

Near Southeast Area Plan

Steering Committee Meeting 5

November 10, 2021



Agenda

- *Expanding Housing Affordability*
- *Vision statements*
- *Preliminary direction*
- *Phase 2 engagement*

Expanding Housing Affordability

Expanding Housing Affordability

*Near Southeast NPI Steering Committee
November 10, 2021*

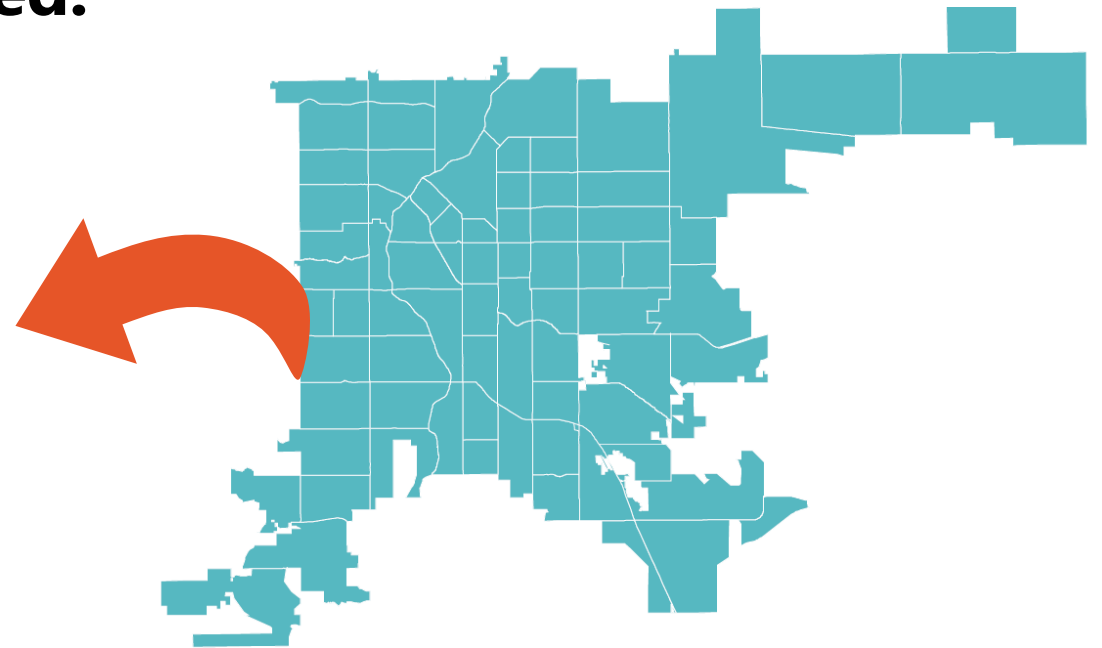


Recent housing context

Denver has added **56,000** more households since in 2010

The **cost of housing** has increased **2x** the **rate of incomes** since 2010

However, **not everyone has benefitted.**



What happens when housing is unaffordable?

- Lower-income individuals and families are often deprived of housing in areas with access to jobs, multi-modal transportation, parks and other amenities—which can **further inequities**
- **Less money flows into the local economy** as people are spending more of their income on housing or living in other locations
- **Economic growth slows because** employers cannot find workers
- **Traffic and carbon emissions increase**, and public infrastructure costs grow as workers locate further away from jobs, kid's schools and their support networks

The City has been doing a lot.

Since 2018...

506 ownership units have been **created** with HOST funding; and

1,838 rental units have been **created** with HOST funding

95 rental units have been **created** through zoning incentives

And

547 rental units have been **preserved** with HOST funding

18,975 households through Housing Counseling programs, West Denver Renaissance Collaborative ADU, program and others.

14,820 households through programs such as Temporary Rental and Utility Assistance (TRUA); eviction assistance; home repairs; accessibility upgrades, and energy efficiency upgrades.



And yet, we need more affordable housing.

We need everyone (including the development industry) **to be a part of the solution to meet the scale of housing needs.**

That is what this project is about.

What is Mandatory (Inclusionary) housing?

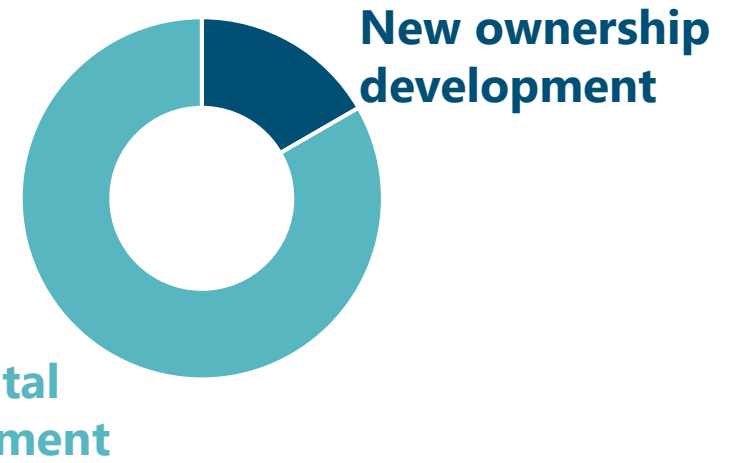
Mandatory (inclusionary) housing is a tool used by over 900 communities across the nation to tap into the economic gains from new development and to create affordable housing.



Denver previously had a program

And there was significant demand for this program.

- Applied to large (30+ unit) for-sale developments and produced over 2,000 affordable homes.
- However, state law limits made it impossible to apply these standards to rental housing.



Fortunately, this year there was a change at the state allowing Denver and other communities across the state to create a holistic program.

We are Proposing Mandatory (Inclusionary) Program for Denver.

