



Public Feedback Summary

NOVEMBER 6, 2022

About this report











From April through October of 2022, the Housing Team has held a series of workshops, meetings, presentations, and public events to collect public input on the planning process. The project website (www.centennialco.gov/Housing) was updated every other week with project information, background research, schedule, contact information, summaries of past event, links to projects materials, and opportunities for public feedback. To collect public feedback, the Housing Team issues a Question of the Week every other Friday that provides background information and asks respondents to comment on what could work in Centennial and any concerns or other ideas they may have. In addition to these virtual surveys, a Housing Booth at each Centennial Community Event has allowed in-person attendees to learn more about the project and comment on their level of support for the housing Strategies presented. Three Housing Workshops were held across the City, which are in-person public meetings with project team presentations, hands-on activities, opportunities to view and comment on project materials and interact with the project team.

Total Feedback Collected (through 11/6/22)

- 14 Online Questions of the Week (April through October 2022)
 - 471 total responses
- 8 Summer/Fall event booths and 3 Housing Needs Workshops
 - 846 votes and comments at events
- Social Media: 30 Facebook Posts reached over 8,034 followers*
 - **Reach is the total number of people who saw the content.*
- Social Media: 30 NextDoor posts totaled 60,688 impressions with neighbors*
 - *Impressions are the number of times your content is displayed.*
- Unique Pageviews to Housing webpage: 1,574
- Developer Surveys: Clarion reached out to 21 affordable and market rate housing developers and interviewed 10.

Summary of Findings

INNOVATIVE HOUSING STRATEGIES SUPPORT

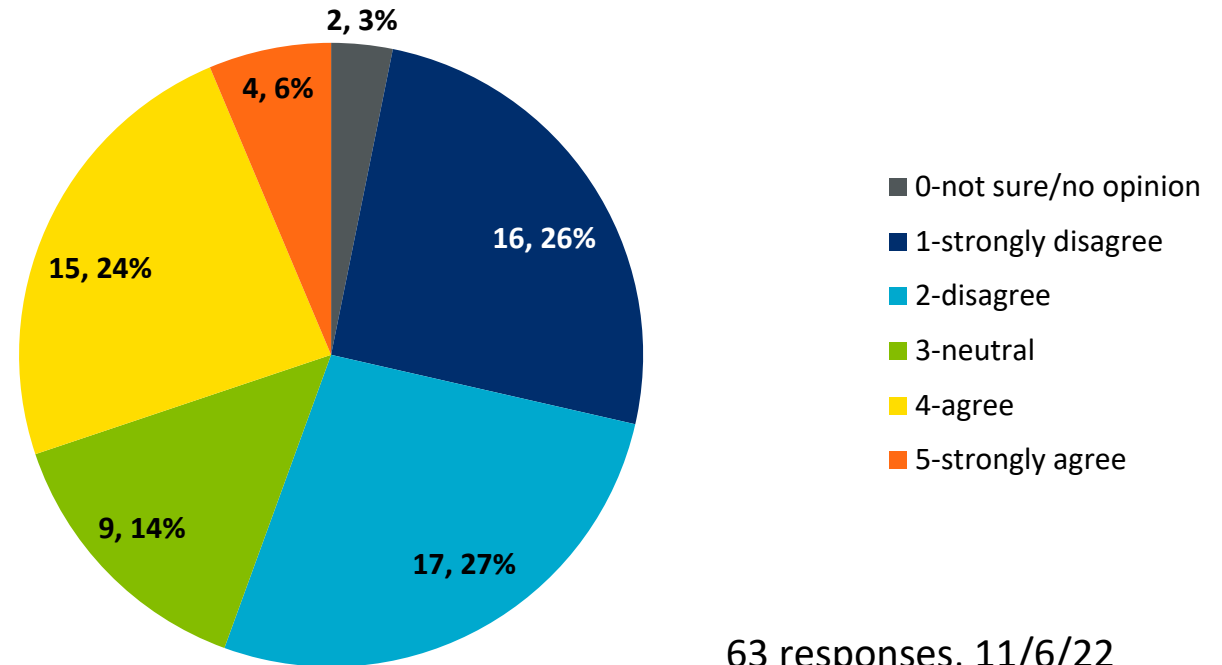
	1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)			2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)		
STRATEGY	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing	Subsidize or reduce development fees for affordable housing	Establish a density bonus program	Implement an inclusionary zoning policy	Authorize Accessory Dwelling Units (ADUs)	Create a land donation or land banking program	Incentivize current landlords to lower prices of existing units	Establish a dedicated funding source to subsidize infrastructure costs
COMMUNITY FEEDBACK	Mixed	Mixed	Support  for City fees only	Mixed	Support	Support	Support	Support	Mixed
									

General Housing Feedback

Overall Feedback

- Half of respondents disagree Centennial has for-sale housing that fits their income, needs and lifestyle.

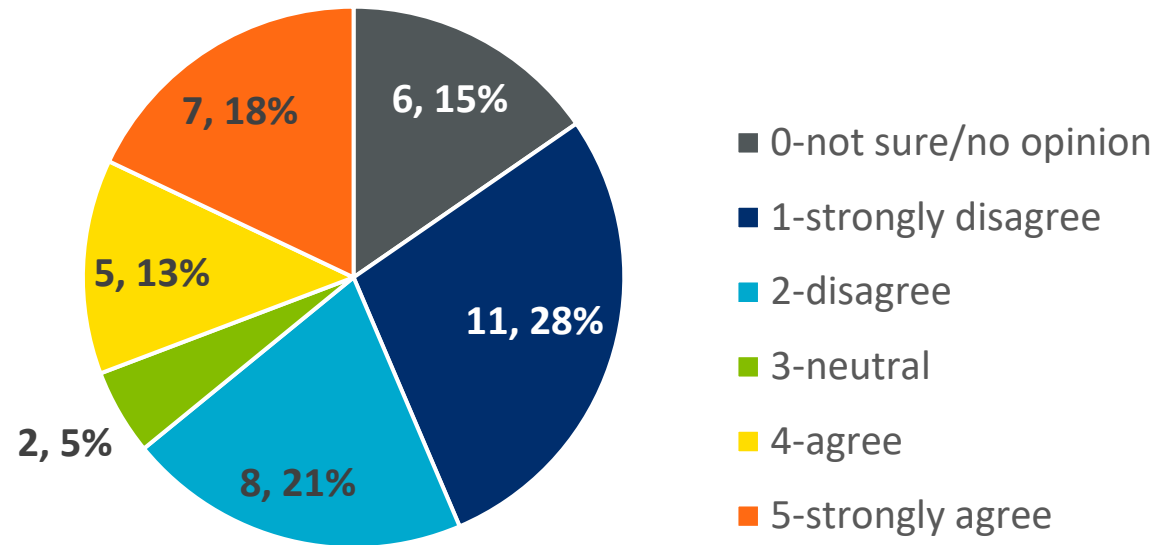
The City of Centennial has for-sale housing options that fit your income, needs, and lifestyle?



Overall Feedback

- Half of respondents disagree Centennial has for-rent housing that fits their income, needs and lifestyle.
- Fewer responses and more “not sure/no opinion” votes are reflective of the high home ownership rate in Centennial. Some commenters indicated they were not regularly tracking rental rates.

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

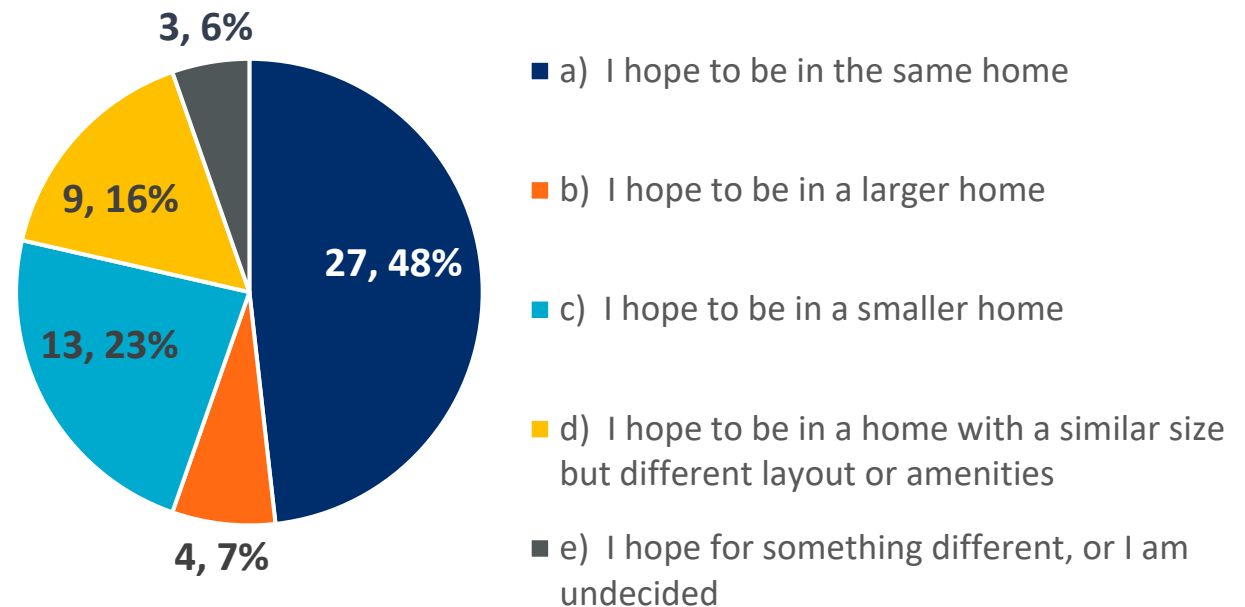


39 responses, 11/6/22

Overall Feedback

- Almost half of respondents wish to be in the same home in five years.
- Many comments highlighted the need of their homes to adapt as their abilities change throughout their lives.

When you think about your housing situation, where would you hope to be in five years?

