #8

Housing Needs Assessment

The following comments were submitted in response to our eighth "Question of the Week." This question opened the week of July 25, 2022.

Comment ID	Comment on the Housing Needs Assessment	Comment Category
5	It is important that the city have a wide range of housing to accommodate the needs of all levels of income and family size. It is also important that there be housing that meets the needs of seniors whose families are no longer living with them and who want to downsize to a more accessible home. Freeing up the larger homes that seniors no longer need will make available older homes that may be more affordable to young families.	mix of housing types
6	need to change with the times and allow more people that are unrelated to live together to even afford rent/mortgage.	multigenerational living
7	Thank you for your comment, Sonya.	response
8	Hi Krista, thank you for this feedback.	response
9	I find this confusing, and hope you can add text to clarify. Do this mean: There are 6,347 people who both live and work in Centennial? There are 50, 856 Centennials residents who work outside of the city? And there are 63,683 people who work in Centennial but live else where? Can you please mention: what percent of working Centennial residents are out-commuters, and what percent of working Centennial residents both live and work in the city?	Question
10	I think this bullet is a bit misleading. in-commuting may have increased, but relatively few people both live and work in Centennial. About 88% of Centennial workers are out-commuters, making them in-commuters to other cities. The Centennial data shows most people do not work where they live. Also see my comments on page 23.	Question
11	Is this 82% in 2020 or 2022?	Question
12	This seems speculative to say there is a shortage of luxury rentals. Not everyone wants to spend 30% of their income on rent (and with car payments, student loans, child support, etc. not everyone can afford to spend 30% of their income on rent). In addition, my impression is most new multi-family construction in Centennial is luxury, high-end, so this gap will be quickly filled.	affordability
13	I think its worth mentioning that in total, there are more rental units than demand (7600 units for 7400 renters). If I look at households earning more than \$35,000, there is a rental demand of about 6200 units and supply of about 7300 units. Are there more rental units than demand for people making over \$35,000?	Question
14	I agree there is a need for affordable housing, but don't agree with the point about in-commuting, since so few Centennial residents work in Centennial. From the west end of the city, it would be more efficient and preferable for someone to live in nearby Littleton, than drive 12-13 miles from the east side of Centennial. And it would be more efficient and preferable for someone to live in nearby Aurora, than drive 12-13 miles from the west side of Centennial. The point about in-commuting does not make sense.	Commuting
15	How many new jobs do you expect to be added in Centennial? How does job growth in Centennial compare to other cities?	Question
16	Still don't agree with this in-commuting argument, because, based on your data, it does not appear that people work in the same city where they live.	Commuting

Comment ID	Comment on the Housing Needs Assessment	Comment Category
17	Do we know what type of housing seniors desire to move to? There are several large mid-rise apartments under construction. Are seniors interested or willing to move into there apartments? Most new multi-family construction is rental (including townhomes). Are seniors willing to rent instead of own? What price-point do they want? Are seniors living on the west side of town willing to move to the east side of town?	Senior
18	Are there any new strategies that have been proposed? If so, can you please add them.	Question
19	Please clarify. What AMI are we using? City of Centennial AMI?	Question
20	What are the city's top housing needs? Did I miss them? Can you list them somewhere?	Question
21	The study says future job growth in Centennial is in low paying jobs. I think you should mention this. It doesn't seem like building a lot of high-end housing will solve the problem, if the work force is in low paying jobs.	affordability
22	Where are the new jobs being created, in the east or west side of town? If new jobs are being created at the airport, then the new housing is probably needed on the east side of town.	Locate near employment
23	Possible Strategy - Would modifying the architectural design standards produce more affordable or attainable housing? Many of the city standards, such as Arapahoe Corridor Standards, result in very high-end buildings. Does every new building really need an exterior with 3 types of natural materials, or superior landscaping? Is there room for adopting lower design standards without significantly compromising neighborhood character? Would encouraging developers to build simpler buildings, without all the amenities and parking structures lead to more affordable housing?	Architectural Design Standards
24	What price point of housing are we targeting? Is more housing less than \$500k or \$600k needed? or less than \$400k? Being more concrete would help me understand whats needed.	question
25	<p>Hi Jane,</p> <p>You raise some great questions about preferences for seniors. During the focus group with the Senior Commission in Centennial held to inform the need assessment, a wide variety of preferences were shared. Generally, low-maintenance housing types were desirable for the group (e.g., single family condominiums, patio homes, or smaller units arranged around a courtyard).</p> <p>The group held mixed opinions about downsizing because the availability of smaller homes in the city is slim, their homestead property tax exemption could be lost, and some participants prefer their current home.</p> <p>Additionally, many seniors live on fixed incomes and are vulnerable to rent increases and new landlord requirements that the tenant provides proof of 2-3 times the rent in income. Finally, seniors shared that assisted living options are very costly.</p> <p>I hope this helped answer some of your questions. Overall, the needs and preferences of senior households living in Centennial are as varied as any other demographic group.</p>	Response
26	Hi Jane, Employment and household projections for Centennial are based on the Colorado Department of Local Affairs employment and population projections for Arapahoe County. We did not perform similar employment projections for other	Response