This would ensure...

as new housing is built, new affordable housing is created.



Market Rate Housing

&



Affordable Housing

Proposed On-Site Rental requirements



Requires **8%** rental units to be **affordable** to households earning less than **\$50,304** a year (60%AMI)

or



Requires **12%** of rental units to be **affordable** to households earning less than **\$50,304** and **\$63,950** a year (6% at **60% AMI** and 6% at **80% AMI**)

Here is an example development...

If a new 200-unit rental development was built outside of downtown*....

- 16 units would need to be affordable and serve ...



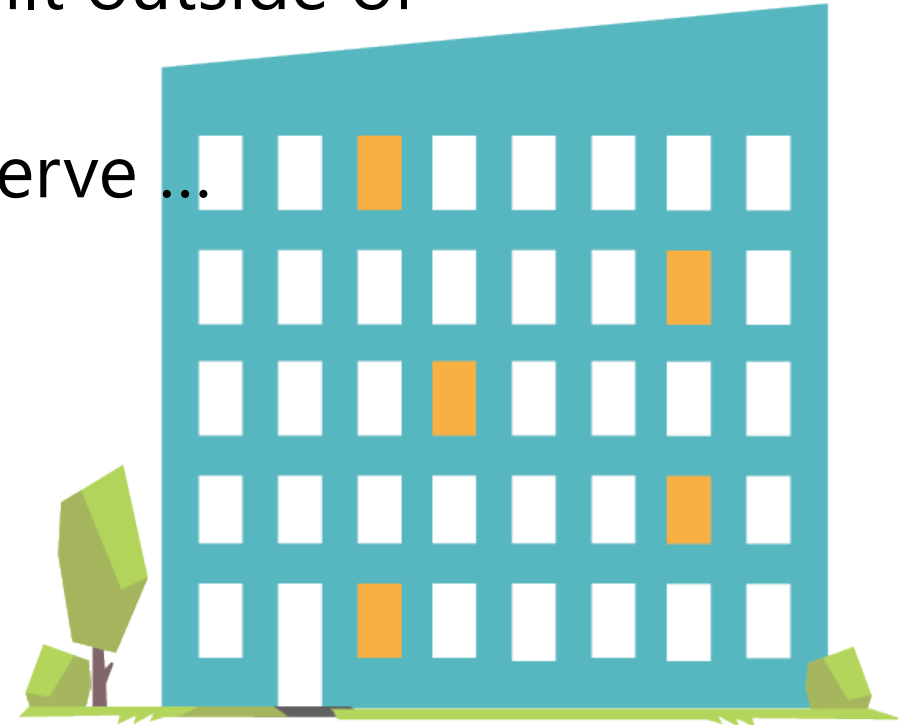
A pre-school teacher



A barber
and their child



A senior couple
on a fixed income



8% rental units to be **affordable** to households earning less than ~**\$50,304** a year (**60%AMI**)

* In areas like downtown, affordability contribution is slightly higher.

Proposed On-Site Ownership Requirements



Requires **10%** of homes to be **affordable** to households earning less than **\$63,950** a year (80% AMI)

or



Requires **15%** of homes to be **affordable** to households earning less than **\$63,950** and **\$83,840** a year (7% at 80% AMI and 6% at 100% AMI)

What other options are proposed?

State law requires at least one alternative to building affordable units on-site. Therefore, the developer may instead:



Pay a proposed **fee-in-lieu** (\$268,000 - \$478,000) per affordable unit required to fund affordable housing.

or



Negotiate an alternative affordable housing plan. These could include:

- **Family friendly housing** and amenities
- Homes serving households with **lower incomes**
- **Land dedication** for affordable housing
- Concurrent **off-site** affordable housing in the neighborhood

What development incentives are proposed?

- In order to promote the **creation of affordable housing**
- **Create more housing overall**, and
- **Improve the project feasibility**

**Build
Affordable
Units
On-Site**

Plus

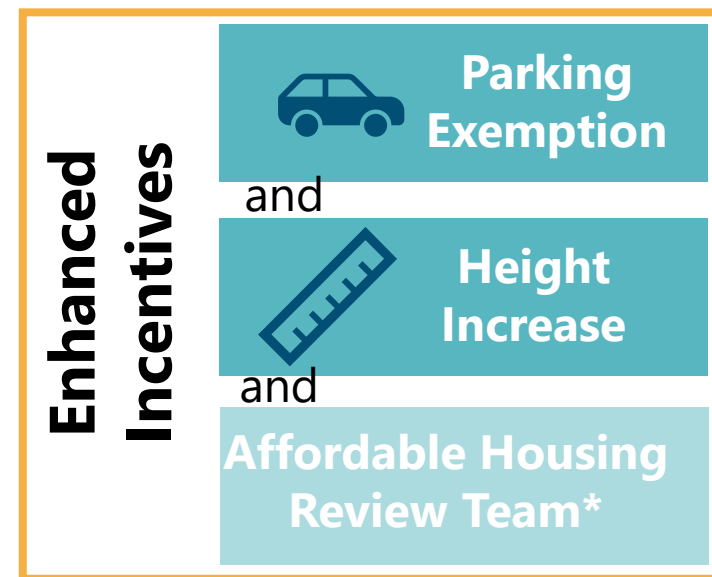


 **Fee-In-Lieu**

 **No Incentives**

Increased Affordability

Increase the affordability contribution
(2-3% more affordable units)



How can I learn more and share my ideas?

The **project website** has a lot of great resources.

- If you feel like information is missing, let us know!

You can share your thoughts and questions tonight, or submit comments online.

Please **submit comments and ideas before the end of the year** so we can improve the proposal!

