

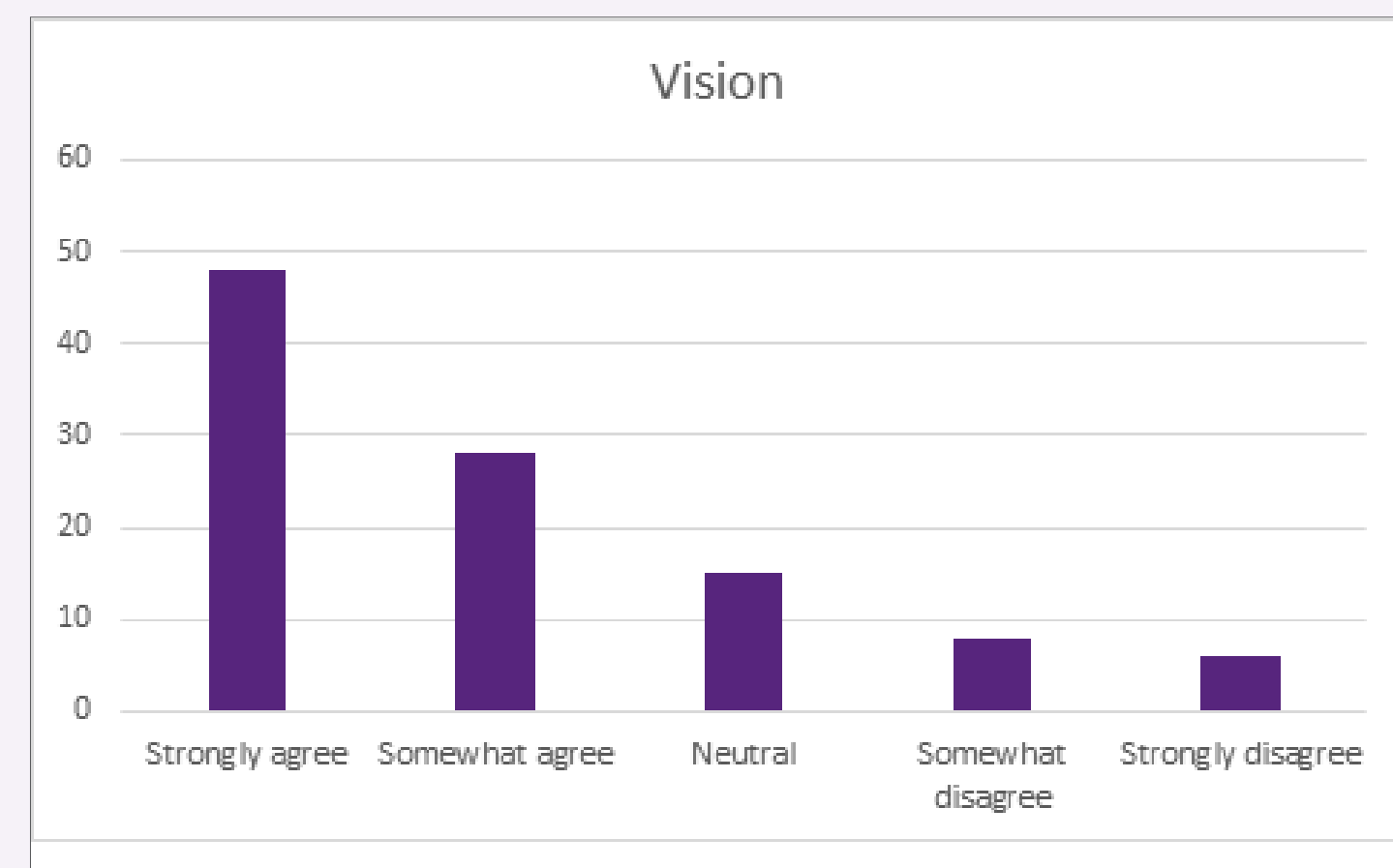
## Vision statement:

In 2040, Near Southeast has a strong economy with thriving businesses and a variety of housing options which support a diverse and inclusive community. Evans Avenue has become a destination with new development bringing more amenities, local businesses, and housing, which has fostered an active, pedestrian-oriented mixed-use corridor while maintaining long-standing small businesses. Mixed-use development at Colorado Station and along Colorado Boulevard, Leetsdale Drive, and elsewhere draws residents to work, dine, and shop. Neighborhood centers provide opportunities for entertainment, cultural traditions, and community events. Residents have access to quality jobs and job training within Near Southeast, Downtown, and elsewhere in the city and region, resulting in low rates of unemployment, poverty, and homelessness in Near Southeast. Innovative businesses have the resources and flexibility to start and grow in the area. Near Southeast is home to quality income restricted and naturally occurring affordable housing, and a comprehensive and well-designed network of supportive services, fostering a strong sense of community, reducing homelessness, and providing the most vulnerable with equitable access to opportunity and the support they need to thrive. Ownership and rental housing opportunities have been added to the area while maintaining the neighborhood look and feel so many have come to enjoy. Households of all incomes, sizes, and types can comfortably afford safe and desirable housing without straining their monthly budget or worrying about displacement. Residents of all ages have access to quality educational opportunities, whether it be at local schools or community centers, without having to leave their neighborhood. The variety of businesses and housing have led to a diverse neighborhood where cultural differences are celebrated, and residents feel a sense of community cohesion.

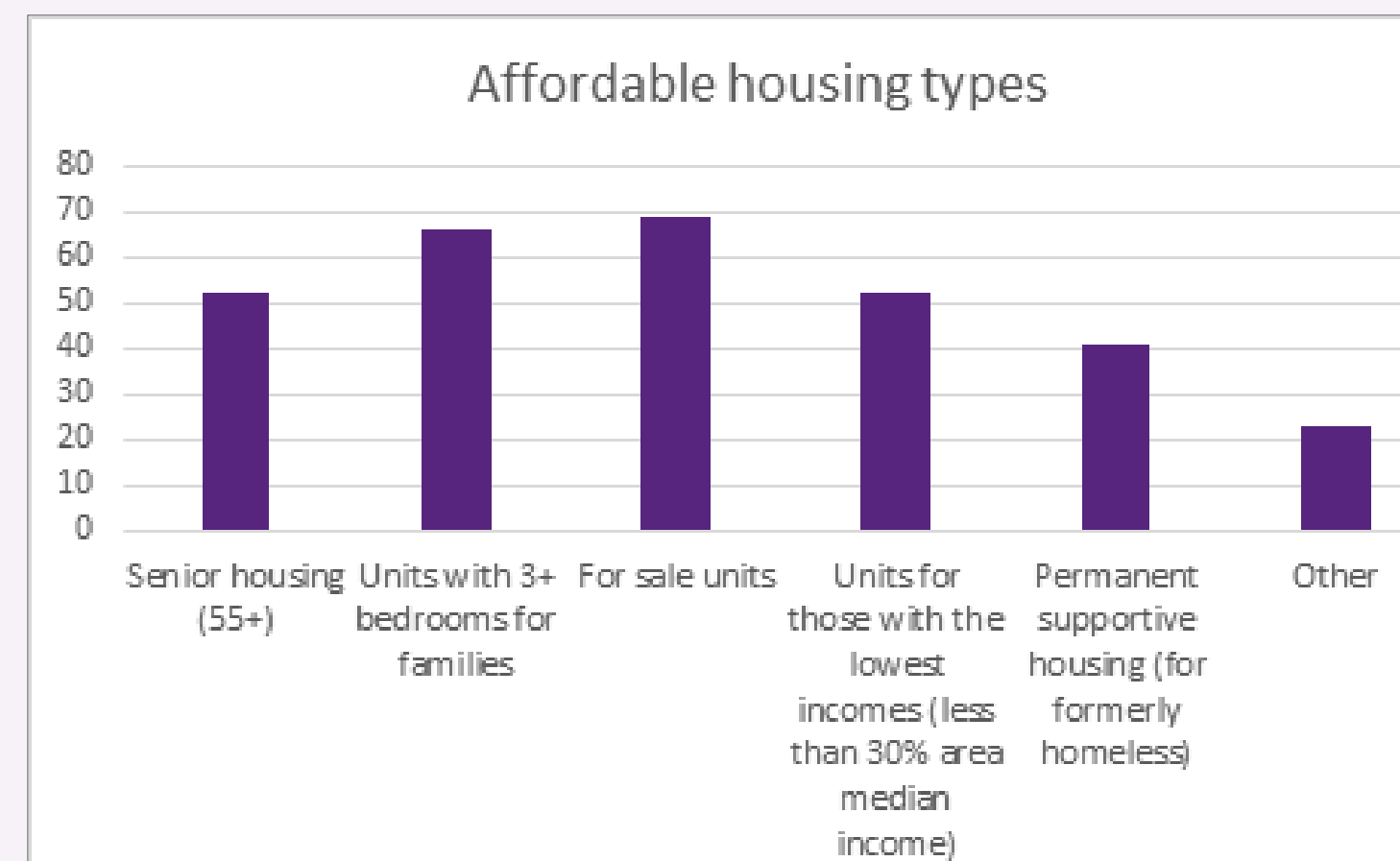
## What we've heard:

### Key takeaways from Phase 2 Engagement:

Does the draft Economy and Housing Vision Statement describe what you would like the area to be like in 2040?



What types of affordable housing should be prioritized? Select all that apply.



## EDUCATION & JOBS

**1. DPS Partnerships: Work with DPS in identifying opportunities to support students and families from cradle to career.** Consider joint use agreements and making school facilities open for community events and support and expand DPS' community hub model to Near Southeast.

**2. Childcare: Support more childcare offerings in Near Southeast.** Consider providing affordable childcare, provide business support to existing childcare providers, and connect local workforce and residents with childcare.

**3. Workforce Training: Partner with Denver Public Schools, business organizations, and other major area employers/projects in connecting Near Southeast residents to job opportunities.** Support workforce training and education programs that connect workers to employers. Consistent with HOST 5-Year Strategic Plan, help residents experiencing homelessness increase their income and housing stability by partnering with Denver Economic Development & Opportunity (DEDO) and Denver Human Services (DHS) to expand access to benefits, job training, and apprenticeships, and other resources.

**4. Employer Support: Partner with Denver Public Schools and major area employers/projects in connecting East residents to job opportunities.** Encourage local hiring of Near Southeast residents and businesses, particularly for city-supportive projects that offer employment opportunities.

**5. Higher/Adult Education: Increase educational opportunities for adults in Near Southeast.** Provide educational opportunities at community centers, libraries, and other public facilities. Connect residents to scholarships and other programs to improve access to learning.

## Do you agree with the EDUCATION & JOBS recommendations?

STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE

## HOUSING, AFFORDABILITY, & OPTIONS



### 6. New Affordable Units: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

- Support acquisition of land by the City and/or its partners, such as Denver Housing Authority, community land trust entities, and affordable housing developers for future development of affordable housing, particularly in Corridors, Centers, as well as High, High-Medium and Low-Medium Residential Areas.
- Use financial tools, including but not limited to Low Income Housing Tax Credits, the Affordable Housing Fund, and Tax Increment Financing, to help fund affordable housing development.
- Ensure affordable housing meets community needs, including:
  - Housing that is affordable to households earning very low, low, and moderate incomes, consistent with adopted city policy.
  - Permanent Supportive Housing to provide stability for our lowest income and most vulnerable residents.
  - Housing options designed to accommodate a range of households, including families, multi-generational living, aging in place, residents with disabilities, and residents needing supportive services.
  - Affordable housing that will remain affordable for the long-term (99 years), consistent with city policy.
  - Affordable housing options that are of equal quality to and indistinguishable from unrestricted market-rate housing in the area.
- Work with affordable housing developers and managers on transportation demand strategies that help ensure residents have access to multimodal transportation options.
- Enhance park and recreation access in proximity to affordable housing to help improve health outcomes for low-income households.
- Continue to support the city in incentivizing the development of affordable housing and improving the process for constructing affordable housing. Tools to consider include:
  - Parking, zoning, and monetary incentives such as those included in the Expanding Housing Affordability policy
  - Design alternatives

### 7. Preserving Existing Affordable Units: Preserve the affordability of existing income-restricted properties, particularly those in areas more vulnerable to involuntary displacement, and near transit and amenities.