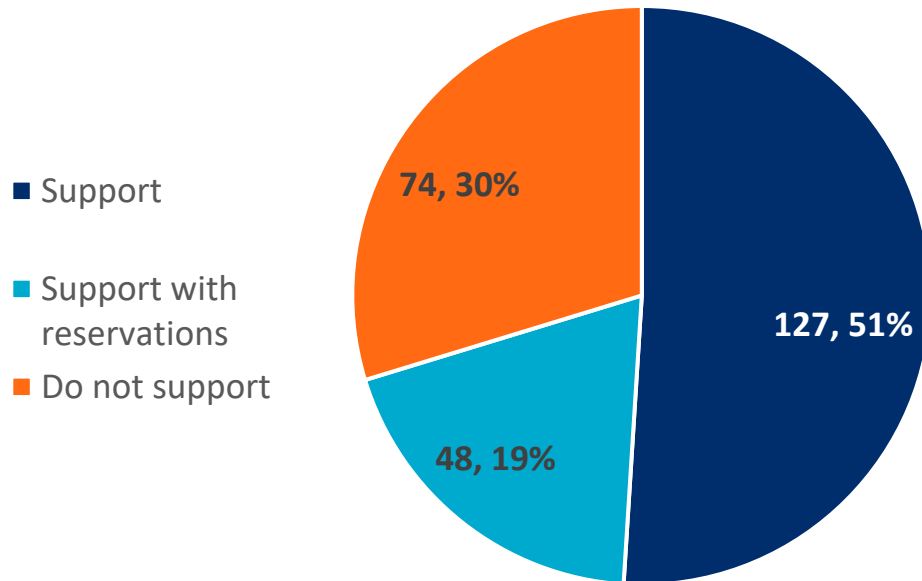


56 responses, 11/6/22

Accessory Dwelling Units

Overall Feedback

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

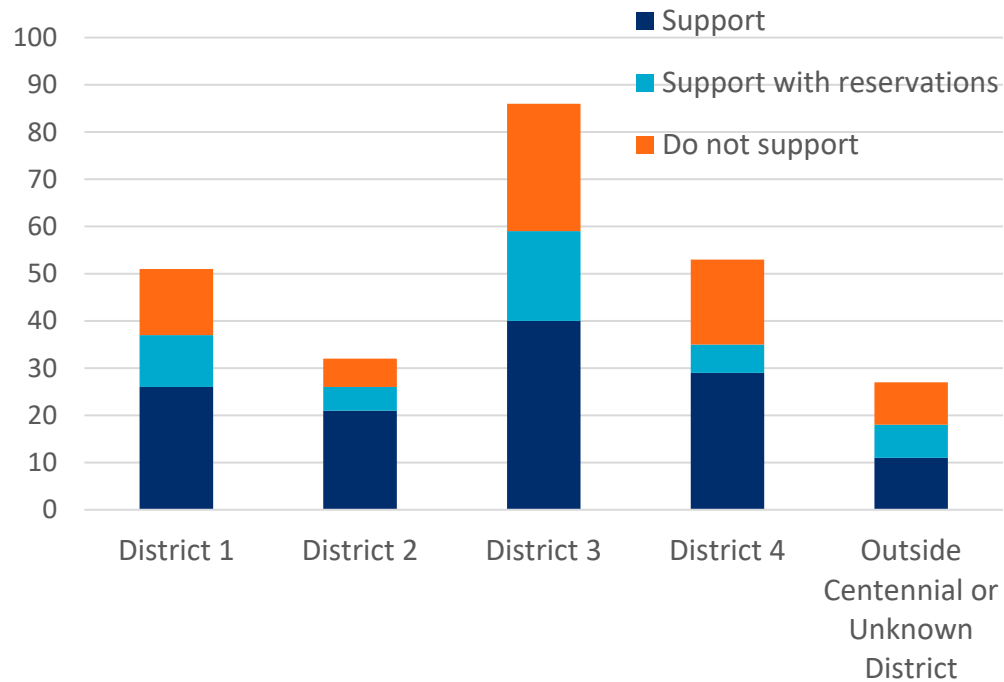


249 responses, 11/6/22

- Half of respondents strongly support ADUs.
- 70% support ADUs with some reservations, which are described in the next graphics.
- 30% of respondents do not support ADUs.

Feedback by district

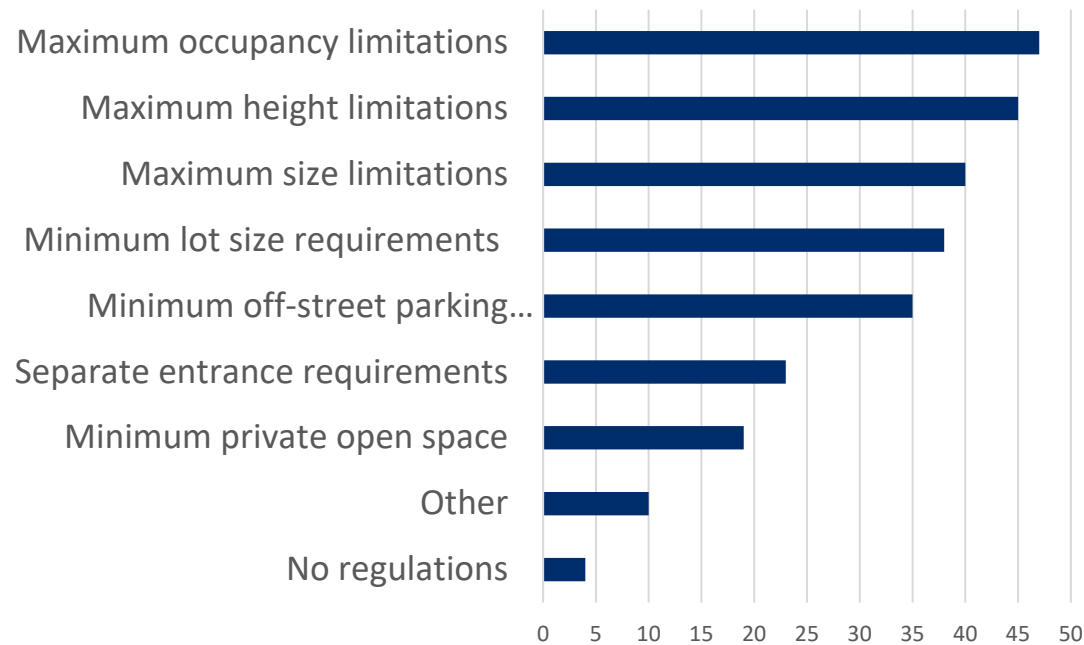
Would you be in favor of allowing accessory dwelling units in Centennial as a strategy to expand housing options?



- At least two-thirds of respondents in each district support allowing ADUs with reasonable regulations.
- Responses were most varied in District 3, which has a wide variety of housing types, from multi-family to large lots with livestock.

Details

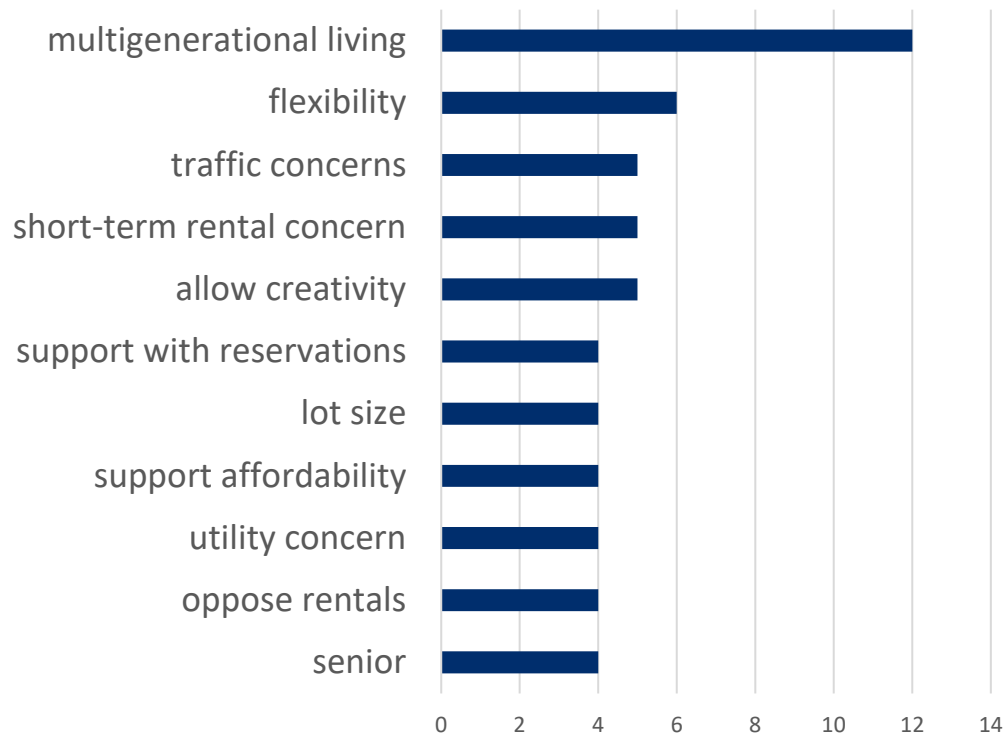
Which of the following regulations do you think will be important to help ADUs fit into the community?
(Can select select multiple).



- Sixty-seven respondents to online surveys indicate the most important ways to regulate ADUs are with respect to occupancy limits, maximum height limits, and maximum size limits. (Respondents could select multiple options.)
- In comments across online and in-person events, the most common additional concerns mentioned were short-term rental concerns (5 people), traffic concerns (5 people) and setback requirements (3 people).

Comments

Comments regarding ADUs



- Reflecting the numerical data, comments about ADUs were more likely to support than oppose ADUs.
- Commenters most frequently mentioned the benefit ADUs could offer to live in multigenerational households as the needs of their families change over time.
- Commenters encouraged allowing creativity by not putting too many regulations on ADUs.
- Concerns that were raised through comments include traffic, short-term rentals, and utility impacts.

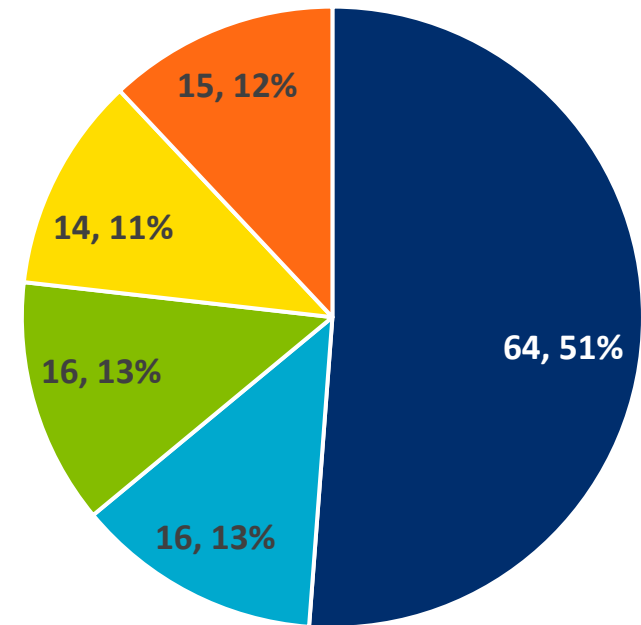
Inclusionary Zoning

Overall Feedback

- Half of respondents strongly support Inclusionary Zoning.
- 88% support Inclusionary Zoning in some circumstances.
- 12% do not support Inclusionary Zoning.

INCLUSIONARY ZONING: Do you support a program that requires some affordable housing units to be created in the following cases?