Comment ID	Comment on the Housing Needs Assessment	Comment Category
	<p>communities.</p> <p>We employed a step-down approach where the projections for a larger geographic area, in this case the county, are used to estimate future growth of a smaller geography, the city. We assume that the city will maintain it's overall proportion of employment and households relative to other communities within Arapahoe County from 2025-2035.</p> <p>Figure III-1 shows the total number of households and jobs gained based on the projections. The employment projections show potential for 17,791 new jobs in Centennial by 2035.</p>	
27	Hi Jane, The 82% homeownership rate is calculated using 2020 5-year American Community Survey data from the U.S. Census.	Response
28	When you consider "affordable housing" I would hope that you are considering HOME purchase rather than primarily apartment housing.	for-sale options
29	Hello Jane, Thank you for your suggestion. We certainly are! You can see the For Sale Housing Needs beginning on page II-26.	response
30	<p>Several places the report mentions townhomes & condos to provide starter homes and a place for seniors to downsize.</p> <p>Does this mean rental or for-sale townhomes & condos? "starter homes" implies for-sale property. Do seniors also want for-sale property or are they willing to move into rentals?</p> <p>I think this is an important distinction. Most multi-family housing being constructed is rental (including townhomes). If the need and desire is for-sale property, then constructing rentals doesn't solve the problem. Rental townhomes won't help if seniors are not willing to move into them.</p>	senior
31	I feel that land and money is the beginning of a shortage. Material and contractors/labor will be a struggle as our younger generation are not learning trades.	construction workforce
32	I agree. Allow rezoning to existing homes and offer financial incentives for people that want to add a unit to their lot/or change the floor plan. A bi-level and multi levels already have the structure in place. Make it more affordable and incentives for people to learn trades. Learning more about areas that do not recycle material. Nebraska farmers burn homes that still are livable to make room for farming.	financial incentives for homeowners who add a unit
33	What changed in 2011? Was it IKEA? What type of jobs were created, low, moderate or high income jobs?	Question
34	Can you please give examples of jobs in "arts, entertainment, and recreation? Not sure what this is.	Question
35	Julia, from your response, it sounds like seniors do not have much interest in moving into mid-rise apartments. That's unfortunate, because Centennial has a large number of mid-rise apartments under construction or in the pipeline.	Senior
36	Hi Leslie, Thank you for your comments. I'd love to hear more about the material recycling concepts. What do you see as the ideal outcome in Centennial?	Response
37	Hi Melina, I have no idea what is a good idea for Centennial. I don't know how realistic my ideas are, but they may help spark some	commercial buildings as temporary housing

