

Denver Comprehensive Housing Plan

Amended Delivery Date



Business, Arts, Workforce & Aeronautical Services Committee
August 9, 2017

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Why are we requesting an extension to October 1?

1. To provide extended Community and Advocate Engagement

- i. Neighborhoods experiencing displacement pressures
- ii. Communities with specific housing interests

2. To synch with the 2018 City Budget

- i. Addressing Affordability
 - a. Reductions in the “global” cost of housing
 - b. Increase wages
 - c. Stabilize health
- ii. Addressing Gentrification
- iii. Establishing a Toolbox of Anti-Displacement Programs

TIMELINE: Housing Plan Action and Investment

- August/September 2017 – Housing Advisory Committee to review Housing Plan, public review draft available for comment
- *City seeking extension to October 1, 2017 to submit Plan to Council*
 - Housing Plan will inform the housing budget for 2018
- November/December 2017 – City Council to finalize the 2018 Budget

OUTLINE: Five-Year Action Plan

- 1. Introduction (including connections to other planning efforts)**
- 2. Existing and future conditions**
- 3. Guiding principles**
 - Connectivity between housing and other affordability investments
 - Focus on serving vulnerable populations
 - Focus on creating inclusive communities and promoting economic mobility
- 4. Citywide Legislative and Regulatory Priorities**
- 5. Strategies for land for future development**
- 6. Strategies for those living without homes**
- 7. Strategies for rental housing**
- 8. Strategies for homeownership**
- 9. Implementation**
 - Intended outcomes
 - Implementation table

OUTLINE: 2018 Year Action Plan

The Action Plan will address current challenges based on public and stakeholder feedback to:

- Invest along the income spectrum, but to **focus resources on extremely low and low-income residents** where need is greatest
- Foster a mix of options throughout Denver, but to **focus resources on vulnerable neighborhoods experiencing displacement pressures**
- Calibrate specific housing strategies (e.g. preserving existing affordability or developing new affordable options) to **address the unique challenges of different neighborhood types**
 - Focus on **preservation strategies to help stabilize individuals and families** in vulnerable neighborhoods

OUTLINE: 2018 Year Action Plan

Will list specific program and project investments, and is driven by outcomes

The Action Plan will project outcomes:

- Families/Individuals Housed
- Families/Individuals Stabilized

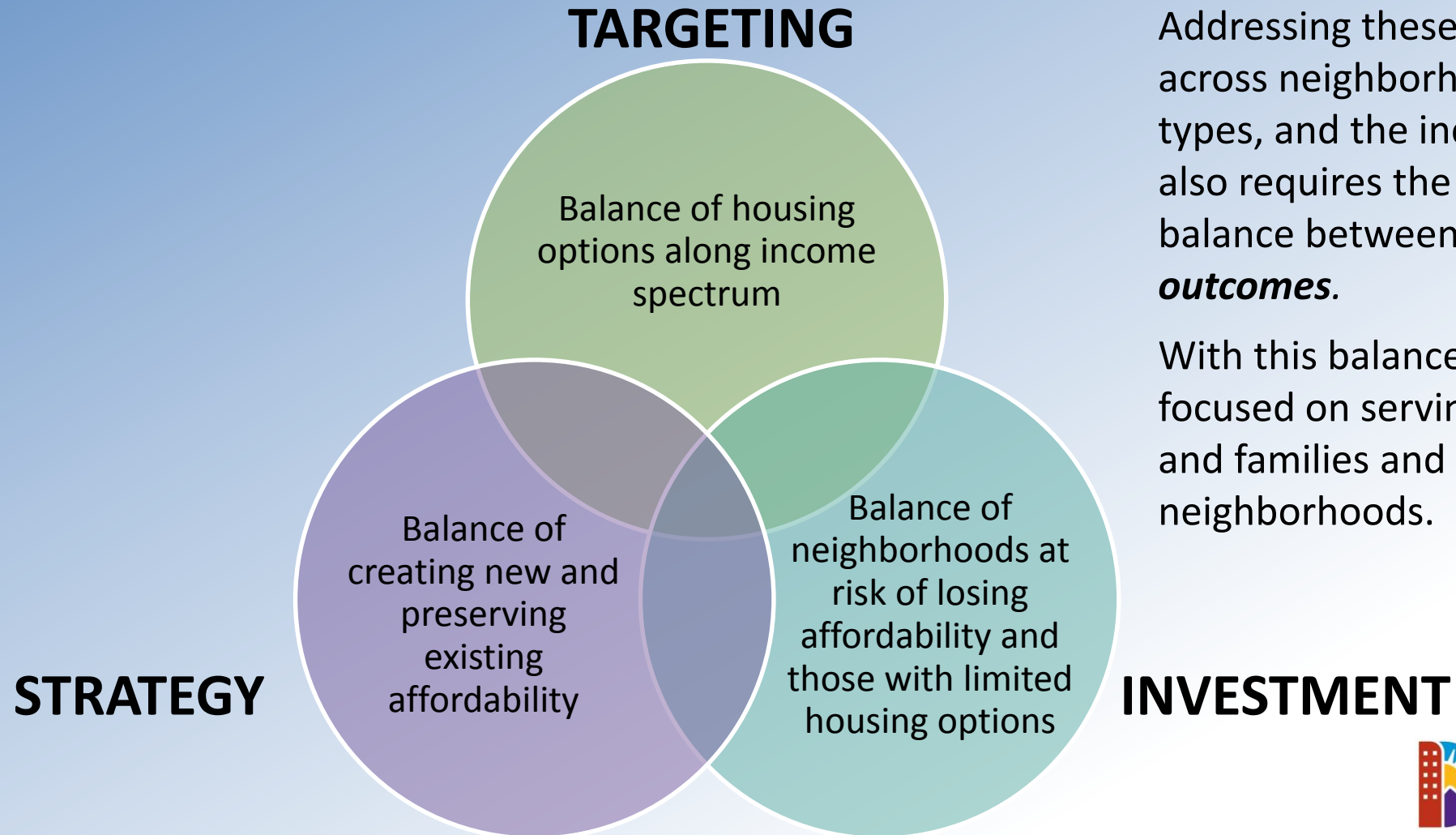
The Action Plan will organize investments to achieve outcomes:

- Capital Investments to create and preserve housing
- Housing Program investments aimed at stabilizing families
- Supportive Service investments to support formerly homeless individuals

The Action Plan will synch with other 2018 affordability investments from the city budget:

- Housing Programs that complement OED's federal and local resources
- Workforce Programs to expand or maintain housing affordability
- Health and Financial Services to support families to access or maintain housing

Comprehensive Plan: Tensions



Addressing these tensions across neighborhoods, housing types, and the income spectrum also requires the City to find a balance between **outputs** and **outcomes**.

With this balance, we are focused on serving individuals and families and stabilizing neighborhoods.

Discussion

Appendix

Legislative and Regulatory Priorities

Prioritize use of publicly owned land for affordable housing

Stabilize families through tax rebate programs

Pursue more proactive enforcement of health, safety and building codes

Expand and strengthen land use regulations for affordable and mixed-income housing

Strengthen City's Preservation Ordinance

Pursue protections for renters

Support broader development of accessory dwelling units

Establish a rental registry

Develop more consistent standards for affordable housing in medium- and large-scale developments

Five-Year Framework: Goals, Policies, Strategies, Targets

Strategies to Create

- Create new homeownership opportunities
- Create new rental opportunities
- Acquire land for affordable housing development
- Build mixed-income and mixed-use developments (including missing middle housing)

Strategies to Preserve

- Preserve affordability of unsubsidized large-scale rental properties
- Preserve affordability of unsubsidized small-scale rental properties
- Preserve affordability of existing income-restricted rental properties
- Preserve affordability of existing homeownership (e.g., Community Land Trust)
- Support programs that help seniors age in place

Strategies to Assist*

- Target housing resources to “right size” interventions
- Build housing capacity through policy and funding alignment
- Expand “gap” supportive services for approved permanent supportive housing

** persons experiencing homelessness*

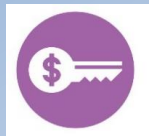
Project Approach: Achieving opportunity for all Denver residents

When people have access to opportunity, it means they can reach their highest potential. They are able to lead healthy lives, secure in their homes, and connected to good jobs, quality education and community services.