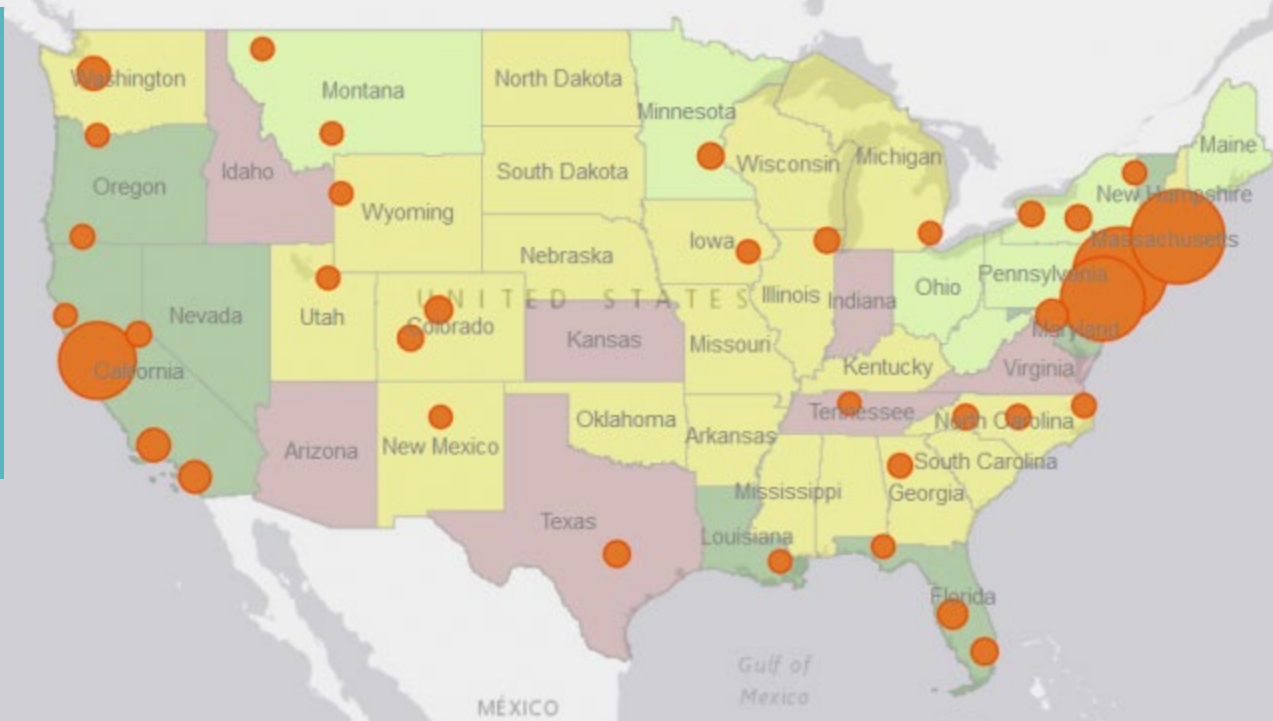
Common Questions

How does this effect overall housing?

Research shows that **modest mandatory housing policies**, such as this, **do not** result in materially higher rents, sale prices or reduce overall development.

- And incentives can actually increase the supply of housing overall.

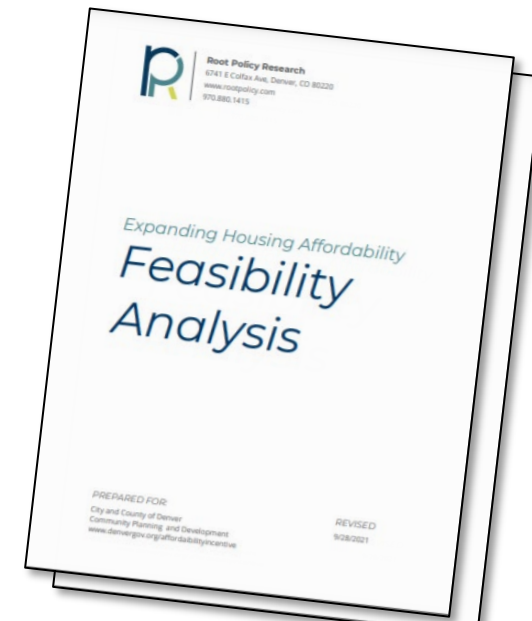
This is why over **900 jurisdictions across 25 states** have deployed similar programs to support the creation of affordable housing.