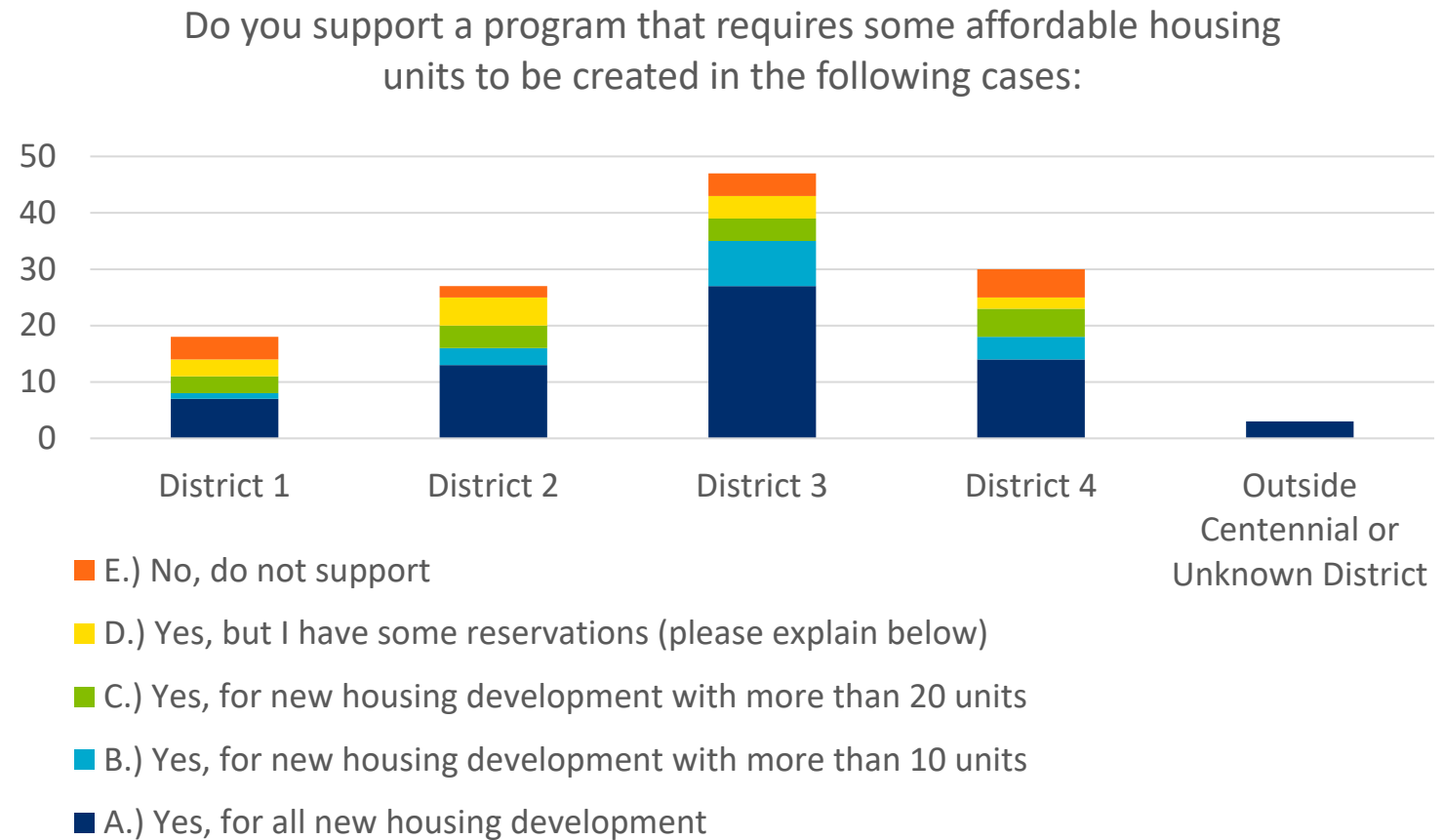
- A.) Yes, for all new housing development
- B.) Yes, for new housing development with more than 10 units
- C.) Yes, for new housing development with more than 20 units
- D.) Yes, but I have some reservations (please explain below)
- E.) No, do not support



125 responses, 11/6/22

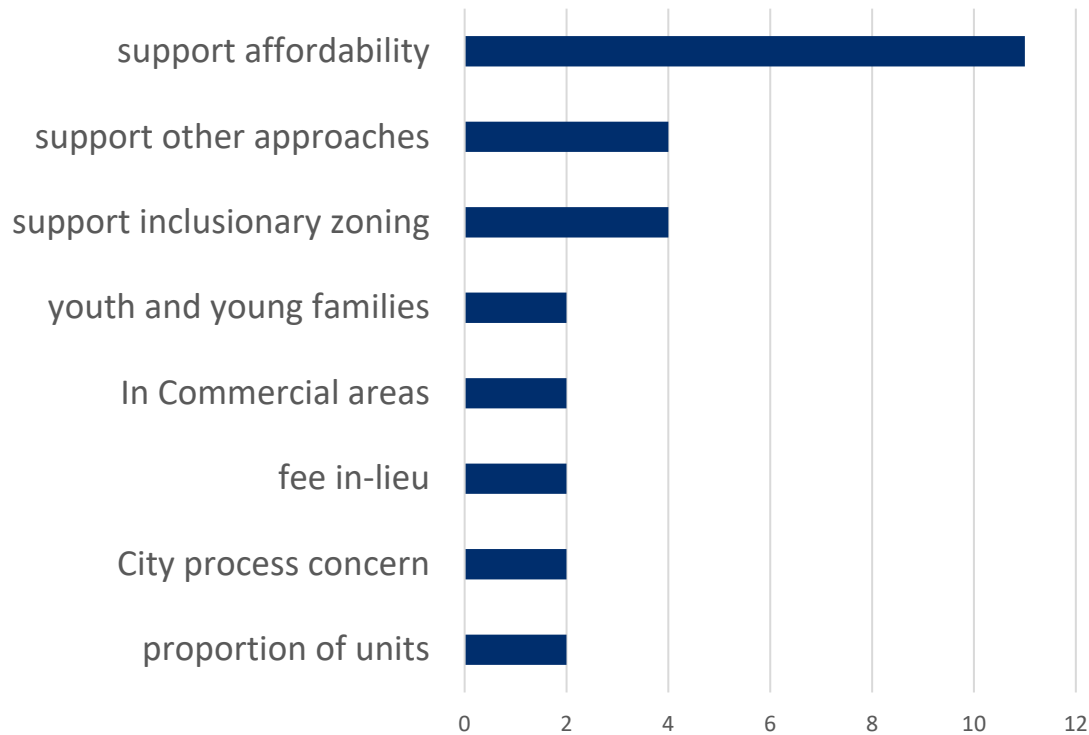
Feedback by district

- At least 75% of respondents in each district indicated some level of support for Inclusionary Zoning



Comments

In-person and online comments about Inclusionary Zoning



- Aligned with the numerical data, most comments on Inclusionary Zoning highlighted the need for more affordable housing in Centennial.
- Commenters highlighted the important nuances and inter-related pieces of inclusionary zoning regulations (for example, fees-in-lieu and proportion of units affordable).
- Some commenters preferred other approaches to create affordability, citing unintended consequences of inclusionary zoning, like reduced residential construction or increase in cost of market-rate units.
- Affordable housing developers working under Denver’s new Inclusionary Zoning requirements indicate most projects are 200 or fewer units, resulting in 20 or fewer affordable units. Developers indicated it is challenging to get funding on this small scale.

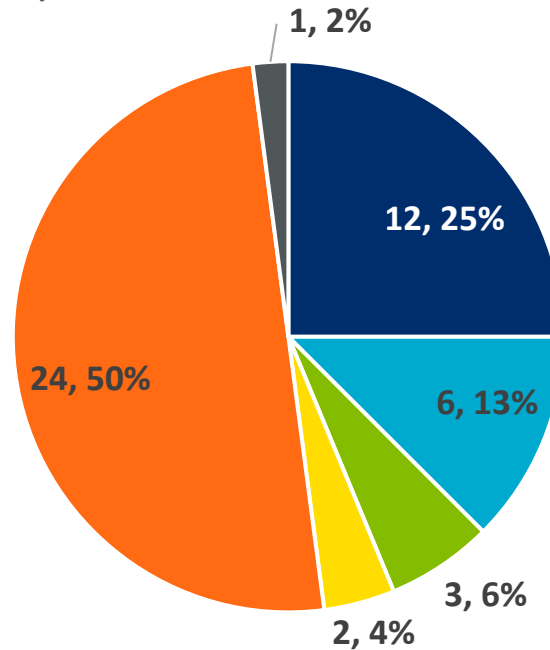
Note: Graph only shows categories with 2 or more comments

Expedited Review

Overall Feedback

Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?

- A). Yes
- B). Yes, as long as the project meets all of the design requirements
- C). Yes, for small projects (fewer than 10 units)
- D). Yes, in certain circumstance (please describe below)
- E). No
- F). Not sure/no opinion

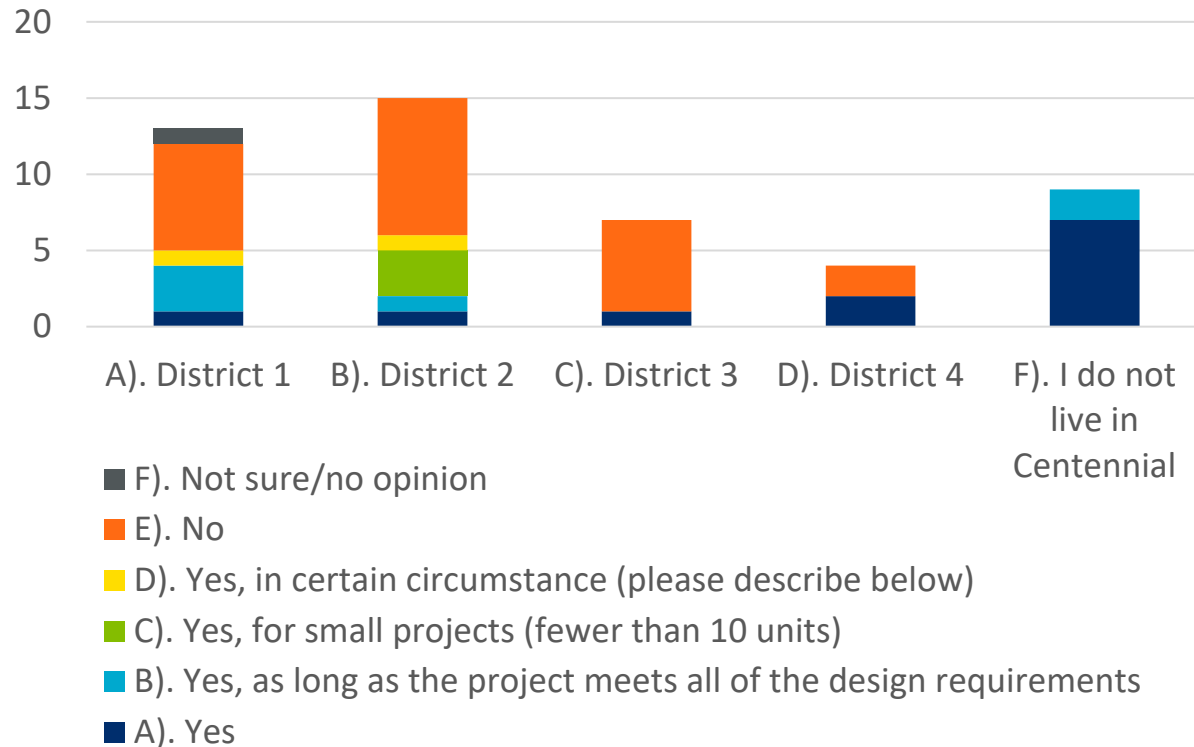


- 25% of respondents strongly supported administrative approval of affordable projects
- 48% of respondents supported administrative approval with some restrictions
- 50% of respondents did not support administrative approval.

