

# City of Commerce City

## Balanced Housing Plan & Affordable Housing Implementation Plan

Presented by CIVITAS, LLC  
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# Overview

- Housing Needs Assessment
- Balanced Housing Plan
- Affordable Housing Implementation Plan

# Key Findings from the Housing Needs Assessment

- Finding 1: Demographic Outliers
- Finding 2: A Tale of Two Cities
- Finding 3: Affordability Gap
- Finding 4: Need for Housing Stock Diversification
- Finding 5: Growing Homeless Population

# Balanced Housing Plan Strategy 1: Policy & Regulatory Strategies for Creative Housing Solutions

## **Recommendation 1: Explore Contemporary Concepts for Increasing Housing Stock Diversification**

- Update zoning to allow for changes that encourage density and diversity in units
  - Permit low cost, high benefit strategies for diversifying city's housing stock, especially affordable units
  - Accessory Dwelling Units (ADU), tiny homes, small home communities
- Timeframe – 2018/2019 Comprehensive Plan update
- Target Areas
  - Opportunity Zone Census Tract
  - Northern Range – larger lots allow for sizeable stand-alone ADUs as well as tracts for small home communities
  - Historic City – smaller lots; prevalence of long narrow lots make tiny homes more feasible; for small home communities, conversion of blighted and pocket neighborhoods, tracts near Brighton Boulevard, the South Platte River, as well as transit-oriented development near stations on the RTD North Line

# Balanced Housing Plan Strategy 1: Policy & Regulatory Strategies for Creative Housing Solutions

## **Recommendation 2: Mobile Home Community & Short-term Rental Improvements**

- Explore options such as fee and tax incentives, grants, low-cost loan programs to improve existing mobile home communities, and other incentives to encourage the conversion of motels into small residential developments
- Timeframe – 2 to 5 years
- Target Areas
  - Opportunity Zone Census Tract
  - Historic City

# Balanced Housing Plan Strategy 2: Explore Options to Fund Housing Development

## ➡ Recommendation 1: Fee Incentives

- ➡ Potential types of housing to be incentivized: special needs housing (elderly, homeless, etc), affordable housing

## ➡ Recommendation 2: Consider Use of CIPP Funds to Assist in Housing Development

- ➡ Explore possibilities of funding CCHA housing development via CIPP funds

## ➡ Recommendation 3: Consider Use of CDBG Funds to Further Housing Programs

- ➡ Provide funds to CCHA to:
  - ➡ Establish a Revolving Loan Fund
  - ➡ Fill financing gaps on redevelopment