Prioritize extending affordability covenants, enhancing support for tenants, and developing strategies to ensure no net loss of existing income-restricted housing through demolition, conversion, or renovation.

### 8. Naturally Occurring Affordable Housing: Consistent with Blueprint guidance, incentivize the preservation and reuse of existing smaller and affordable homes particularly those in areas more vulnerable to involuntary displacement and close to transit.

Prioritize maintaining affordability for both renters and homeowners through incentive programs for landlords to maintain long-term affordability and programs to upgrade the accessibility, energy efficiency, and rehabilitation in older homes.

### 9. Housing Diversity

- Create a local team of mission-driven nonprofit and private developers to work with city staff on a proactive acquisition and rehabilitation strategy for low residential, drawing on potential state funding and new financing to preserve naturally occurring affordable housing (NOAH). Focus on areas where redevelopment and loss of NOAH is most likely to be redevelopment, including moderate density multifamily developments between Quebec and Monaco, east of Colorado Boulevard on residential side streets, and south of Evans.
- Pursue strategic public acquisition of vacant and underutilized commercial and industrial properties and parking lots for conversion/redevelopment into affordable housing. Target areas: Leetsdale corridor, Evans corridor, commercial buildings between Quebec and Monaco north of Mississippi Avenue.
- Identify and create opportunities for congregate or scattered site land trust properties to help low and moderate income households attain ownership.
- As part of a citywide strategy, develop and implement a program that incentivizes property owners with expiring covenants to maintain long-term affordability such as extending notice requirements and working with potential purchasers to extend affordability commitments.

### 10. Preventing Housing Displacement: Stabilize residents at risk of involuntary displacement.

- Support community relief programs to help residents stay in their homes, including temporary rental and utility assistance, property tax rebates, homeowner preservation initiatives, ownership programs, eviction legal defense, tenant rights counseling, financial empowerment training, energy and accessibility assistance, home rehabilitation assistance, foreclosure prevention, food access, and emergency relief funds.
- Engage property owners in the area, both small/family-owned companies and larger, investor-owned companies, about developing a landlord incentive program that offers incentives for providing stable housing to vulnerable renters living in or relocating back to the Near Southeast area. Design the program based on feedback from property owners about preferred incentives, including loss mitigation beyond what security deposits cover, rehabilitation to housing unit or properties, and a "signing bonus" for renting to tenants perceived as higher risk. Market the units participating in the program to service providers in the area who serve low income and vulnerable residents.
- Implement the Prioritization Policy, provided it is approved by City Council, which allows residents displaced from or at risk of being displaced from Near Southeast planning area priority application for newly developed affordable rental units.
- Integrate resources and strategies to address equity considerations and mitigate involuntary displacement of residents with the implementation of major city investments and projects, including regulatory changes, legislative rezonings, and transportation infrastructure improvements. Strategies including incentives or requirements for affordable housing and targeted engagement to connect vulnerable residents with resources.
- Work with partners to increase access to programs that help residents stay in their homes, increase utilization of public housing programs (including city, state, and nonprofit programs), increase homeownership and explore housing land trust programs.
- Conduct outreach to understand the needs of older adults and explore additional assistance options to mitigate their involuntary displacement.

## Do you agree with the HOUSING, AFFORDABILITY, & OPTIONS recommendations?

STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE

# Housing & Economy

# NEAR SOUTHEAST PLAN Draft Recommendations



## QUALITY HOUSING



**11. Housing Rehabilitation:** Support expansion, improvement, and targeted outreach of housing stability programs (home repair, rehab, and accessibility modifications; home sharing) to help homeowners stay in their homes.