solutions.
Shortage of homes and workers-
I would use several empty commercial buildings as temporary housing in a world where all things are possible. Perhaps the people that live there are learning a building trade. What are they doing with Peabody School? There is a large empty church on Orchard. How soon would they be taking Sears down?
Training could also focus on making recycled resources usable and learning to build with reusable energy.
It may not be as crazy as it sounds. Builders will prefabricate off sight the building parts of a home and then place the pieces together like a puzzle on the lot. The material will still be the same. The quality will improve and, I am guessing, be quicker.
Still building stick homes, not manufactured.
Perhaps the participants sign a long-term contract with the City. They may earn less; they would receive housing vouchers for their future home. Not only would it train the future but perhaps create a community. Maybe to participate in the training and short-term housing, you would have to volunteer a certain amount of time to build the participant's homes. Or help with needed maintenance of individuals' homes that they can not afford to maintain.
re-purposing material.
Sadly we could not recycle any of the material in Issac Newton. Because of asbestos. Can you imagine what that material alone did to our landfills? The brick does not absorb asbestos. The gym floor and bleachers are impressive wood. Could not something be done to make those materials reusable? I realize the time and money it would take to repurposed such a large project is more than I could imagine. But due to the limited resources, perhaps it would be worth it.
All over rural Colorado are homes and businesses that have been vacant. Sometimes the tiny towns buy the business but have no real purpose of doing anything with it. I have seen this in La Veta with an old ski resort. It seems like a lot of research to find the owners willing to sell. These purchases would not be worth it financially. The example I gave in Nebraska of the home the farmers burned down would have only cost time and money to take part and move. Finding those homes would not be complicated.
Kiowa is building sustainable homes out of conexs.

Current Residents
Colorado has lost many of its long-term residents. With inflation, the people on a fixed income will be struggling. Property taxes continue to go up as well.
Take the older homes from Holly to University and Orchard to Arapahoe. They have long-term residents in their 50s. (the sandwich generation) The lots are a minimum of .25 acres and several .30. They should be able to put an addition on their home either for family members or as a rental. There currently is no financing for this. You cannot use the future income to qualify if the zoning is not a multi-resident lot. I would like to see this heavily regulated. If you owned the home for some time, you could qualify (the goal would be to keep our Coloradans from moving). The additional building would have to keep with the visual integrity of the neighborhood. I, for one, am sick of seeing California-looking homes in Colorado. We may not be the small cow town it used to be, but I see these ideas potentially creating more small communities in subdivisions and

Comment ID	Comment on the Housing Needs Assessment	Comment Category
	keeping housing affordable to our natives or kinda' natives. But truly, I have no opinion on the matter. (ha) :)	
38	Hi Leslie, Thank you so much for this response. I really appreciate you sharing this with us. A few of the topics you highlight are related to strategies the City is currently exploring. For example, accessory dwelling units (which could allow a second, smaller unit on a single-family property) and land banking (which could allow the City to purchase underused commercial property for affordable housing purposes).	response
39	Income restricted homes caused big issues for Green Valley Ranch. It continues to do so. Homeowners can not sell for profit. It has to be restricted by income.	oppose affordability
40	My 88 year old parents sold their home and moved into a lovely 55+ active adult apartment community. They love renting and not worrying about the yard or maintainance. I think lots of seniors would be interested in a lifestyle change if they could stay in their hometown.	senior
41	It looks to be Arapahoe County, which includes Littleton and Aurora and many, many square miles of unincorporated land. Using the county numbers is less than ideal.	AMI calculation
42	Or... perhaps you could say that seniors sold their homesteads to families? The high selling prices are also a reflection on the high demand for homes in the excellent Littleton and Cherry Creek School districts. This type of turnover is not a bad thing, is it? Centennial is a community that strongly values education and is willing to pay for it through taxes and higher home costs.	good school districts
43	Why do you say that it is low income residents are being priced out of the market? The majority of Centennial residents are homeowners, and the selling owners are older. When they die or move to more accomodating situations they are not victimized or displaced or priced out of the market. They take a tidy chunk of change on to their next home. Maybe the much smaller number of renters do suffer like you suggest by being priced out of the market.	question
44	What is a "group" home?	question
45	How can a person who makes less than \$20,000 a year possibly be a homeowner? The only way I could imagine it is if a young professional's parents cosigned on the loan but were not included on the deed. Or, if a senior who bought their home in 1970 took out a home equity line of credit. Or if a person is renting out rooms to help make his mortgage. Or if the breadwinner in the household died and left behind an unpaid mortgage.	
46	Without a doubt the local Centennial West side culture is defined by a desire to attend excellent local schools and live in safe family oriented neighborhoods. Adding additional housing for seniors to downsize would be good, but it must b built within their existing neighborhood...such as in old Sears location.	senior
47	"Over-regulation" can also be defined as prioritizing protective community standards. Centennial does not need to make it easier for ugly housing to be built. Our community wants attractive and safe developments that might cost more...but that will fit into our neighborhood and serve our seniors, families and hardworking adults. Reduce the price/rent of the units by reducing the amenities and the square footage of the units.	smaller units
48	Can there be new households without new units? Probably not. The amount of inventory will naturally limit the number of households.	