# Balanced Housing Plan Strategy 3:

## Promotion of Opportunity Zone within Commerce City

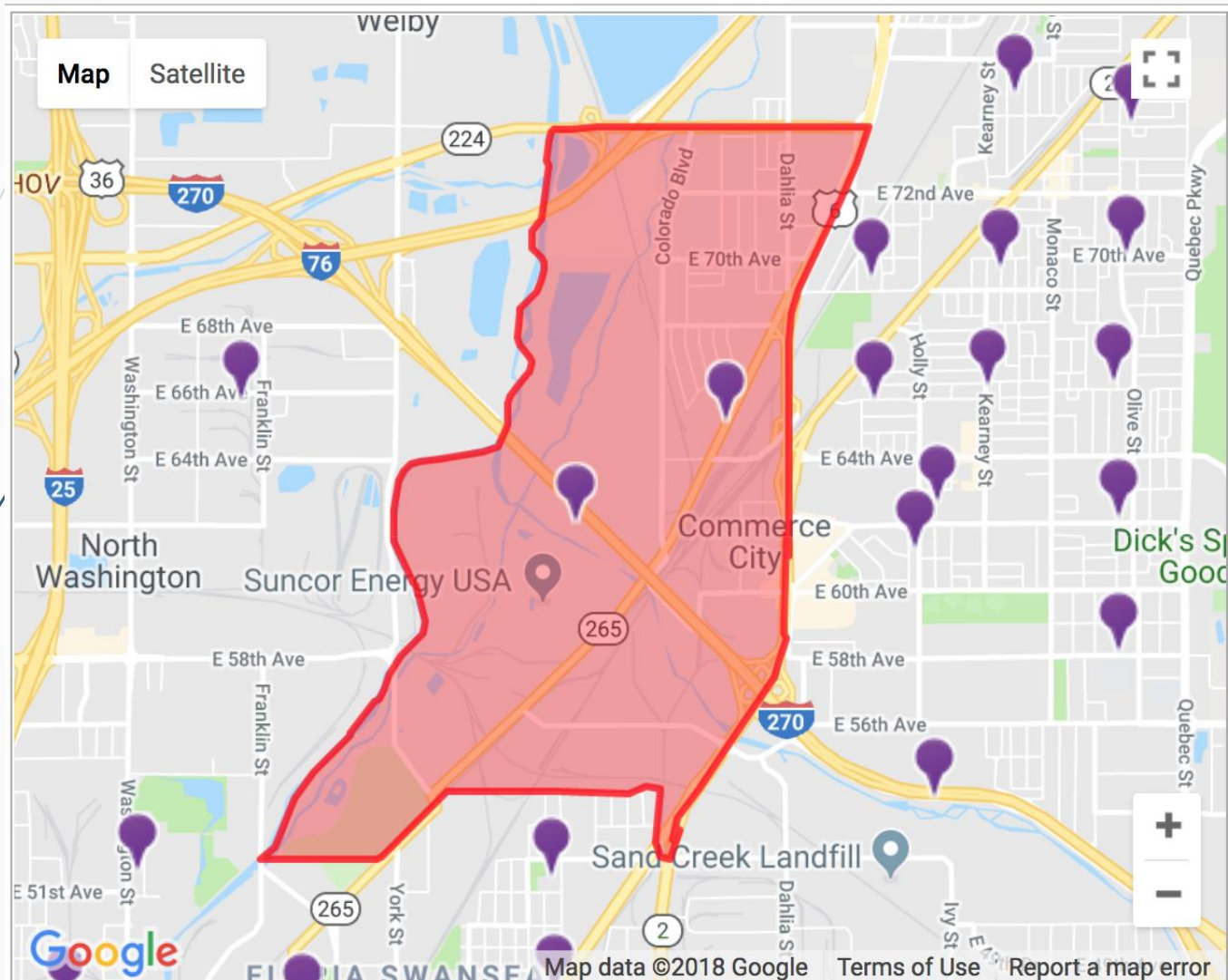
### ➤ Recommendation 1: Maximize Opportunity Zone Investment

- Make use of newly enacted community & economic development program.
- Tap economic development resources: “The incentive is deferral, reduction and potential elimination of certain federal capital gains taxes. U.S. investors currently hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone – this is a significant untapped resource for economic development.”

—Colorado Office of Economic Development and International Trade

- Stay current with U.S. Treasury rules and guidance, which are expected to be updated this summer.
- Examine Commerce City’s Designated Opportunity Zone:
  - Census Tract 08001008901

# Balanced Housing Plan Strategy 3: Opportunity Zone Map





# Affordable Housing Implementation Plan Strategy 1: Grow CCHA as a Developer

## ➤ **Recommendation 1: Acquire and/or redevelop small rental development projects**

- CCHA should begin to acquire and/or develop small rental projects to increase the city's affordable housing options.
  - Recommend this should occur incrementally and grow proportionately at the margins as CCHA's capacity increases.
- Target Areas:
  - Derby neighborhood would be a prime location for CCHA to pilot its rental development efforts.
  - Secondary target areas: the neighborhoods of Kemp and Rose Hill immediately south of Derby, as well as Adams City to the west.
  - Entire Opportunity Zone Census Tract should also be considered for redevelopment and investment.

## ➤ **Recommendation 2: Acquire underutilized properties for future redevelopment**

- Target areas: same areas as identified for rental development. Derby, Kemp, Rose Hill, and Adams City all have a number of pre-foreclosures as well as older single-family homes at lower price points that could be targeted.

# Affordable Housing Implementation Plan Strategy 2 :

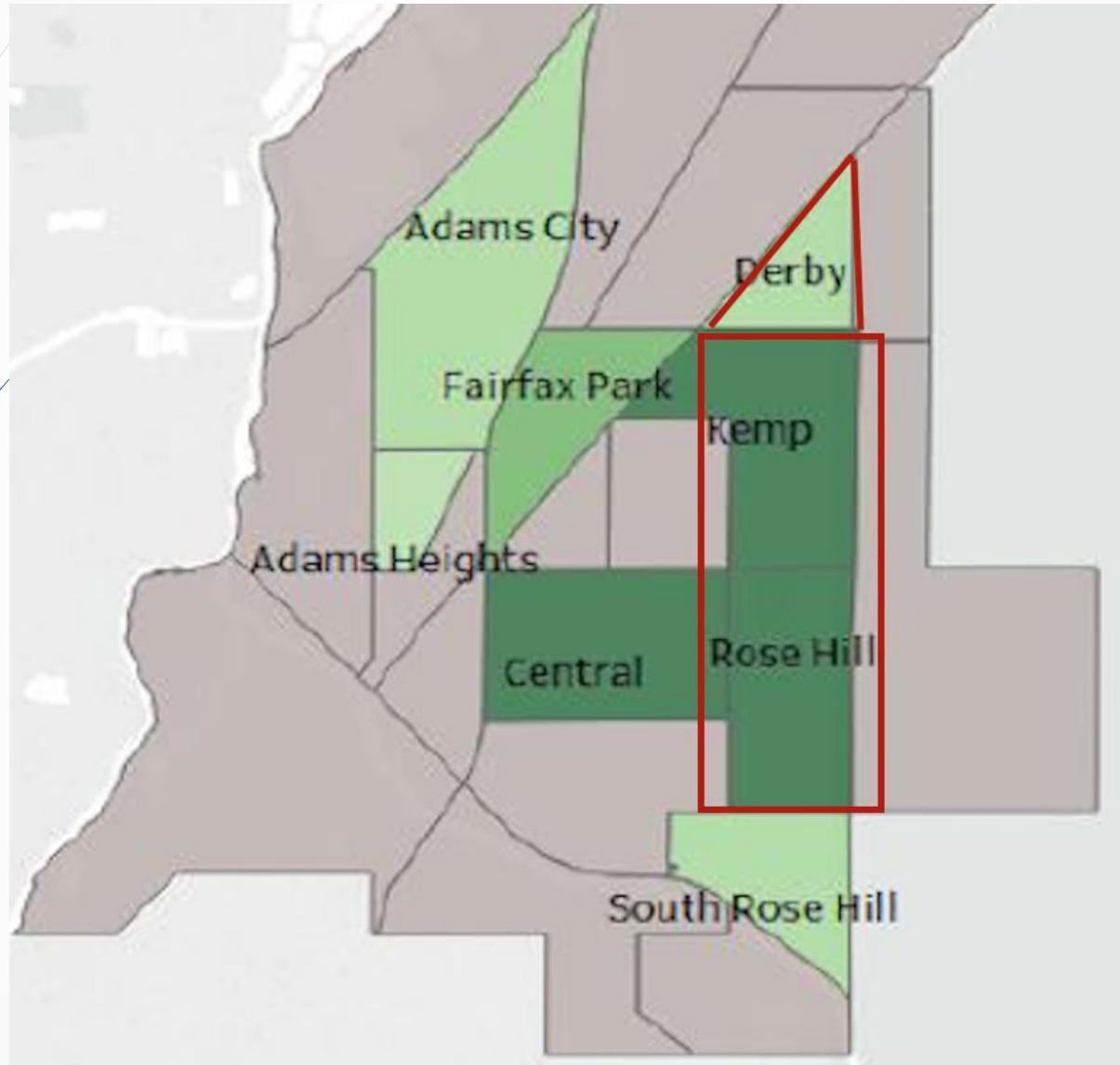
## Develop special needs housing units

### ➤ **Recommendation 1: Collaborate with service providers and development partners for special needs housing.**

- Leverage CCHA assets: As CCHA increases capacity in developing small affordable rental projects, the organization should look to leverage its assets and experience to partner with supportive service providers to develop special needs housing projects.
- Target special needs housing for: elderly, homeless, disabled.
- Timeframe – 2-5 years.
- Target Areas: same neighborhoods as identified with rental development:
  - Derby
  - Secondary target areas: Kemp and Rose Hill, potentially Adams City.
  - Entire Opportunity Zone Census Tract should also be considered for redevelopment and investment as to maximize available funding and incentives.

# Affordable Housing Implementation Plan:

## Target Area Map for Strategies 1 & 2



# **Affordable Housing Implementation Plan Strategy 3:**

## **Increase Capacity of CCHA**

- ➡ **Recommendation 1: Explore Programmatic Funding Opportunities**
- ➡ **Recommendation 2: Increase Affordable Housing Advocacy & Marketing throughout Commerce City**

# Affordable Housing Implementation Plan Strategy 4:

## Develop and Expand Partnerships with Other Agencies Involved in Housing and Related Services

- CCHA should work to become the main housing conduit and advocate in the city, and a strong housing voice in the region.
- CCHA should become a leader in building collaborative relationships with public and private entities, with the goal:
  - To reduce duplicative efforts and maximize the benefits that come through collaboration with diverse stakeholders by sharing resources and expertise, e.g:
    - Supportive services
    - Developers and building and land-use experts
    - Financial entities and experts
    - Health and family service professionals
- Facilitate complex, multi-layered housing developments that contain many partners and serve multiple populations and needs.

# Questions or Comments?

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