48 responses, 11/6/22

Feedback by district

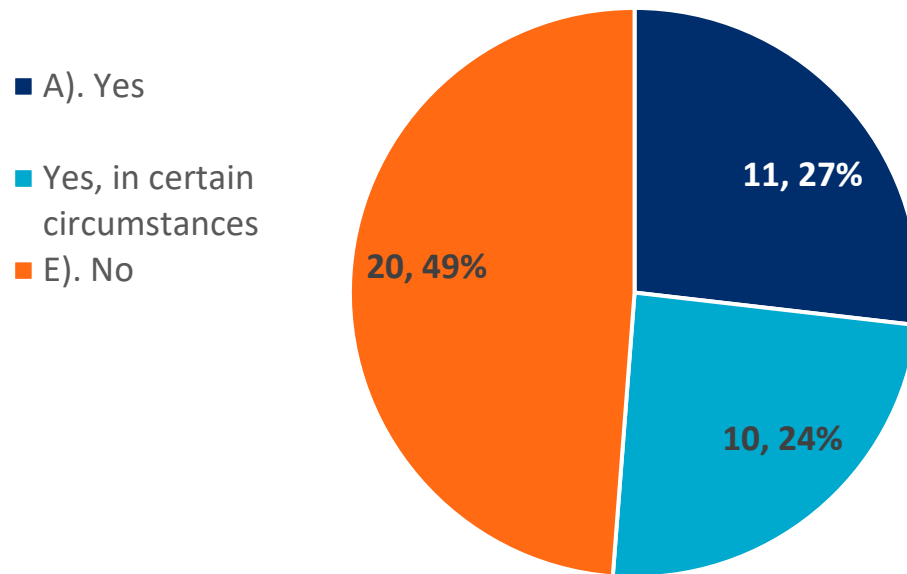
Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?



- Roughly 40% of respondents in Districts 1 and 2 considered expedited review appropriate in some instances.
- Support was lower in Districts 3 and 4.
- Support was strong from respondents who indicated they did not live in Centennial.
- Interviews with developers indicated approval process was a major barrier to affordable development, especially for affordable projects funded through grants and other funding with tight associated timelines.

Overall Feedback

Should Centennial create an option for expedited review of qualifying affordable residential developments?

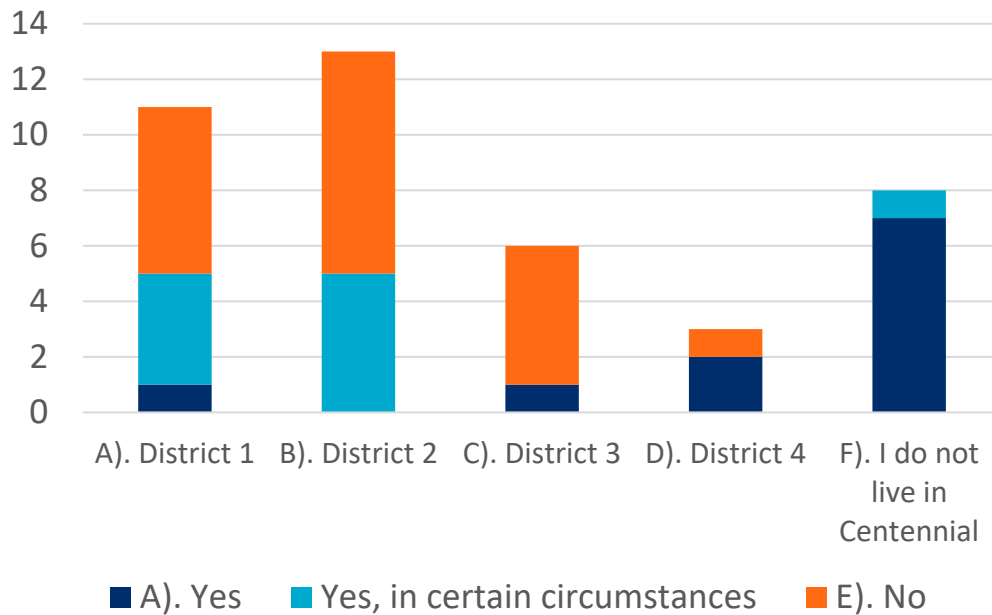


- 27% of respondents strongly supported expedited review of affordable projects
- 51% of respondents supported expedited review with some restrictions
- 49% of respondents did not support expedited review.

41 responses, 11/6/22

Overall Feedback

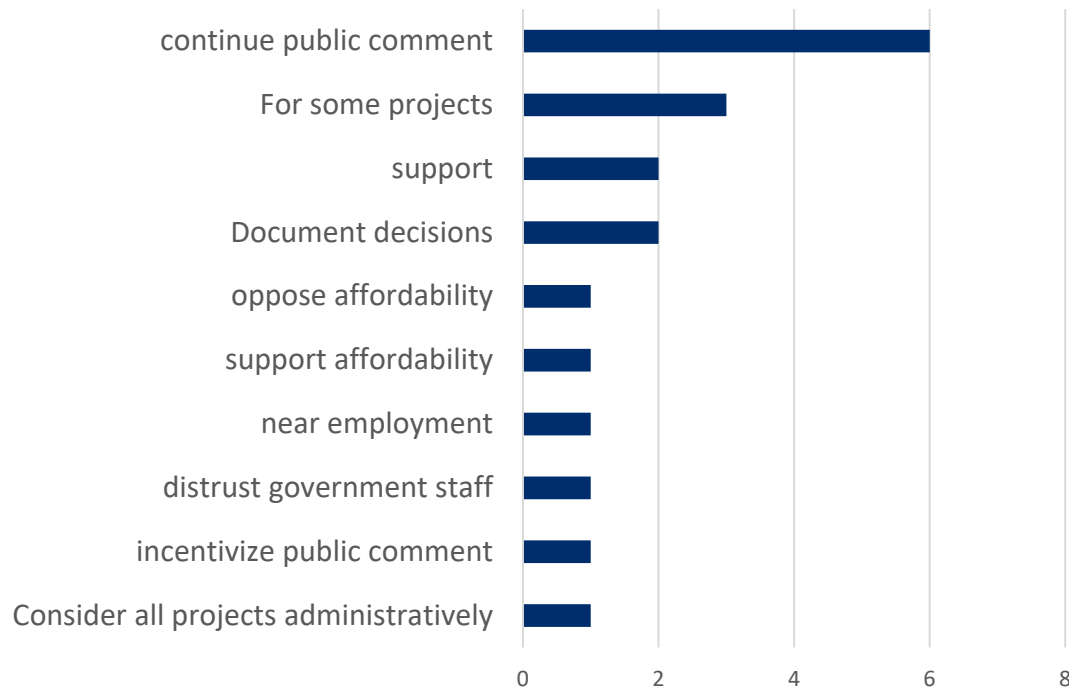
Should Centennial create an option for expedited review of qualifying affordable residential developments



- Expedited review had the lowest support in District 3 and the highest support from respondents who do not live in Centennial.
- Like administrative review, developers we interviewed indicated City processes, including review timelines, are a barrier to affordable development.

Comments

Comments regarding Expedited Review and Administrative Approval



- Comments related to expedited review and administrative approval frequently highlighted the value of public input.
- Some commenters highlighted expedited processes could be appropriate for certain types of projects, including ADUs and office/commercial re-use.
- Respondents indicated an administrative approval process, if adopted, should have clear criteria and document any decisions made.
- For affordable developers, process was the major barrier to building affordable housing. They said that grants, and other funding mechanisms, often had tight timelines associated with their usage. They also mentioned that the cost of holding onto land, the upfront fees required to pay architectural, engineering, and other services, and application/impact fees were often difficult early in the process.

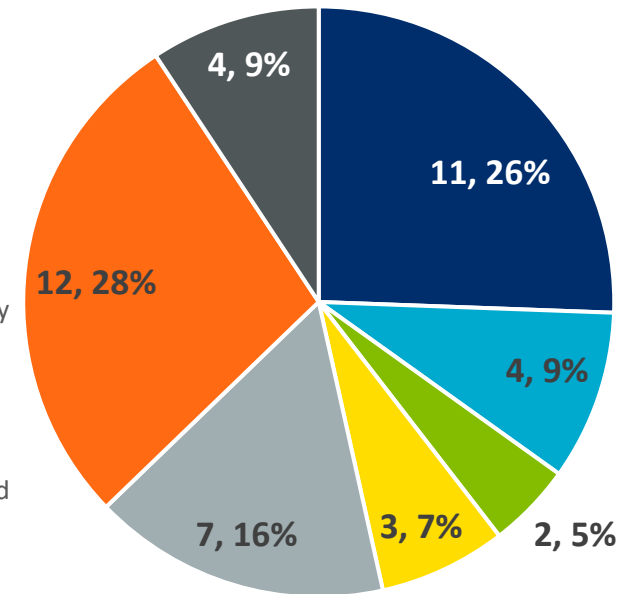
Bonus Density

Overall Feedback

- One-quarter of respondents strongly support bonus density.
- 47% support bonus density with some reservations.
- 28% do not support increasing density.

BONUS DENSITY: Should Centennial consider encouraging the creation of more residential construction by allowing projects to have "bonus density" in the form of extra height or extra building size?