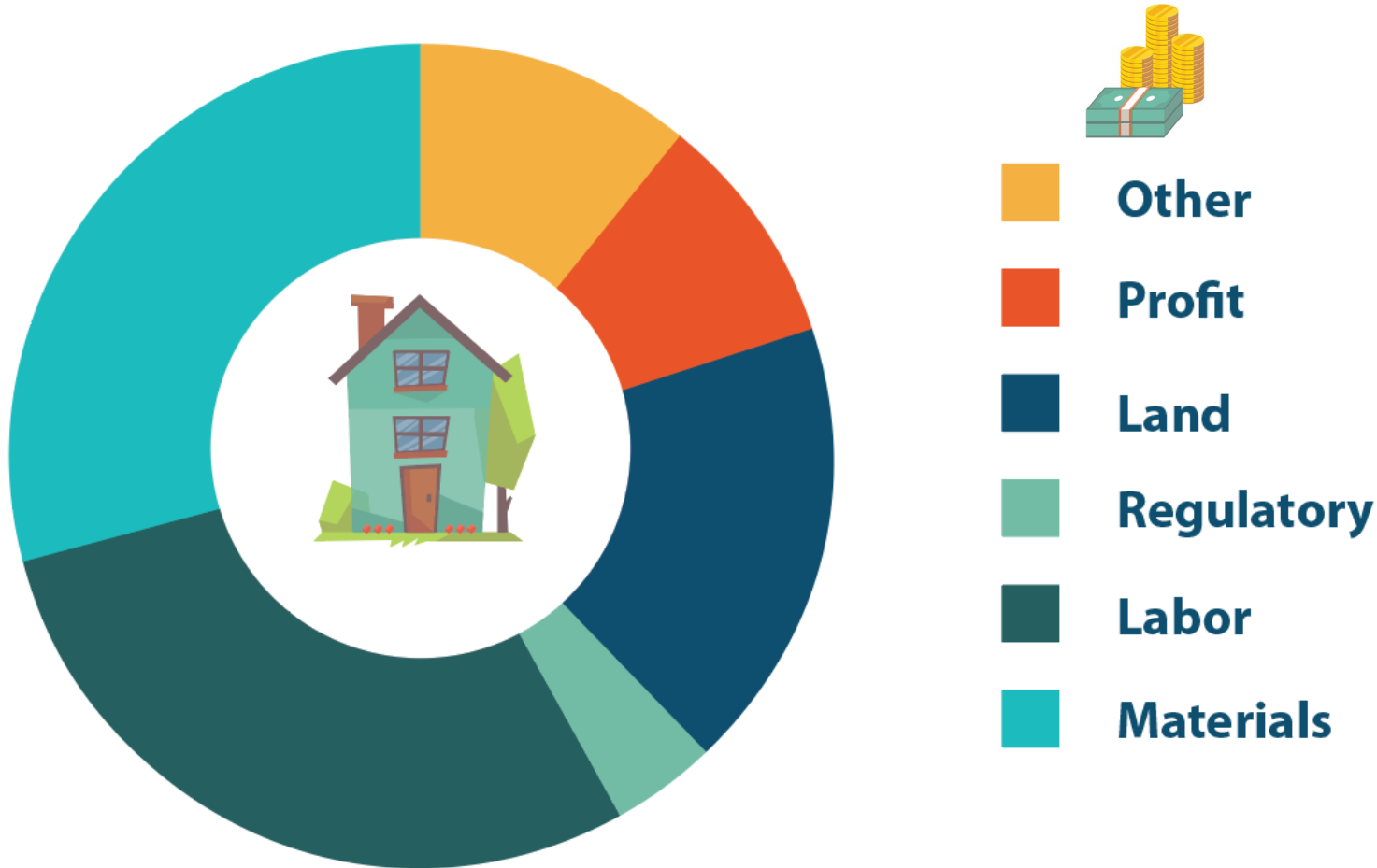
How did we ensure this will not adversely impact housing costs?

The city is committed to finding **balanced solutions** that **meet housing needs, complement existing programs** and **maintain a strong housing market**. Financial feasibility is critical to ensure that new housing will continue to be built with these requirements in place.

Financial feasibility informed the mandatory requirements to build affordable units on-site. Finding that development can support the requirements of 8% of rental units at 60% AMI and 10% of ownership units at 80% AMI.



What affects housing costs?



Land, labor, and material prices have increased substantially in the past 10 years

How does this ensure that existing residents benefit from new housing?

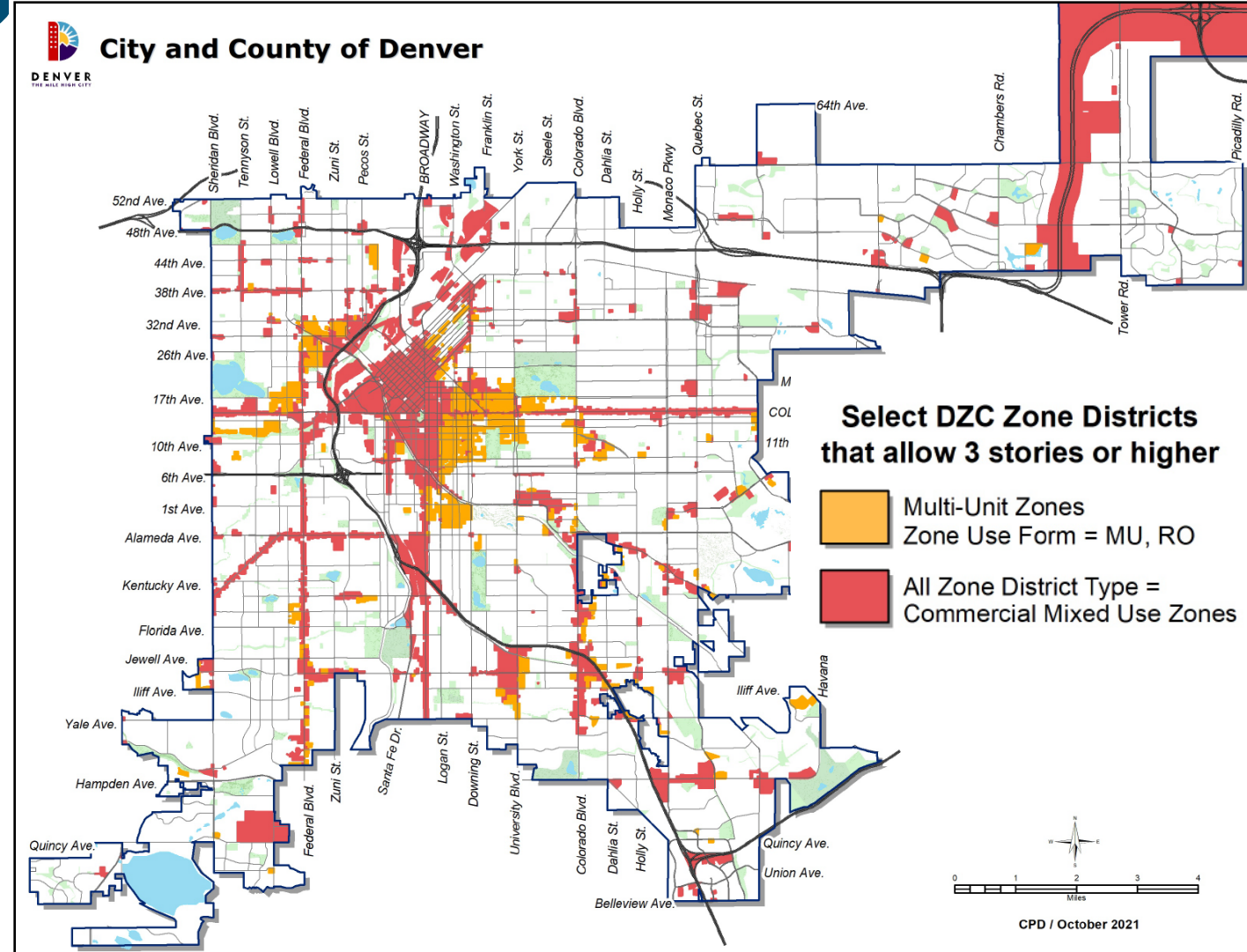
Alignment w/ HOST Prioritization Policy (in development):

