

Housing Workshop #2: Housing Strategy 101 – August 9, 2022

Workshop Summary (In-Person)

Overview

Approximately ten people attended this second workshop for the City of Centennial's Housing Study and Policy Development project. The workshop agenda was as follows:

- Welcome/Introductions (5:00-5:10pm)
- Introductory Presentation/Q&A (5:10-6:00pm)
- Open House (6:00pm-7:00pm)

This workshop focused on the first “batch” of housing strategies under consideration: accessory dwelling units (ADUs), inclusionary zoning, bonus density, and expedited development approval. A third workshop is scheduled for October and will cover the second “batch” of strategies under consideration: land dedication/banking, fee waivers, dedicated funding source for infrastructure, and incentives to current landlords to reduce rent.

Summary

A summary of input received during the Q&A and Open House is provided below.

Inclusionary Zoning

- Equal support and opposition to requiring affordable housing unit – those who supported were in favor of requirements for larger developments (> 10 units) and near the I-25 corridor.
- One concern related to the cash-in-lieu fee accompanying an inclusionary zoning program; that it wouldn't solve the housing problem since the units would not be built.

Expedited Review

- Little support for allowing affordable housing projects that meet all requirements to be approved without a public hearing, except those projects that involve the conversion of existing commercial/office buildings.
- A general opinion that the City development moves quickly and efficiently now, so expediting review for affordable housing projects is not necessary.

Density Bonus

- Some support for offering a density bonus for residential projects if it is near the I-25 corridor, but the majority supported changing the Land Development Code to allow more development in places where it fits.
- If bonus density or other regulatory flexibility is offered, the City needs to consider how those offsets affect neighboring properties; setbacks and parking should not be varied or reduced.



Housing Preferences

- Very little support for multifamily residential structures above 5 stories, unless near the light rail/I-25 corridor.
- Strong support for duplex, townhomes, and low-rise apartments, but preference for owner-occupied structures.

Other Ideas for Strategies

- Public/Private partnership for large employers to provide down payment assistance for employees with the same dollar amount to be returned to a revolving fund.

Open House Boards

What inspired you to attend the workshop?

- First meeting, interested in learning
- Curious about ADUS in District 2; curious about commercial property
- Curious about the strategies and I want to share another idea
- Attended the District 2 Summer Social and interested in learning more
- Disappointed in the turn out; most people live west of I-25 - why is these here in the east?
- Curious about how it affects zoning
- What is the goal for the City's growth rate? What is sustainable?
- Free snacks!
- Converting a 35,000,000 office building into 500,000 affordable housing -just from the property tax - 35 mill at 297; 15 mill at 67

Inclusionary Housing

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

	District 1	District 2	District 3	District 4
Yes, for all new housing development				
Yes, for new housing with more than 10 units	1 dot			
Yes, for new housing with more than 20 units		2 dots	1 dot	
Yes, but I have some reservations	1 dot		1 dot	



	District 1	District 2	District 3	District 4
No, do not support	2 dots	2 dots		1 dot
Other (Please explain)	Yes, but only near Light Rail and I-25; Urban Center Zoning			

Do you have any concerns about the potential creation of an inclusionary zoning program?

- 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 [housing].

Density Bonus

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?

	District 1	District 2	District 3	District 4
Yes, for all projects			1 dot Comment: Only within ½ mile of I-25	
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	2 dots Comment: You can put a pig in a dress, but it's still a pig. This looks like corp. welfare. Create loopholes for large companies to exploit.			



	District 1	District 2	District 3	District 4
No, change the Land Development Code to allow more development in places where it fits	2 dots	2 dots		1 dot
Not sure/no opinion				

If a housing development provides affordable housing, should the project be provided any of the following regulatory changes to help add more building space and offset the cost of providing the affordable units?

	District 1	District 2	District 3	District 4
Extra height of one story above the height allowed in the zone district				
Reduced on-site parking requirements				
Reduced setbacks (how far the buildings have to be located from the lot line)				
Reduction to the required landscaping or open space on the lot				
Other (please specify with a sticky note)	Comment: Not for profit could do this- Habitat for Humanity		Comment: Allowing trade-off density for affordable does affect the neighboring properties (mostly SF) and concerns have already been raised with redevelopment projects Comment: Setbacks and parking should not be changed	



Expedited Review

Should Centennial create a streamlined review process that allows affordable residential developments that meet all of the zoning requirements to be approved without a public hearing? There will still be multiple opportunities for input.

	District 1	District 2	District 3	District 4
Yes			For repurposing the largely vacant office buildings and possibly conversion of some floors of underutilized hotels	
Yes, as long as the project meets all of the design requirements		2 dots		
Yes, for small projects (fewer than 10 units)		2 dots		
Yes, in certain circumstances (please describe below)	1 dots			
No	2 dots Comment: Create a stage in development of large complexes with any public funding to include incentives for a public referendum	2 dots	2 dots	1 dot
Not sure/no opinion				



Should Centennial create an option for affordable residential developments to be reviewed in an “expedited” or fast-track manner?

	District 1	District 2	District 3	District 4
Yes				
Yes, as long as they meet all of the design requirements		2 dots		
Yes, for small projects (fewer than 10 units)				
Yes, in certain circumstances (please describe below)				
No	1 dot	1 dot	1 dot	

Multiunit Housing Preferences

The City is also exploring options for multiunit housing types to increase the availability of housing throughout Centennial. This may include allowing or incentivizing housing projects that reuse vacant or underused commercial properties or that offer other benefits to the community.

Multiunit type	Do you support the City exploring policy and/or regulatory options for this housing type?	Where would it be appropriate to see this multiunit type of in Centennial?	Give us a little more feedback about your responses.
Duplex	<ul style="list-style-type: none"> Support (4) 		<ul style="list-style-type: none"> What is the availability by type goal?
Townhouse	<ul style="list-style-type: none"> Support (2) Support if reusing underutilized commercial property (1) Comments: 1) Owner-occupied only; 2) For sale only 		
Apartment/Condominium 2-story	<ul style="list-style-type: none"> Support (2) Support if reusing underutilized commercial property (1) 		<ul style="list-style-type: none"> Can you put the housing stats on a map and webpage? Vs. vacant land



Multiunit type	Do you support the City exploring policy and/or regulatory options for this housing type?	Where would it be appropriate to see this multiunit type of in Centennial?	Give us a little more feedback about your responses.
	<ul style="list-style-type: none"> • Comment: Only if owner-occupied 		
Apartment/Condominium 3-4 story	<ul style="list-style-type: none"> • Do not support (2) • Support if project provides other community benefits (1) • Comment: Do not build more of these anywhere 	<ul style="list-style-type: none"> • Near I-25 only 	
Apartment/Condominium 5-7-story	<ul style="list-style-type: none"> • Support (4) • Do not support (7) • Support if reusing underutilized commercial property (1) 	<ul style="list-style-type: none"> • Near I-25 only (2) • Next to light rail; don't add to established neighborhoods 	
Apartment/Condominium 8+ story	<ul style="list-style-type: none"> • Support (1) – near I-25 only • Do not support (6) • Comment: How about we add citizen approval of large complexes with public funding 	<ul style="list-style-type: none"> • Next to light rail/I-25 	