- Yes, for all projects
- Yes, for attached (duplex, triplex, townhomes) and multifamily (apartments/condos)
- Yes, when the project includes affordable housing
- Yes, in certain parts of the City (please specify with a sticky note)
- No, change the Land Development Code to allow more development in places where it fits
- No, density should not be increased, even if the associated land cost makes housing more expensive
- Other

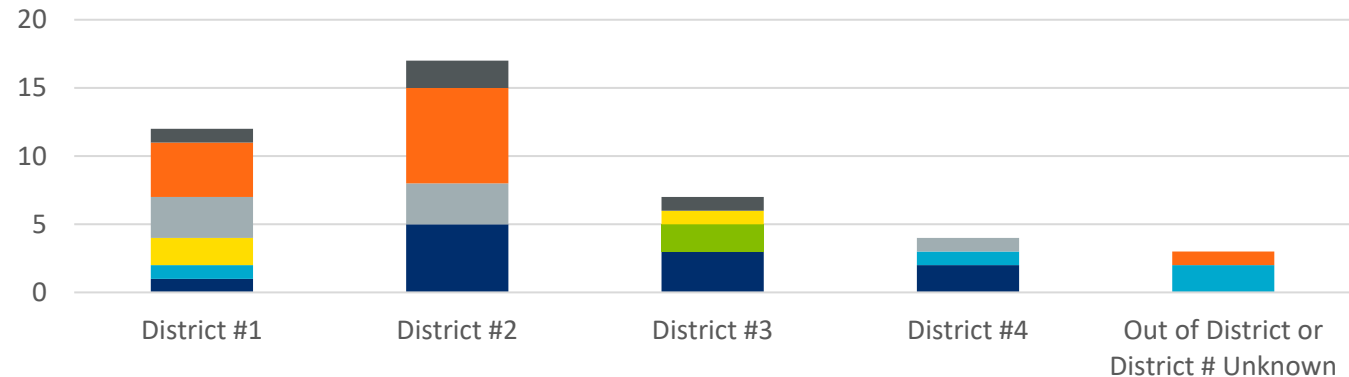


43 responses, 11/6/22

Feedback by district

- District 3 had the highest support for bonus density, with 85% of respondents supporting a bonus in some circumstances.
- Commenters noted this might be appropriate in areas near I-25.

BONUS DENSITY: Should Centennial consider encouraging the creation of more residential construction by allowing projects to have "bonus density" in the form of extra height or extra building size?

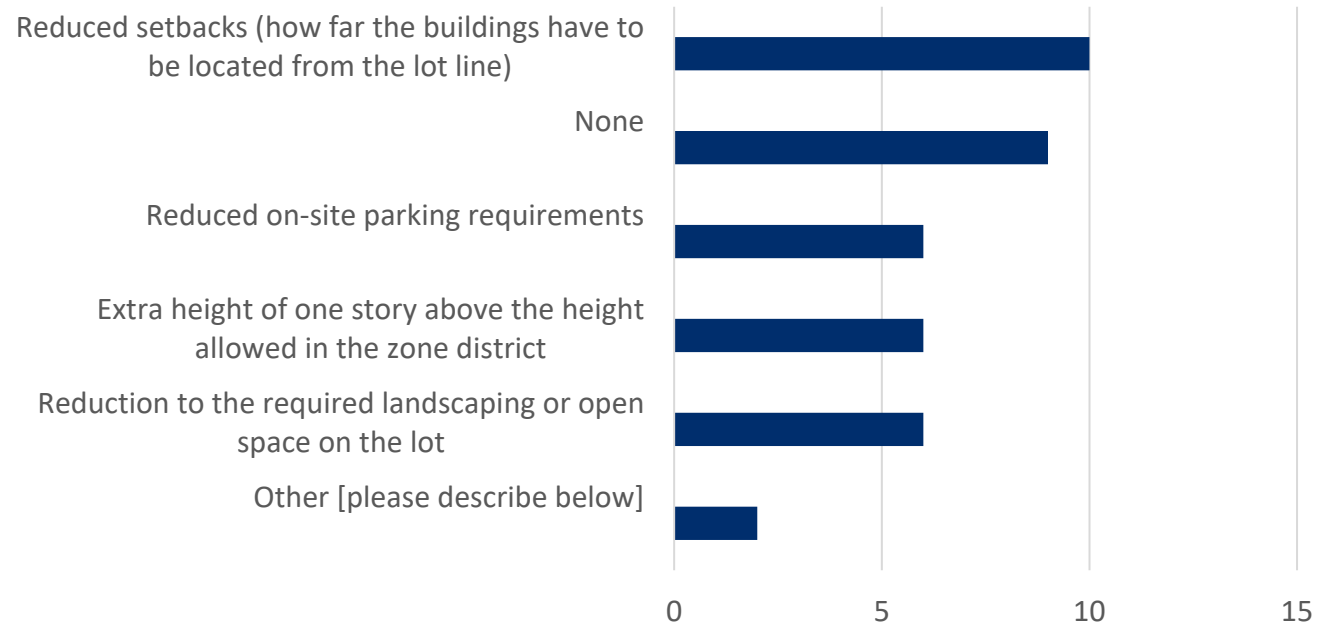


- Other
- No, density should not be increased, even if the associated land cost makes housing more expensive
- No, change the Land Development Code to allow more development in places where it fits
- Yes, in certain parts of the City (please specify with a sticky note)
- Yes, when the project includes affordable housing
- Yes, for attached (duplex, triplex, townhomes) and multifamily (apartments/condos)
- Yes, for all projects

Details

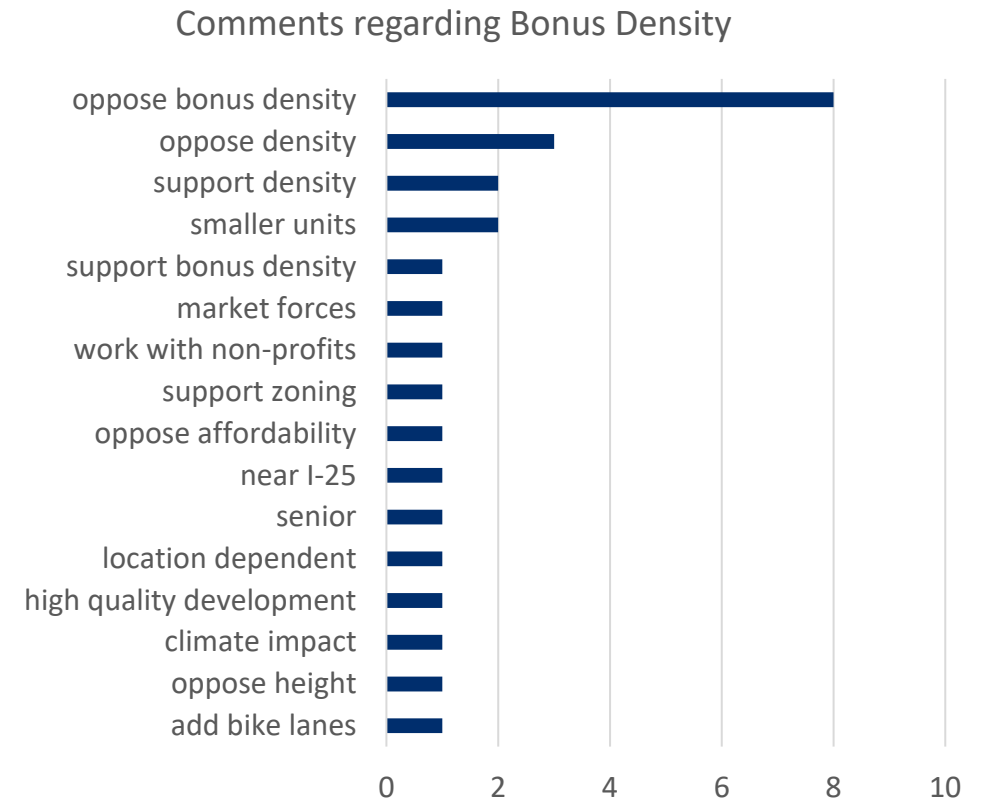
- When asked about specific ways to offer bonus density, the most common response favored reducing setbacks.

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?



Comments

- The most frequent comments were in opposition to bonus density or specific ways bonus density could be offered, such as parking requirement or landscape reductions.
- Two responses indicated they were comfortable with smaller unit sizes to increase density, rather than increasing the footprint or height of the building.
- Affordable housing developers did not feel density bonuses were essential to achieving affordable units while market rate developers found density bonuses would be helpful when paired with funding assistance.

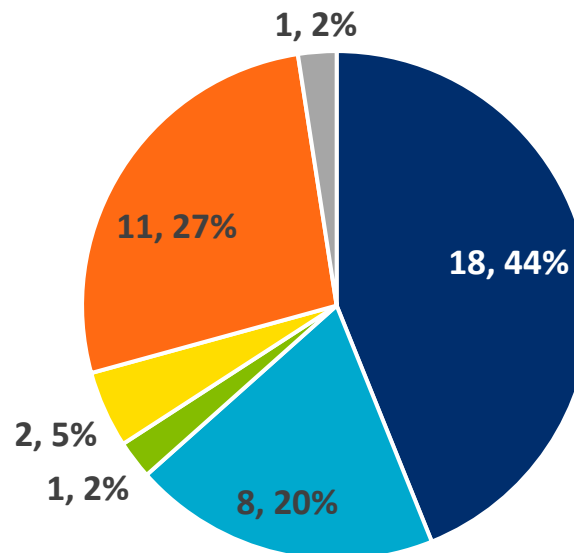


Land Bank

Overall Feedback

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?

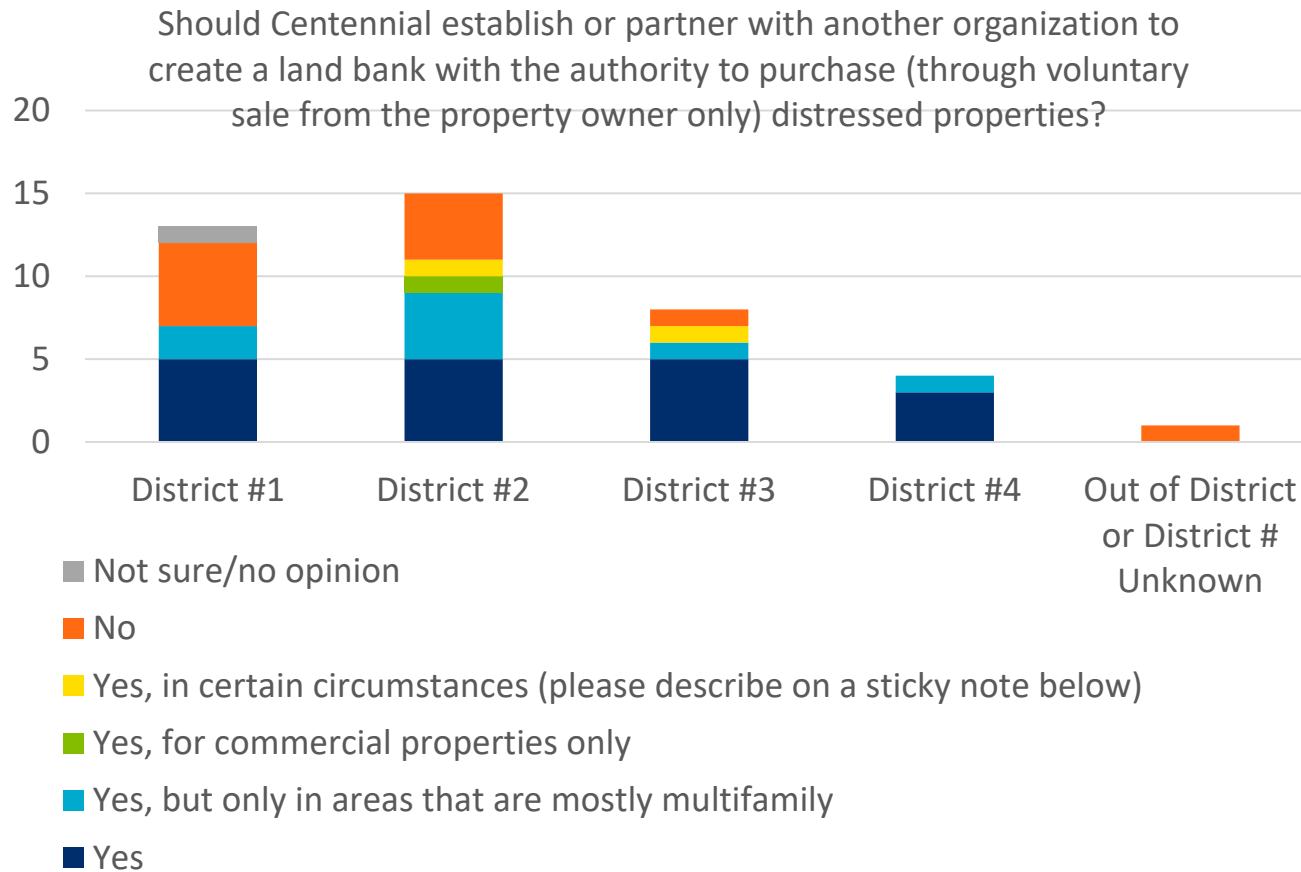
- Yes
- Yes, but only in areas that are mostly multifamily
- Yes, for commercial properties only
- Yes, in certain circumstances (please describe on a sticky note below)
- No
- Not sure/no opinion