Comment ID	Comment on the Housing Needs Assessment	Comment Category
49	Wouldn't affordable rental opportunities also be good options? Not everyone wants to own a home and a lot love the ease of renting.	more rentals
50	Arapahoe county has lots of room to develop and grow. Centennial? Not so much. So why should the city use the projections for Arapahoe County growth to calculate its own growth?	question
51	"relax constraints" implies lowering standards for parking, safety, sustainability, review by neighbors, landscaping, materials and design, and many others elements that are important to quality construction and long term benefits to the neighborhood. Not something we should do.	high quality construction
52	Are "land use regulations" things like zoning for commercial, single family, multi-use, light industry?	question
53	Yes, "land use regulations" would be anything found in the City's Land Development Code.	response

Question of the Week #9

Expedited Review

The following comments were submitted in response to our ninth "Question of the Week." This question opened the week of August 8, 2022.

Receipt Number	Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?	Comment Category
1	I think public comment in open forum needs to continue to be a pre-requisite.	continue public comment
9	Maybe for ADUs. Otherwise, no.	For some projects
10	There should never be an option to skip the public hearing process.	continue public comment
15	It has true affordable housing and not a taking a neighborhood and collecting house price and then changing a percentage more. This is not affordable housing.	For some projects
16	Only if there are clear guidelines and then a public report on why a decision was made. I would want some verification that administrative decision followed logic and regulation.	Document decisions
17	Don't understand the question. what does considered administratively mean? sounds like jargon. If by that you mean considered without review, then my answer is NO>	Document decisions
18	No -allow one person to approve for an entire community and then a governmental commission approving that approval with no public input? I think not.	continue public comment
19	I would love to live close to work and also make it easier for my husband and I to be close to areas where we can also see our families. We currently live in an area that making it harder to get to work RTD has been unreliable as of late.	support
20	I work in Centennial but cannot afford to live in Centennial. We need affordable housing so I do not have to travel as far for work. I do live in Arapohoe County	support
25	I don't understand why the Community and Economic Development Director and the Planning and Zoning Commission have the final say on what projects are approved, with no community input. This seems like a convenient way for developers to build anything they want. Shouldn't the City Council and the citizens of Centennial have input and approval of residential developments?	distrust government staff
26	Public hearings are a very important part of the process. I have seen benefits from resident input at several hearings. Public hearings should not be eliminated. Public hearings are part of a democracy.	continue public comment
28	Any residential developments should continue to require city council vote and allow for public input without circumventing those processes.	continue public comment
29	ALL developments that meet zoning requirements should be considered administratively, not just affordable residential developments. Why make it harder for regular development?	Consider all projects administratively

Receipt Number	Should Centennial create an option for expedited review of qualifying affordable residential developments?	Comment category
3	Time is money when it comes to affordable housing. The longer it takes for development applications and plans to be approved, project costs increase. Affordable housing developers have a very limited amount of money and delays can be very expensive to affordable housing projects.	support affordability
7	Public input is important. Is there a way to continue to offer this process in an expedited manner as well?	continue public comment
8	Because this is a bad idea to begin with. Affordable housing has never brought any value to a community. It brings crime and lowered property values. The landlords that are forced to provide affordable housing just pass the decreased rent to the standard pricing tenants. That causes a larger gap in rental prices. I am disappointed that this is being considered in one of the most popular places to live right now. Stop messing with something that isn't broken.	oppose affordability
19	Against closeness to work is a must	near employment
25	This expedited review isn't fair to all developers. I'm afraid City staff will fast track developments and then residential developments will be constructed cheaply and quickly with no oversight. What do the police and fire departments have to say about cheaply constructed developments. I don't think the City Staff will closely watch the construction of buildings or homes to meet the City's requirements	
26	The city's process is already very efficient. This is not needed.	
28	Any review of resident developments should go through standard processes and require a vote and public input at city council meetings. I have grave concerns that expedited review will allow for projects to be implemented without public input and support.	

In-Person comments about Expedited Review	Comment Category
Create a step in development for large complexes w/out public funding to include incentives for a public review.	incentivize public comment
For repurposing of largely vacant office buildings and possibly conversion of some floors of underutilized hotels.	For some projects

Question of the Week

#10

Bonus Density

The following comments were submitted in response to our tenth "Question of the Week." This question opened the week of August 22, 2022.

Receipt Number	Should Centennial consider encouraging the creation of more affordable residential construction by allowing affordable projects to have “bonus density” in the form of extra height or extra building size?	Comment Category
1	All parts of centennial should be built denser, and sing,s family detached zoning should be banned.	support density
3	Seems like a bogus solution to add more development. Doesn't seem like the best solution for tax paying citizens.	oppose density
15	Density lowers quality of life for all. Density is bad for the environment. Increased Crime follows density. Increased density disproportionately increases the burden and costs on municipal services. There are plenty of towns in Colo who would love increased population. (There is a reason Centennial is the safest town for its size in colo)	oppose density
16	this issue is much much more than land availability and income.	
18	I'd like to see something like Parkside Village, with a diff name of course, but be built out east of E470. There's still enough land out there. For 60-65 and older. Wind crest is too far west of here, and 4 of my 5 kids live out near us. (we live by the sprouts store on Smoky). Any available land around Southland?	senior
19	Allow the economic markets to work as they ebb and flow. Currently housing prices are going down and rents may soon soften.	market forces
22	Extra height or size exceptions are not good for quality of life of the community. Just build much smaller units (less expensive) and it naturally becomes more units per square foot. A studio apartment with 300 sf is great for a newly independent highschool graduate, a senior, or low income worker.	smaller units
23	The Land Development Code should be changed too.	support density

Receipt Number	If a housing development provides affordable housing, should the project be provided any of the following bonuses to help add more building space and offset the cost of providing the affordable units?	Comment Category
1	Add protected bike lanes and paths	add bike lanes
3	Zoning are in place for a reason.	support zoning
5	Any residential devpmt needs respect the codes and zones. You cannot benefit the community at any price level, by reducing quality of life and increasing density. Increased density is anti-environmental, anti-safety, anti-traffic flow. How bout asking the State to stop subsidizing out of state employers by giving them \$2.5milluon tax breaks so their out of state employees can move here and drive up housing prices whiles coloradans pay the price.	oppose density
9	I read that the City Council has approved five story buildings. With more units, you definitely need the required parking sites. I think there should be a limit on the number of units or buildings so as not to jam families into tight fitting spaces. Required landscaping should be a must as everyone likes areas of calm and beauty.	oppose bonus density
11	extra height, reduced parking, reduced setbacks, reduced landscaping are just horrible ideas. It's like everything that would make a building more objectionable.	oppose bonus density
12	Definitely No increase in height. I'm ok with smaller size units.	smaller units
15	Lowering the quality of building codes and the quality of a commtty to make exceptions for developers has proven in Denver metro to be a developers dream, often pad for with campaign donations, and residents' nightmare.	high quality development
16	This will change the things that makes Centennial/Metro Area great.	oppose bonus density
22	Any exceptions such as those listed will not age well and will bring down a neighborhood. Once a building is built you can not ever reduce its height or bulk. Reducing landscaping and green requirements reduces the sense of quality and community and lowers overall satisfaction, calm, and crime.	oppose bonus density
23	Landscaping could be reduced if it is non-functional (e.g. useless turf on medians and setbacks), but there should still be open, shared spaces for people to gather outside and street trees for shade. Parking minimums should be reduced or eliminated, especially around transit.	support bonus density
25	No extra height of one story! Building height should be limited to 3 story, except for the I-25 corridor. 5-story 75 ft should not be allowed at Southglenn!!!	oppose height