- Affirmative marketing requirements
- Potential set-aside for a portion of affordable units for residents that currently or previously lived in the neighborhood

Where are "by-right" height incentives proposed to apply?

Applicability: Available in DZC **Commercial Mixed Use** or **Multi Unit Zone Districts** of 3+ stories

Existing Height	Incentive Height	Height with Incentive
3	1	4
5	2	7
8	4	12
12	4	16
16	6	22
20	10	30



How would the “by-right” height and parking incentives operate together?

If... there is an existing 3-story zone district

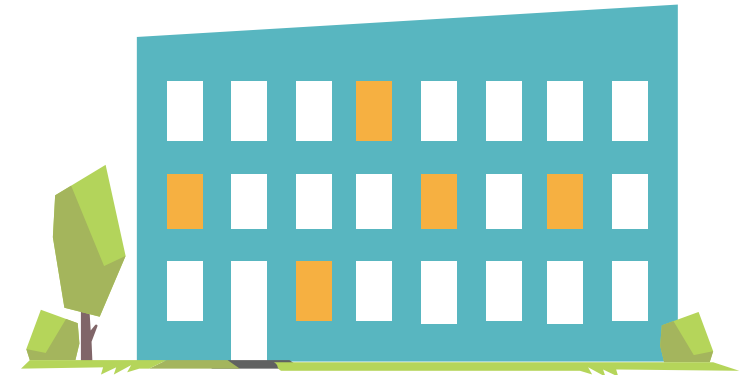
The developer could build the required

- **5 affordable units** and **60 market rate units** within the **3 stories**.

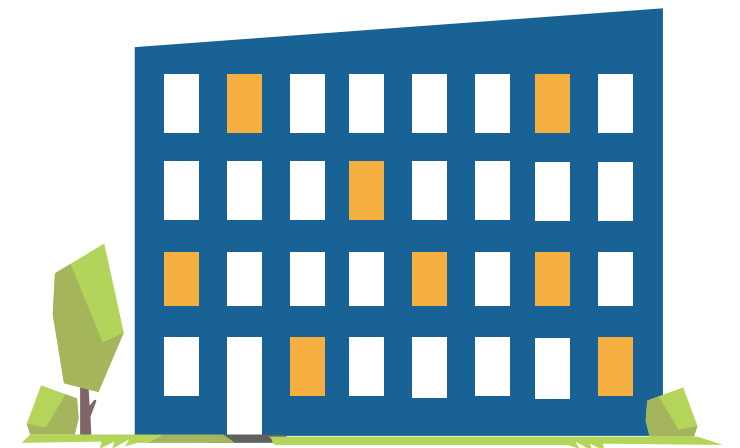
Or...

The developer could **provide more affordable units** and build 4 stories (no rezoning required).

- **8 affordable units** and **71 market rate units** within **4 stories**.






No enhanced incentives



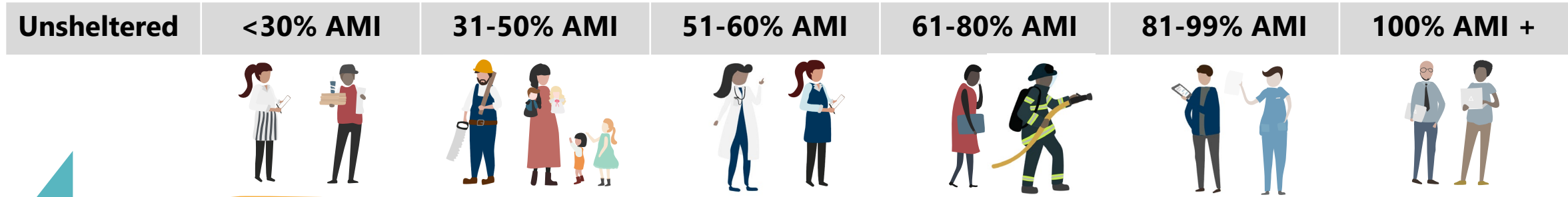
Leveraging incentives

What about single-unit/duplex and non-residential development?

All development that do not fall under the Mandatory Housing requirement, or are otherwise exempt, will instead pay an increased “Linkage Fee” on a per-square foot basis, just as they do today.