- 44% of respondents strongly supported a land bank.
- 71% of respondents supported land banking with some restrictions
- 27% of respondents did not support land banking.

41 responses, 11/6/22

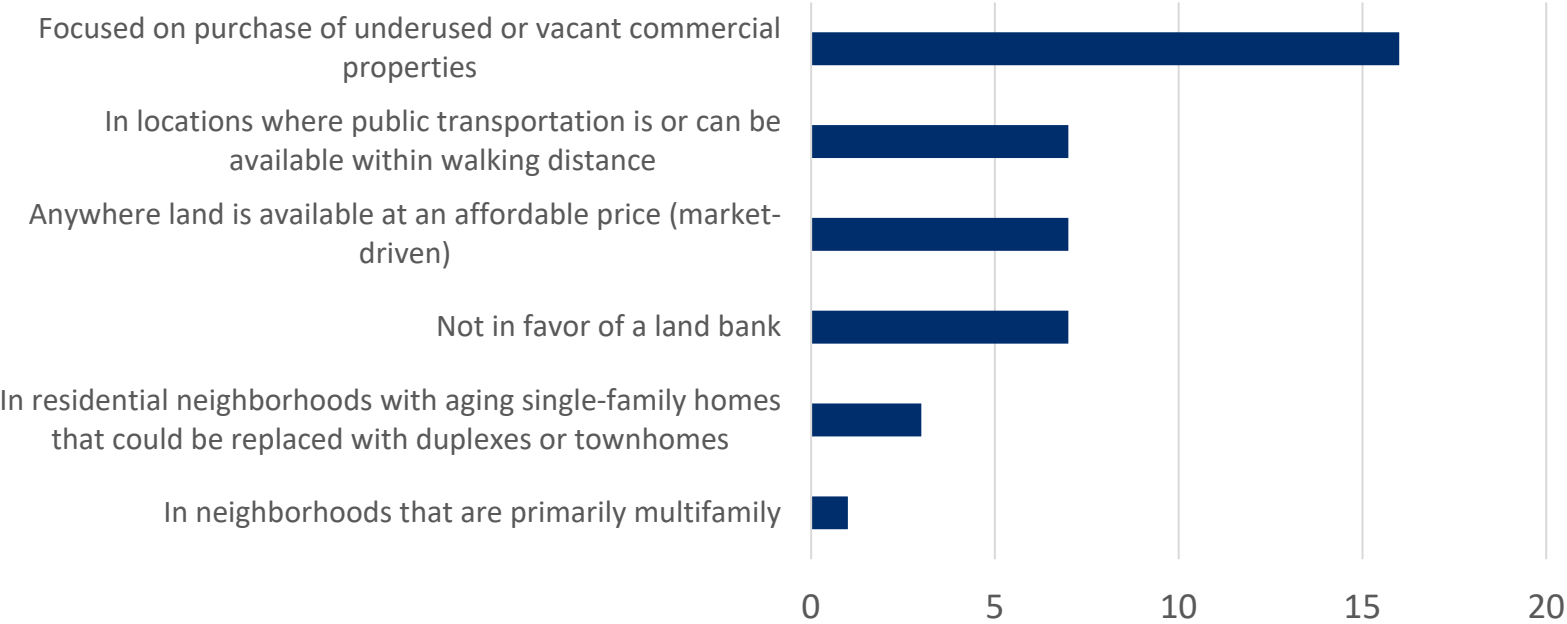
Feedback by district



- In most districts, more than 70% of respondents supported a land bank. The outlier is District 1, where 54% of respondents support a land bank.

Details

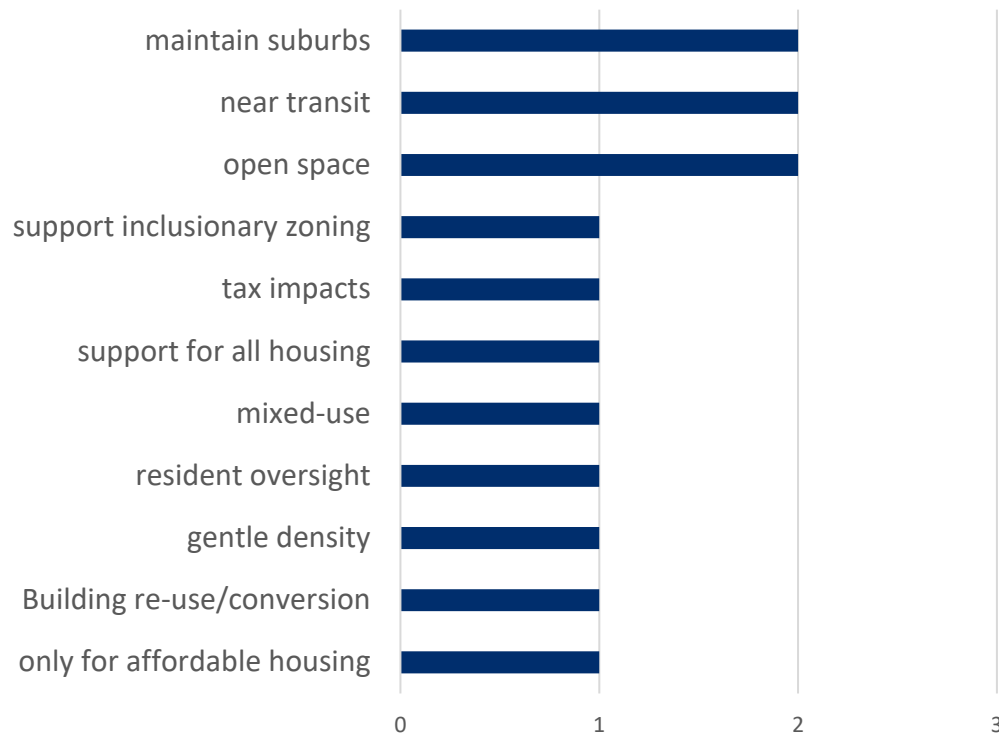
Which of the following options do you think would be appropriate for land bank purchase (though voluntary sale from the property owner only) to eventually create long-term affordable housing redevelopment opportunities?



- When asked which locations would be the best target for land banking, respondents frequently highlighted vacant and underused commercial properties.
- Locations near public transit and affordably priced locations were favored over residential neighborhoods.

Comments

Comments regarding Land Banking



- Two commenters highlighted maintaining the feel of established neighborhoods.
- Two commenters indicated land banking would work best near transit.
- Two commenters highlighted a desire for land to be purchased for public open space.
- In interviews, affordable developers indicated buying low-cost land from a city, or even buying it at market prices but having time to get their funding together, is very helpful.

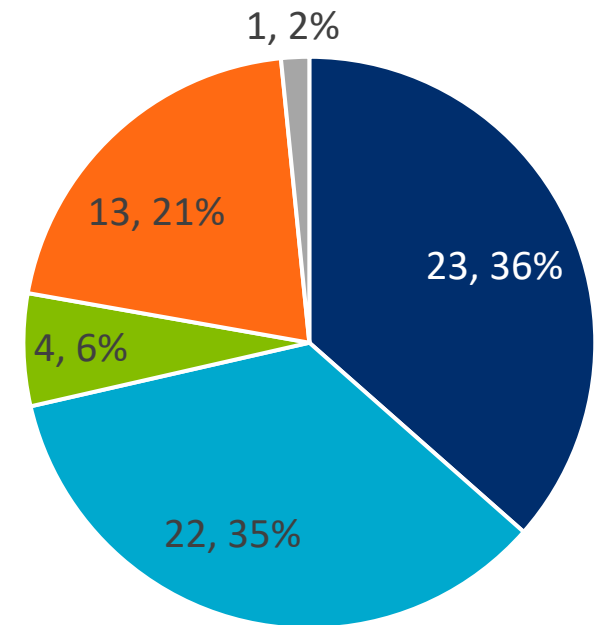
Subsidize or Reduce Fees

Overall Feedback

- 36% of respondents strongly support reducing City fees for affordable developments.
- 77% support reducing City fees for developments that are entirely affordable.
- 21% do not support reducing City fees.

Should Centennial help defray costs of submitting an affordable housing development project for City review by reducing application fees that are charged by the City?

- Yes, for all projects that include any affordable housing
- Yes, for any project that includes a specific number or percentage of affordable housing units
- Yes, for projects that include only affordable housing
- No
- Other (please explain using a sticky note)

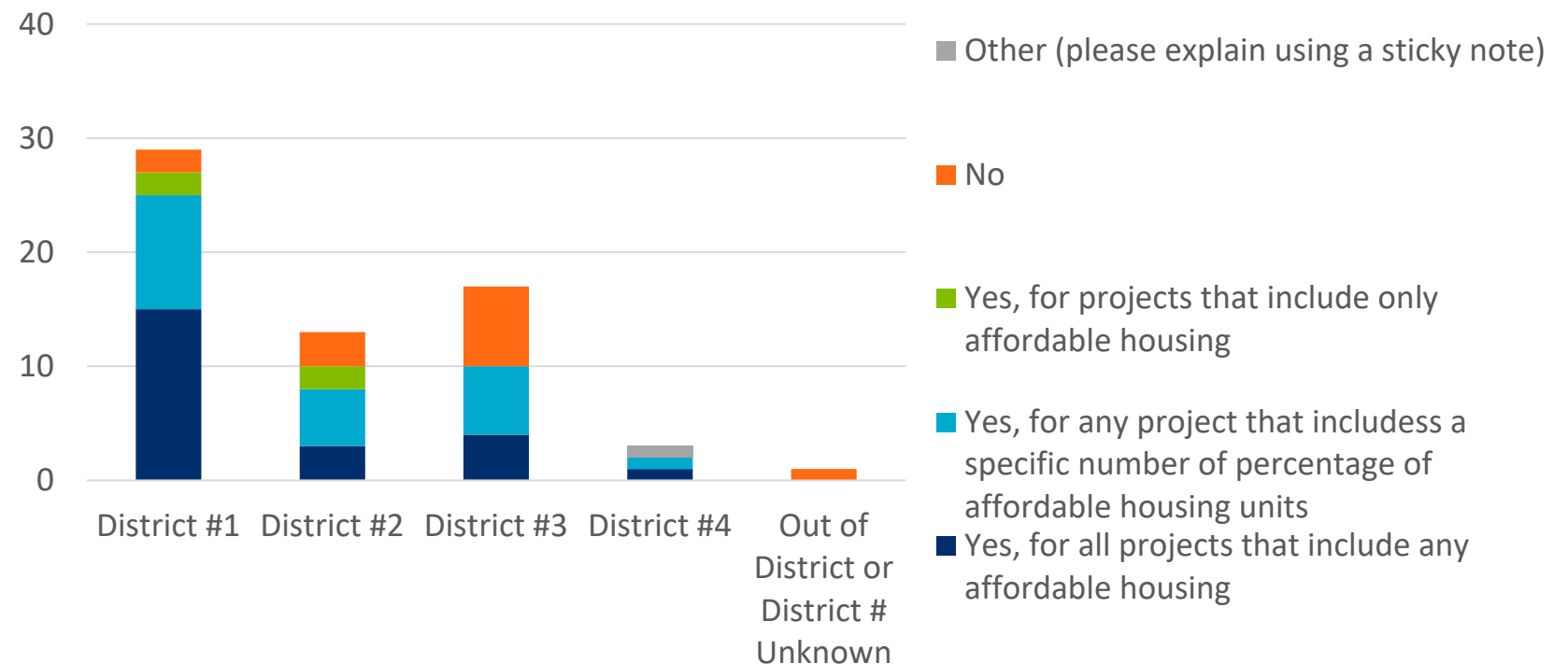


63 responses, 11/6/22

Feedback by district

- District 1 has the highest support for subsidizing or reducing City fees for affordable developments, around 93%. In District 3, reducing City fees is supported by 59% of respondents.

Should Centennial help defray costs of submitting an affordable housing development project for City review by reducing application fees that are charged by the City?

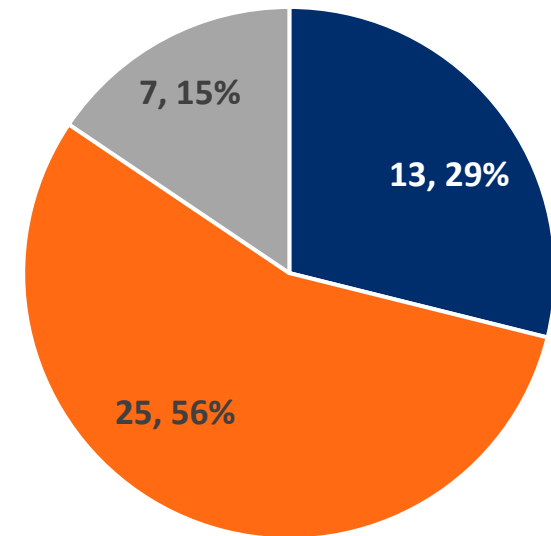


Details

- Respondents generally do not support the City subsidizing fees from outside agencies.
- Support for subsidizing outside agency fees was highest in District 1 (35%).

Should Centennial help defray some of the cost of application fees charged by agencies outside of the City by providing City funding for the applicant?

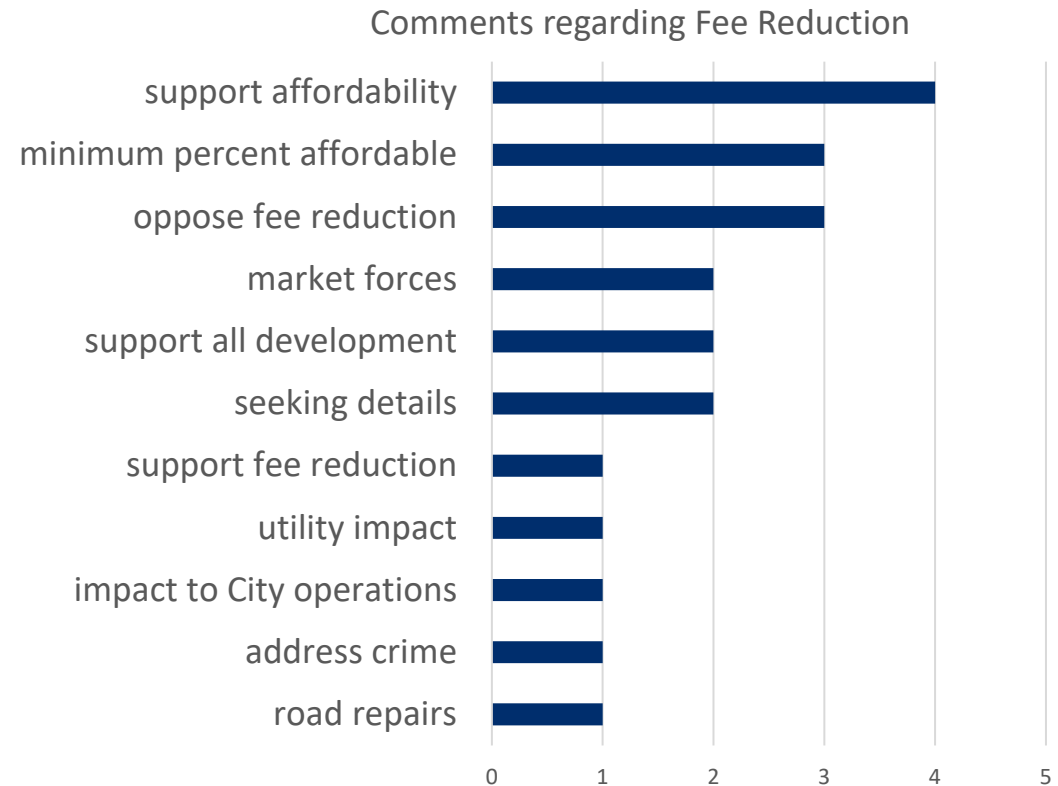
- Yes, Centennial should help pay for fees from agencies outside the City
- No, Centennial should not help pay for fees from agencies outside of the City
- Not sure/no opinion



46 responses, 11/6/22

Comments

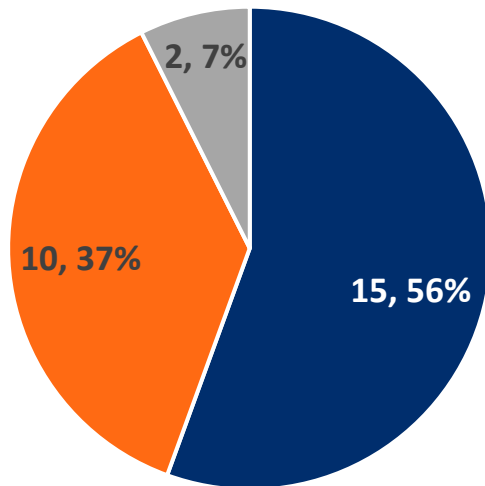
- Comments were generally in favor of reducing City fees to create affordability.
- Three comments highlighted 25% as the minimum proportion of units that should be available to qualify.
- Some comments highlighted reducing fees for all development to incentivize all housing construction.
- In interviews, affordable housing developers indicated fees often total 3-5% of project costs, and a little funding can be leveraged into a lot of good.



Infrastructure Funding and Flexibility

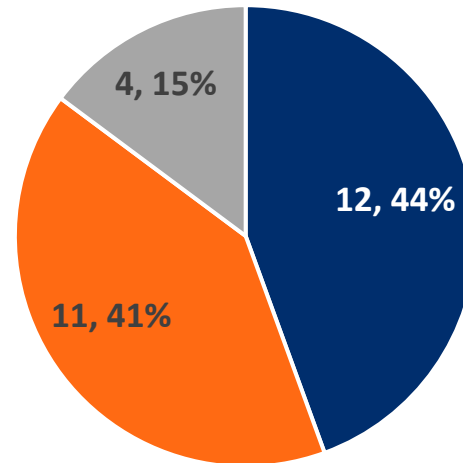
Overall Feedback

INFRASTRUCTURE FUNDING: Should Centennial explore funding options for affordable housing project infrastructure?



■ Yes ■ No ■ Other

Should the City consider flexible infrastructure options?