In-Person comments about Bonus Density	Comment Category
Only within 1/2 mile of I-25	near I-25
Setbacks - depends on location	location dependent
You can put a pig in a dress and it's still a pig. This looks like corp. welfare. Create opportunities for large companies to exploit.	oppose bonus density
Do not support effort at all. Not everyone <u>should</u> be able to live everywhere. Need to address homeless.	oppose affordability
Allowing trade-off density for affordable does affect the neighboring property (mostly SF) and concerns have already been raised with redevelopment projects. (district 2)	oppose bonus density
Not for profit could do this - habit for humanity (district 1)	work with non-profits
Bonus density - add height	climate impact
City evaluation of energy use and trees/plants for global warming	
Setbacks and Parking should not be changed (district 2)	oppose bonus density
Do not want to see this	oppose bonus density
Only within 1/2 mile of I-25	near I-25
Setbacks - depends on location	location dependent
You can put a pig in a dress and it's still a pig. This looks like corp. welfare. Create opportunities for large companies to exploit.	oppose bonus density
Do not support effort at all. Not everyone <u>should</u> be able to live everywhere. Need to address homeless.	oppose affordability
Allowing trade-off density for affordable does affect the neighboring property (mostly SF) and concerns have already been raised with redevelopment projects. (district 2)	oppose bonus density
Not for profit could do this - habit for humanity (district 1)	work with non-profits
Bonus density - add height	climate impact
City evaluation of energy use and trees/plants for global warming	
Setbacks and Parking should not be changed (district 2)	oppose bonus density
Do not want to see this	oppose bonus density

Question of the Week

#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.

Receipt Number	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?	Comment Category
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

Receipt Number	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?	Comment Category
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

In-person comments about Land Banking	Comment Category
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

Receipt Number	Should Centennial help defray the cost of application fees charged by agencies outside of the City by providing City funding for the applicant?	Comment category
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.	

In-person comments about Fee Reductions	Comment Category
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.

Receipt Number	Should Centennial explore funding options for affordable housing project infrastructure?	Comment Category
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.	

Receipt Number	Should Centennial review the existing roadway design standards for options to create more design flexibility for affordable housing projects?	Comment category
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 am 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 issues 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.	

Receipt Number	Additional Feedback on Infrastructure Funding and Flexibility	Comment Category
	Thank you for doing this work! Affordability is so important, and I know housing planners can labeled unfairly. Keep fighting	
3	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
6	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
16	Are the fees for roads and water taps the kind of fees that Metro Districts usually cover?	
17	I think much could be gained by eliminating rentals in areas that are zoned residencial. 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 inconsistant 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.	

In-person comments about Infrastructure Funding and Flexibility	Comment Category
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

Receipt Number	Should Centennial create a rental assistance information program?	Comment Category
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 creat 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

In-person comments about Rent Assistance	Comment Category
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"> • 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. • 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. • 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.

Emails

The following comments were submitted to the housing project email address: 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>
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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.

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10/5/2022	<p>My name is Marcos Flores and I am a student at Smoky Hill High School in Cherry Creek. We are working on a Be the Change project where we get the opportunity to research a topic we care about and then propose a change.</p> <p>Part of the project is to interview an expert for our topic to better understand the issue. This year, that interview can be completed in person at Smoky Hill High School on Thursday 10/27 from 1:55 to 3:30 pm or Wednesday 11/2 2:18 to 3:30 pm or through a team's/Zoom call and should only take 30 minutes of your time at most. We have chosen housing costs as our topic.</p> <p>Please let us know if you are able to meet with us.</p> <p>Thank you for your time!</p>

10/11/2022

Hello!

Thank you for the informative housing workshop at Newton Middle School on October 8, 2022. You made the information easy to understand and you made all of us feel that our participation was valued. It was exciting to learn about the affordable housing strategies and to hear the thoughts and concerns of other Centennial residents.

One of the strategies presented was to use state or federal funds to incentivize landlords to offer affordable housing. The attending group suggested naming the strategy more clearly as "Temporary Subsidized Rent." This strategy could be useful to help residents and workers and homegrown young adults establish a new home in our city. Retail workers, teacher aides, bus drivers, lawn mowers, fast food workers, mechanics and many other necessary lower paid workers could really benefit from a temporary housing subsidy. It could also help an existing Centennial disabled resident move into a home that does not have stairs or empty nesters move into a smaller home. A program like this has the potential to strengthen our city and invest in our core values of school, family, sustainability, and health. However, there are lots of things to carefully consider such as:

1. Would this city program be set up to give money only to established Centennial workers and residents? For example, would there be a requirement that subsidies be for people that had worked full-time in the city for 2 years OR had lived in the city full-time for 10 years OR had lived in Centennial when they graduated from high school?
2. Would the qualifying factors for this gift/subsidy include all customary ones including income, wealth, debts, number of people in household, criminal history, and credit history?
3. What and who would define "affordability" for this Centennial program?
4. Would the list for subsidized rent be ongoing or must people apply yearly or do they apply just when they are trying to establish a new home and have a particular property picked out?
5. The example was given at the workshop of a teacher who would have a 2 bedroom \$1900 monthly rent temporarily (6-12 months) subsidized by \$700/month, thus keeping his housing cost to only 30% of his income (\$1200). Why would the city subsidize a 2 bedroom apartment when a one bedroom apartment is within the renter's budget?
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12. What happens if the renter is evicted due to not following the landlord's rules for rent payment, dogs, smoking, noise, parking, etc? In other words, the renter is not a good neighbor? How will the city recoup those funds?
13. How much does it cost the city to have dedicated city staff running this program? They would need to apply for and capture the state/federal funding, make sure that the program is properly advertised in the Centennial community, certify that program participants are fully vetted, make sure that expectations/guidelines/rules are followed, and oversee accurate payments.
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15. Is this temporary rent subsidy program really helping our workers if in 6 to 12 months the full market rent becomes their full responsibility?
16. Why not just have an easier city program that gives the vetted Centennial resident, worker, or H.S. graduate a lump sum gift of \$7,000 (\$700 times 10 months) and allow them to use it for housing expenses for any new (to them) Centennial home? The money could be used as a down payment on a condo, first few months of rent, moving costs, security deposit, and/or utility connection fees?
17. Could we pair this strategy of a temporary gift of cash (covers the initial moving costs) with an additional strategy that builds small, basic, affordable units? They could be built in new apartment complexes, as ADUs, or in retrofitted commercial buildings.
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	<p>19. This Subsidized Rent strategy is not included in the State of Colorado's list of housing strategies, so what are the merits of this Temporary Rent Subsidy strategy that makes it uniquely suitable for the City of Centennial?</p> <p>Thank you so much for your time in considering and answering these questions. You can email me the answers or just let me know where they might be posted online. Please include them in the documentation for the ongoing Centennial Housing Study.</p> <p>Thank you for all you do for our city. Your efforts really help prepare Centennial for the future. My neighbors and I hope to help our city adapt to new challenges and at the same time keep it a beautiful, vital, and family-focused community. Please keep us posted and also please reach out to me if I can help in any way.</p>
11/2/2022	<p>Hello - I'm inquiring to see if any decisions have been made regarding the housing strategy to allow detached ADUs on private property. My father-in-law is terminally ill with cancer so my family is exploring the option of building an ADU on our property to help care for him. Just wondering if this is even an option at this time or in the near future.</p>

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6/3/2022	<p>Hello,</p> <p>I have a few questions for the housing study consultant:</p> <p>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.</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> <p>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?</p> <p>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?</p>
6/4/2022	<p>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.</p>
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>Thanks,</p> <p>Liz</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</p>

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	their income on rental housing?
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> <p>Thanks.</p>
7/5/2022	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.
7/6/2022	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.
7/6/2022	<p>July 6, 2022</p> <p>Dear Mayor Piko:</p> <p>I applaud your effort to address affordable housing. I have several questions and comments related to the Housing Study.</p> <p>Description of Strategies</p> <p>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.</p> <p>Strategy for Underutilized Buildings</p> <p>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.”</p> <p>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:</p> <ul style="list-style-type: none"> • 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

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