Housing Security

- Homeownership
- Housing cost burden
- Housing stability



Jobs, Economic Mobility & Security

- Income, wealth, and savings
- Poverty reduction
- Employment and workforce engagement



Health and Wellness

- Access and affordability of health care
- Life expectancy
- Health status



Mobility & Connections

- Transit and vehicle access
- Commute time
- Transportation cost-burden

MOBILITY ACTION PLAN



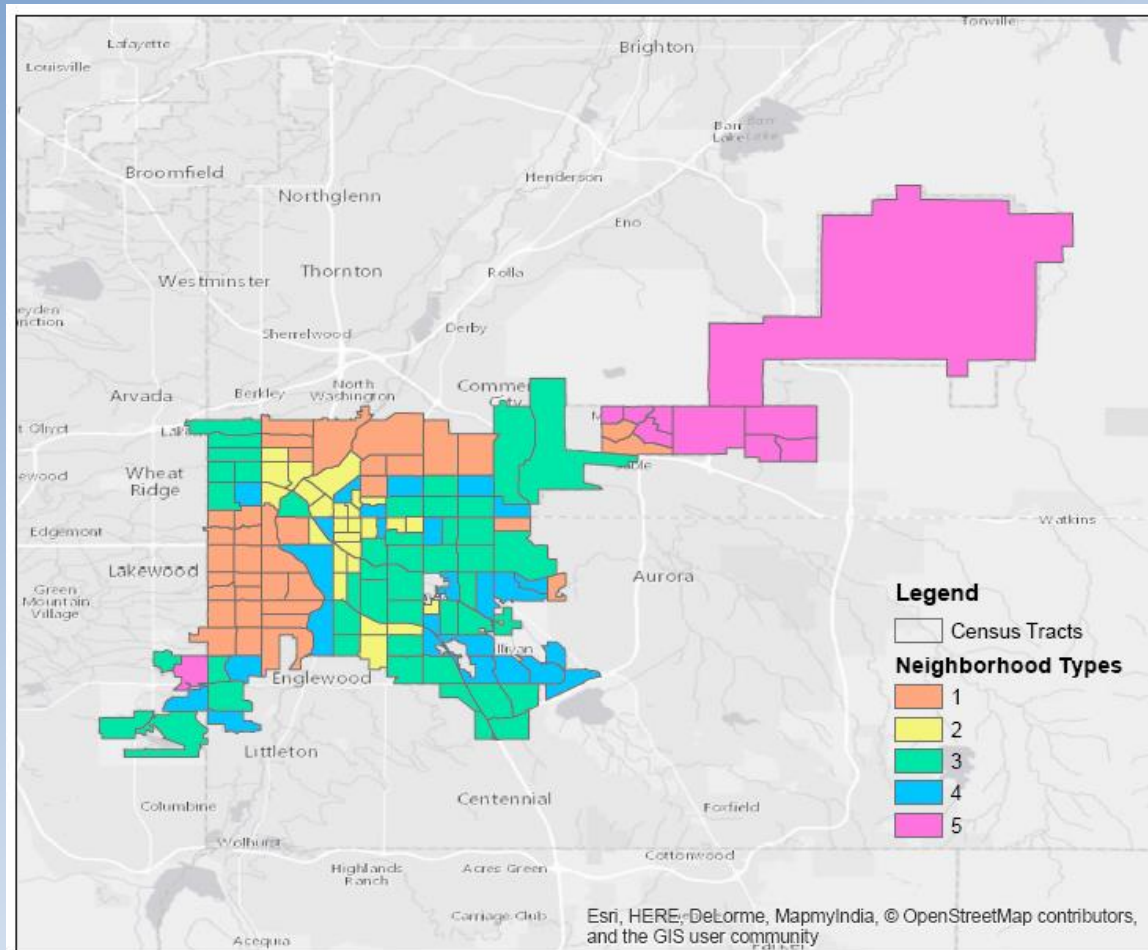
Quality Education

- High school completion
- Higher education attainment

DPS – STRENGTHENING NEIGHBORHOODS

Denver's neighborhood types

This analysis clusters neighborhoods together based on shared conditions, as measured across 50+ variables



NOTE: The number associated with neighborhood types does not indicate a ranking relative to opportunity. Numbers are only used to differentiate between types.

Neighborhood types and vulnerability

Most vulnerable neighborhoods fall within Type 1, but a large share also fall within Type 2 and Type 4