**12. Renter Support:** Actively promote city rental assistance programs, information on renter's rights, and to cultural navigators working for nonprofits in the planning area. This includes temporary rental and utility assistance, property tax rebates, eviction legal defense, tenant rights counseling, foreclosure assistance and counseling, energy and accessibility assistance, food access, and emergency relief funds to help residents remain in stable and affordable housing.

### Do you agree with the QUALITY HOUSING recommendations?

STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE

## ECONOMIC DEVELOPMENT & REVITALIZATION



**13. Business Associations:** Encourage the creation of new business associations, upgrade existing businesses to more formal merchant associations, and connect businesses to resources to support a business organization.

**14. Existing Business Support:** Work in tandem with relevant, local organizations to provide technical assistance to existing small independent businesses to help them succeed and prevent involuntary displacement.

- Work with Near Southeast Area organizations to develop a marketing package to help attract customers to individual businesses, and to help locally-owned businesses locate and remain in the districts and provide living wages and benefits to staff such as transit passes.
- Ensure small business technical assistance is available to English-as-a-second language business owners.
- Work with relevant organizations to provide technical and legal assistance with succession or transition planning, lease negotiations, maintenance fees, predatory lending, property taxes and other challenges faced by small business owners.
- Offer these services at a convenient location within the area, such as at a services hub or public facility (e.g. public school, library, or recreation center).
- Connect businesses with city funds and resources which can be used to build capacity and support the city's most vulnerable small businesses, especially those that are neighborhood-serving, to better withstand economic shocks such as the COVID-19 Pandemic and other business disruptions which exacerbate operating challenges.
- Connect employees to local childcare options near employment areas in Near Southeast.

**15. Attracting New Businesses:** Attract new businesses to Near Southeast to better serve residents' needs.

- Work with property owners and business organizations to develop small business incubators and/or accelerators, particularly in existing vacant and underutilized structures, to test market new neighborhood serving retail and services. Successful incubator tenants should then be encouraged to move to permanent storefront locations within Near Southeast with assistance from local organizations.
- Incentivize new projects that offer smaller retail spaces and/or provide below-market commercial space with incentives such as height bonuses, low-interest financing, and direct subsidies.
- Utilize small business loan programs, such as the Small Business Investment Fund and tax credit programs (e.g. business personal property and state Enterprise Zones).
- Create a local business support office tasked with assisting and promoting small businesses.
- Identify opportunities to provide flexibility in change-of-use requirements for small businesses to encourage the reuse of existing building and analyze the cost of public realm improvements to be more proportional to private investment.

**16. Preventing Business Displacement:** Broaden the range of financial incentives and assistance for small independent businesses and landlords to strengthen the area's tenant mix and help prevent displacement. Or Stabilize businesses at risk to prevent displacement.

- Assist small businesses in buying their building or condo space, by utilizing programs such as the Small Business Administration's 504 Loan Program, mobilizing community development organizations, such as Community Development Corporations (CDCs), to acquire commercial property through community land trusts, and exploring programs such as right of first refusal.
- Offer financial incentives, such as funds for commercial rehabilitation, to landlords that are willing to sign long-term leases with small businesses or limit rent increases.
- Incentivize new projects that offer smaller retail spaces, provide below-market commercial space, and/or provide space for an existing business to remain on-site with incentives such as density bonuses, low-interest financing, and direct subsidies.
- Offer matchmaking services to connect small independent businesses with landlords. Provide relocation assistance to displaced small businesses to help them remain as close to their prior location as possible.

**17. Entertainment:** Support expanding entertainment opportunities in the area, including attracting a music venue and/or promoting space on public land for concerts, festivals, and farmer's markets. Consider partnering with local organizations for temporary activities.