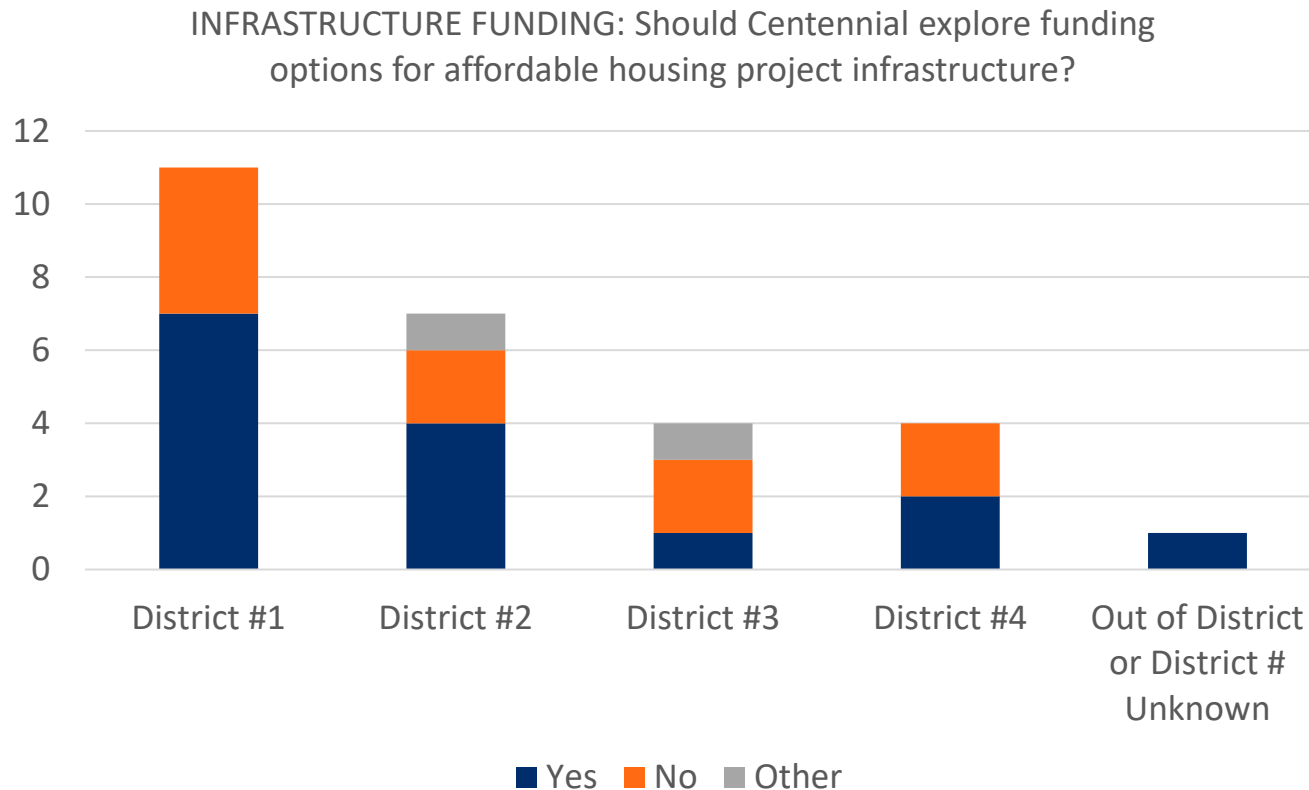


■ Yes ■ No ■ Not sure/No opinion

- Respondents leaned slightly toward support for infrastructure funding and flexible infrastructure requirements.

27 responses, 11/6/22

Feedback by district

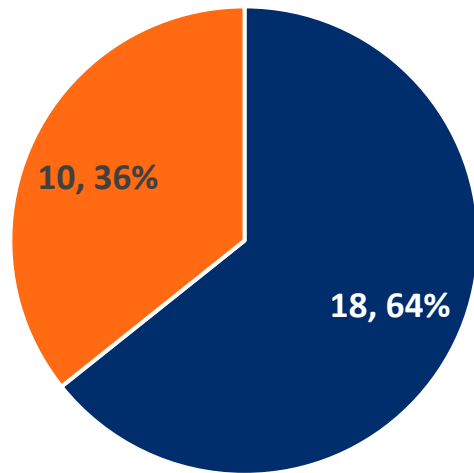


- Fourteen comments have been received about this strategy. They ask for affordable ownership opportunities and highlight areas the City can help with flexibility, like multimodal transportation.

Rental Assistance

Overall Feedback

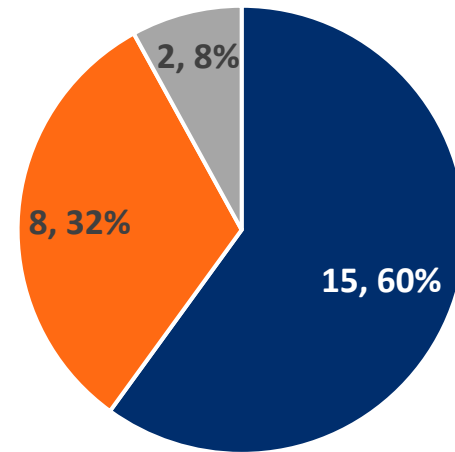
RENTAL ASSISTANCE: Should Centennial create a Rental Assistance Program?



■ Yes ■ No

28 responses, 11/6/22

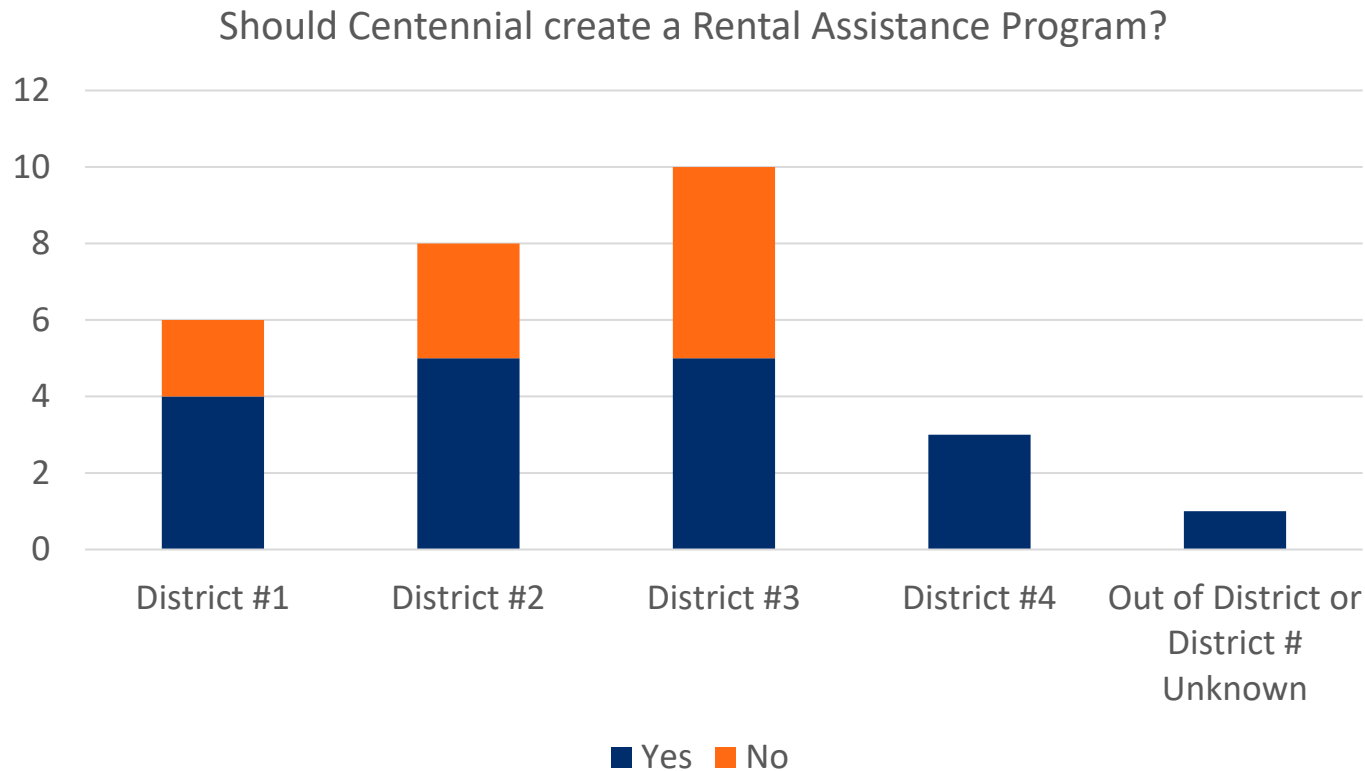
Should Centennial create a Rental Assistance Information Program?



■ Yes ■ No ■ Not sure/No opinion

- Respondents generally supported creating a rental assistance fund and creating a rental assistance information program.

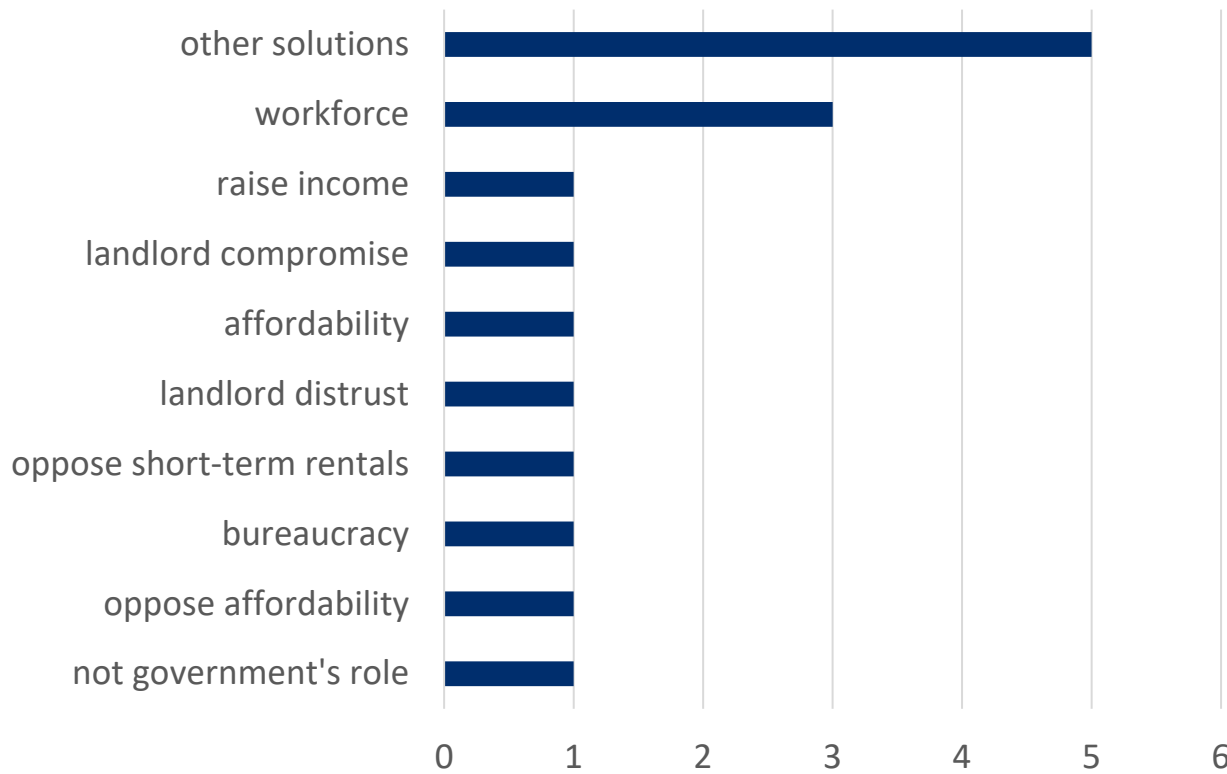
Feedback by District



- Support was lowest in District 3, where 50% of responses supported a rental assistance program.

Comments


Rental Assistance Comments



- Comments frequently highlighted a need to implement this in conjunction with other, longer-term solutions
- Three comments highlighted tying housing to the needs of the workforce in Centennial

Summary of Findings

INNOVATIVE HOUSING STRATEGIES SUPPORT

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COMMUNITY FEEDBACK	Mixed	Mixed	Support  for City fees only	Mixed	Support	Support	Support	Support	Mixed
	