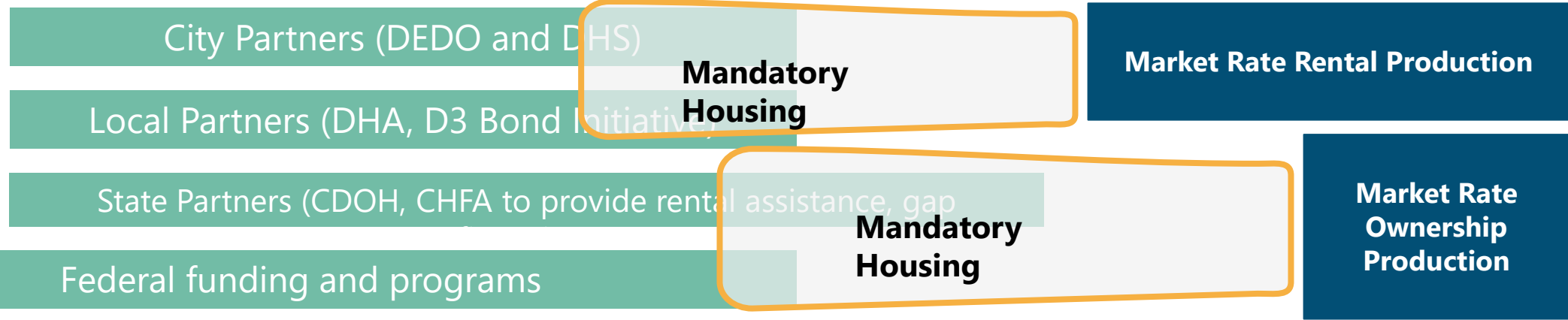
Development Type:	Recommended Fee:
Single Unit, Two-Unit, or Multi-Unit of 1 – 7 units  1-7 Units	Less than 1,400 sf per unit: \$4 per/sf More than 1,400 sf per unit: \$6 per/sf
Commercial, Office, Sales Services & Repair 	All Other Areas: \$6 per/sf Downtown: \$8 per/sf
Industrial and Manufacturing 	\$4 per/sf

Don't we already have a lot of housing funds and programs?



Funds and programs are prioritized to serve those with the greatest housing needs.

Linkage Fee



How did we ensure that housing remains affordable?

Unlike Naturally Occurring Affordable Housing (NOAH), this requires income-restricted affordable housing with a 99-year covenant.

This guarantees that the units will remain affordable for future generations.

Additionally, the city has a dedicated compliance team to ensure that the units are rented or sold to those who qualify and remain affordable.

Vision Statements

Plan Vision

- *Sets the overall goal for the plan that all the recommendations support*
- *Must be consistent with Comprehensive Plan 2040 and Blueprint Denver*
- *Based on community input*

Things to Keep in Mind:

Comprehensive Plan 2040 Vision Elements

Equitable,
Affordable and
Inclusive



Strong and
Authentic
Neighborhoods



Connected,
Safe and
Accessible Places



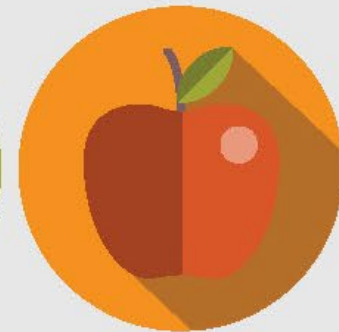
Economically
Diverse and
Vibrant



Environmentally
Resilient



Healthy and
Active



Things to Keep in Mind:

Blueprint Denver Vision for an Inclusive City

- *An equitable city*
- *A city of complete neighborhoods and networks*
- *An evolving city*

Blueprint Denver Commitment to Climate

- *The science is clear, our planet is facing a global crisis attributed largely to human behavior that is changing climate patterns around the world. This environmental emergency threatens to alter our normal landscape limiting where we can live, where we can grow our food and how we are able to access natural resources. As we look to our future we recognize that reversing our contribution to climate change is critical. **How we plan our city can help us reduce our drain on resources and reduce Denver's carbon footprint to eliminate our collective contribution to the climate change crisis. That commitment must be our over-arching guide.***

Plan Vision

- *Do the vision statements capture the most important elements we heard from the community?*
- *Is there anything that you can't support in the vision?*
- *Send typos or minor wording changes by email*

Land Use & Built Form

In 2040, Near Southeast is an equitable and inclusive community with a strong identity, mixing its suburban legacy with urban amenities and climate sustainability and resiliency. Evans Avenue, Colorado Boulevard and Leetsdale Drive have evolved into safe and welcoming multi-modal corridors full of local business and entertainment options and unique building designs complete with sustainable landscaping. There are new housing options along these corridors and near the Colorado and Yale RTD stations providing a mix of affordable options for all community members. The neighborhoods are full of a variety of houses that reflect the eclectic design patterns of the area, from minimal traditional to mid-century modern, to contemporary. New housing options, including accessory dwelling units, duplexes, and other missing middle housing, have blended into the existing neighborhood fabric, helping to keep the area affordable and providing options for all types of households. Residents in every neighborhood can safely walk or roll to community-serving businesses and amenities. The neighborhoods reflect the diversity of Denver, with community ties strengthened through events and organizations that celebrate the culture of Near Southeast.

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Economy & Housing

In 2040, Near Southeast has a strong economy with thriving businesses and a variety of housing options which support a diverse and inclusive community. The development along Evans Avenue and other mixed-use corridors has allowed long-standing small businesses to remain alongside new development and housing that has been constructed in the area. New neighborhood centers provide opportunities for entertainment, cultural traditions, and community events. Residents have access to quality jobs within Near Southeast, Downtown, and elsewhere in the city and region, resulting in low rates of unemployment, poverty, and homelessness. Innovative businesses have the resources and flexibility to start and grow in the area. Near Southeast is home to quality 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 and sizes can comfortably afford safe and desirable housing without straining their monthly budget or worrying about displacement. Residents of all ages can receive a quality education and job training without having to leave their neighborhood. The variety of businesses and housing have led to a diverse neighborhood where residents feel a sense of community cohesion.



Plan Vision

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Mobility

In 2040, the central location of Near Southeast allows residents and visitors to safely walk, roll, bike, and take transit to an abundance of local amenities and regional destinations. The area has well-maintained sidewalks, trails, and streets that equitably serve the neighborhood. Pedestrians of all ages and abilities can move around the area conveniently and comfortably on a network that prioritizes pedestrians and includes wider sidewalks, safer crosswalks, and street trees and landscaping. People of all ages and riding levels can bike to the Cherry Creek Trail and the High Line Canal, to local goods and services, and to other regional destinations like Four Mile Historic Park. Vehicle traffic in Near Southeast has decreased due to affordable, reliable, and frequent transit options creating a healthier, quieter, and more resilient neighborhood. Residents, visitors and employees in Near Southeast can meet their daily needs without needing to rely on a vehicle. As a result, serious injuries and traffic-related fatalities have been eliminated and emissions and climate impacts have decreased. Major arterials like Colorado Boulevard, Leetsdale Drive and Evans Avenue continue to provide vital connections between neighborhoods, but the availability of alternative modes of transportation has transformed these corridors into walkable, vibrant destinations that serve the area's growing population.

Plan Vision

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Quality of Life Infrastructure

In 2040, residents of Near Southeast are healthy, safe, and enjoy a high quality of life and a resilient environment. Parks are easily accessible to all, providing a variety of amenities, recreational opportunities, cultural programming, and greenery. The Cook Park Recreation Center serves as a neighborhood hub, connecting and strengthening the Near Southeast community. The Cherry Creek, High Line Canal, and Goldsmith Gulch trails provide mobility connections through the area and opportunities to exercise and experience nature. Major corridors like Evans Avenue, the residential neighborhoods, and the parks and trails have climate-appropriate landscaping and significant tree canopy, making the area attractive and sustainable. Storm water is managed through green drainageways, water and energy are used responsibly, and the air is clean. Neighborhoods and commercial areas are safe and welcoming to all, offering access to healthcare and fresh, local food. Near Southeast has reduced its impact on the climate and adapted to the consequences of climate change, ensuring sustainable neighborhoods for current and future residents.

Plan Vision

- *Do the vision statements capture the most important elements we heard from the community?*
- *Is there anything that you can't support in the vision?*
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Preliminary Direction

Preliminary Direction

- *Combination of existing conditions and community feedback*
- *Provides guidance for developing draft recommendations in phase 2*
- *Covers the topics that will be included in the plan*

Preliminary Direction

- *Is anything missing?*
- *Are there any you can't support?*
- *Send typos or minor wording changes by email*

Land Use & Built Form

Corridors

- *Evans is a priority for improvements in urban design*
- *Encouraging new development and revitalization in appropriate places*
- *Need better streetscape and landscaping design and maintenance*
- *Better building design and orientation to create walkability*
- *More community gathering spaces, green spaces, and entertainment venues*
- *More community-serving local businesses and amenities*
- *Better maintenance and management of utilities in the right-of-way*
- *Maintain the mix of urban and suburban feel*
- *Create a well-defined, unique character for Near Southeast*

Land Use & Built Form

Mixed-use design

- *Better building design and orientation to create walkability*
- *Improve development's relationship to the street*
- *Limit impacts of mixed-use areas and development on surrounding neighborhoods*
- *Better maintenance and upkeep of buildings and properties*
- *More appropriate and less intrusive signage*
- *Improve landscaping quality and sustainability*
- *Maintain the mix of urban and suburban feel*

Land Use & Built Form

Residential design/preservation

- *Maintain existing look and feel of neighborhoods*
- *Improve maintenance and upkeep of houses and properties*
- *Limit impacts of redevelopment on surrounding properties*
- *Improve landscaping quality and sustainability*

Land Use & Built Form

Height

- *Direct most growth to centers and corridors*
- *Improve transitions from centers and corridors to neighborhoods*
- *Appropriate height in appropriate places*
- *Sustainable growth with limited climate and environmental impacts*
- *Maintain views where they exist*
- *Limit the impact of development on resources like water and energy*
- *Parking requirements should be appropriate for the context*

Land Use & Built Form

Density/missing middle

- *Maintain existing look and feel of neighborhoods*
- *Allow ADUs with appropriate rules*
- *Integrate additional housing options into neighborhoods at appropriate scales and locations*
- *Sustainable growth with limited climate and environmental impacts*
- *Limit the impact of new housing on resources like water and energy*

Land Use & Built Form

Local centers

- *More opportunities to walk to local businesses*
- *Integrate mixed-use into neighborhoods at appropriate locations*

Land Use & Built Form

Transit oriented development/centers

- *Mix of retail, office, entertainment, and residential uses*
- *Greater density and growth directed to these locations*
- *Capitalize on and enhance multi-modal connectivity*
- *Create destinations at these locations to serve locals and attract visitors*
- *More community-serving local businesses and amenities*
- *More community gathering spaces, green spaces, and entertainment venues*

Land Use & Built Form

Community

- *Promote equity*
- *Increase sense of community and cohesiveness in the area*
- *Ensure the area is welcoming and open to all*
- *Support diversity of age, race, ethnicity, family status, income*
- *More community and cultural events in the area*

Preliminary Direction

- *Is anything missing?*
- *Are there any you can't support?*
- *Send typos or minor wording changes by email*

Housing & Economy

Housing, Affordability, and Options

- *More affordable rental and ownership opportunities*
- *Preserve existing attainable housing*
- *Provide more middle-density housing options*
- *Promote diversity in the neighborhoods and prevent gentrification and loss of diversity*

Housing & Economy

Quality Housing

- *Encourage residential design that is consistent with the existing character of the neighborhood*
- *Promote the maintenance and upkeep of residential properties*

Housing & Economy

Economic Development and Revitalization

- *Make Evans a gateway to the neighborhood*
- *Encourage reuse of existing vacant buildings*
- *Improve and modernize design of existing shopping and strip malls*
- *More diverse commercial businesses – especially locally-owned*
- *Highlight cultural and natural amenities in the area*
- *More public art in public spaces*

Housing & Economy

Jobs and Homelessness

- *Address and provide services for those experiencing homelessness*
- *Programs to prevent loss of housing*
- *More access to jobs within walking distance*
- *Job training and partnerships with employers and education providers*

Housing & Economy

Businesses, Strip Malls, and Shopping Area

- *Create new neighborhood centers with places for the community to gather*
- *Find opportunities for vacant commercial buildings*
- *More business within walking distance to residential areas*
- *More entertainment options – bars, nightlife, breweries*
- *More locally-owned businesses*
- *Support for existing businesses, especially those owned by BIPOC community*

Housing & Economy

Education

- *Partner with schools for community events*
- *Invest in infrastructure in and near schools*
- *Maintain high-quality of local public schools*

Preliminary Direction

- *Is anything missing?*
- *Are there any you can't support?*
- *Send typos or minor wording changes by email*

Mobility

Pedestrians

- *Provide safe, accessible, and well-maintained sidewalks and crossings on all streets*
- *Eliminate all traffic injuries and fatalities (Vision Zero goal)*
- *Provide clean, tree-lined streets and landscaped medians and buffers*

Mobility

Bikes

- *Make biking comfortable and accessible for all riding levels*
- *Build protected bike lanes and other bike facilities connecting Cherry Creek Trail, High Line Canal, Etc. (North South Routes) and East West routes between neighborhoods*
- *Improve signage on regional trails and within neighborhoods*
- *Eliminate all traffic injuries and fatalities (Vision Zero goal)*

Mobility

Transit

- *Provide reliable, frequent, and affordable transit with clean shelters*
- *Improve access to bus stops and commuter rail with safer street crossings, improvements to narrow and poorly maintained sidewalks, and other mobility connections*

Mobility

Vehicular Travel

- *Make it so driving is optional, and walking, biking, and taking transit is easy*
- *Improve safety along Colorado Boulevard, Leetsdale Drive, and Evans Avenue*
- *Create efficient use of space that provides adequate parking and driving lanes while prioritizing walking, biking and transit*
- *Eliminate all traffic injuries and fatalities (Vision Zero goal)*

Preliminary Direction

- *Is anything missing?*
- *Are there any you can't support?*
- *Send typos or minor wording changes by email*

Quality of Life Infrastructure

Parks

- *Maintain and build on existing park assets to benefit the community*
- *Improve access to parks for walking and biking*
- *New parks in areas outside the 10-minute walkshed*
- *New park amenities like dog parks, gathering areas, sport courts*
- *Improve park maintenance and safety*
- *Provide attractive and climate-appropriate landscaping*
- *Increase events and programming in parks*
- *Update and add amenities to the Cook Park Recreation Center*

Quality of Life Infrastructure

Trails

- *Maintain and build on existing trail assets to benefit the community*
- *Improve connections to and from trails for walking and biking*
- *Improve trail maintenance and safety*
- *Provide attractive and climate-appropriate landscaping*

Quality of Life Infrastructure

Landscaping

- *Preserve existing landscaping where it is strong*
- *Improve maintenance and upkeep of landscaping*
- *Require better landscaping for new development*
- *More landscaping in rights-of-way and medians*
- *Attractive and climate appropriate landscaping in parks and along trails*
- *More sustainable, resilient, and climate appropriate landscaping*
- *More trees in the area to reduce heat and mitigate sound and air pollution*

Quality of Life Infrastructure

Stormwater/green infrastructure

- *Improve drainage to reduce flooding in impacted areas*
- *Create a resilient stormwater management system*
- *Improve water quality in creeks, gulches, and drainages*
- *Provide attractive and climate appropriate landscaping in stormwater facilities*

Quality of Life Infrastructure

Resources

- *Ensure development has a sustainable water supply*
- *Promote sustainable water use in the area*
- *Climate-appropriate and water-smart landscaping*
- *Reduce pollution and emissions and improve air quality*
- *Reduce energy use in buildings*
- *Promote a sustainable energy supply*

Quality of Life Infrastructure

Safety

- *Reduce opportunities for property crime*
- *Discourage littering and clean up trash*
- *Improve streetlight coverage where needed*
- *Create better community connections to increase cohesiveness*

Quality of Life Infrastructure

Health

- *Improve access to recreation opportunities for better health*
- *Improve access to healthcare*

Food

- *Better restaurants with healthier food options*
- *Improve access to local produce and farmers markets*

Preliminary Direction

- *Is anything missing?*
- *Are there any you can't support?*
- *Send typos or minor wording changes by email*

Phase 2 Engagement

Goals

- *Confirm vision statements*
- *Develop recommendations for identified issues and opportunities*
- *Develop alternatives*
- *Identify focus areas and transformative projects*
- *Identify neighborhood-specific issues*
- *Convey how phase 1 was used and how phase 2 will inform the remaining process*

Format

- *Online survey(s)*
- *Virtual community workshop(s)*
- *Focus groups*
- *Community navigators*
- *Focused engagement*
- *Existing community events/meetings*

Timing

- *Early 2022*
- *Workshop(s) in early-mid January*
- *Survey open into February*
- *Focus groups, navigators, focused engagement and other meetings while the survey is open*