## ECONOMIC DEVELOPMENT & REVITALIZATION (CONT.)

**18. Development and Investment**

- Provide support for existing and new Business Improvement Districts, Community Land Trusts, or real estate cooperatives who purchase buildings to provide below market rents for community serving businesses and non-profits
- Encourage the development of large family friendly units in multifamily buildings
- Support the acquisition of land around corridors and centers by land trusts and partner organizations like Denver Housing Authority and other affordable housing providers

**19. Maintenance and Remodel**

- Evaluate existing residential zoning districts to identify barriers that prevent remodels from occurring
- Reduce setback requirements between the main house and garage, making it easier to add a rear addition
- Require the reuse or salvage of building materials if a residential building is being demolished

**20. Reuse of Commercial Buildings**

- Identify underutilized, chronically vacant or derelict commercial spaces that could be converted to housing or retail uses (an indoor public market)
- Create a handbook of adaptive reuse projects and best practices from around Denver to help developers see the potential in commercial reuse
- Research how city owned properties could be adaptively reused after their life as a civic building ends

**21. Cultural and Natural Amenities and Art**

- Promote, preserve, and expand the cultural and natural amenities in Near Southeast. These amenities should support community cohesion in the area and prioritize spaces for community events such as festivals, farmers markets, and concerts.

**22. Green Businesses**

- Provided resource navigation to businesses who are interested in adding solar arrays to their roofs or parking lot shelters.
- Newly constructed commercial spaces should incorporate sustainable design solutions that utilize passive solar design, energy and water conservation, waste management, reduction in urban heat island effect through permeability, color, light, greenery, and natural materials
- Provided resource navigation and best practices to businesses who are interested in adding a green roof

### Do you agree with the ECONOMIC DEVELOPMENT & REVITALIZATION recommendations?

STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE

## SERVICES

**23. Temporary Support:** Better meet the diverse needs of residents experiencing homelessness by expanding support for a range of safe, temporary options and supportive services.

Identify existing homelessness prevention and rapid-rehousing resources in the community and bring in additional partners for more local collaboration.

- Identify existing drug and alcohol rehabilitation resources and promote collaboration.
- Explore models that promote co-location of services.
- Work with area churches and synagogues to provide services and resources to residents utilizing their parking lots as safe sleeping spaces.
- Identify sites, including spaces owned by churches and synagogues, for possible redevelopment into tiny home communities, permanent supportive housing, and/or non-congregate shelters.
- Conduct gap analysis with homeless service partners, school and early childhood partners, and human services partners.
- Create models to address gaps in services such as navigation centers, hygiene centers, rest, and resource centers, etc.
- Increase funding for substance treatment services (including training and implementation of cross-sector teams to address needs of people experiencing homelessness, school children, immigrants, refugees or other vulnerable populations).
- Invest in new partnerships for service provision, including mini-grants to fund innovative work from local community partners.

**24. Permanent Support:** Support long-term housing stability for residents experiencing homelessness.

- Develop more permanent supportive housing, combining low-barrier affordable housing, health care, and other supportive services to help create stability for vulnerable residents.
- Partner with Denver Housing Authority and Colorado Division of Housing to leverage federal and state resources to expand tenant-based long-term vouchers with the ability to layer on supportive services when needed.
- Expand support for permanent supportive housing pipeline through continued partnership with Denver Housing Authority and Colorado Division of Housing, local services funding, and creation of locally funded voucher program.
- Explore innovative opportunities and financing models to bring on additional housing, including hotel acquisition and rehabilitation and social impact bond financing based on health savings created by supportive housing.

**25. Outreach and Interactions:** Promote safe interactions and build access to, awareness of, and support for social services for residents in Near Southeast.

- Implement HOST's Five Year Strategic Plan and administer the Early Intervention Team outreach program to support residents in encampments with help regaining housing, connection to safe, temporary places to stay, and connection to behavioral health and crises stabilization resources when needed to reduce harms.
- Prioritize non-police and law enforcement contact and continue to support growth in city programs that deploy emergency response teams to pair a mental health clinician with emergency medical technician to respond to individuals experiencing crises related to mental health issues, poverty, homelessness, and substance abuse.
- Expand early intervention team responding to 311 calls to better serve individuals.

### Do you agree with the SERVICES recommendations?

STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE