



Strategic c3 Housing Plan Presentation

January 7, 2019

Agenda

- Review the C3 Strategic Housing Plan
- Discuss the three components
 - Housing Needs Assessment
 - Balanced Housing Plan
 - Affordable Housing Implementation Plan
- Consider for adoption

Project Background

Initial phases included:

- Public Input
 - Stakeholder Focus Group work in October 2017
 - One-on-one interviews, Oct. through Dec. 2017
 - 20 groups represented, including developers, builders, homeless advocates, non profits, and financial community
- City Council check-in on the Housing Needs Assessment
- City Council input on initial strategies and recommendations

PROJECT OVERVIEW

Strategic C3 Housing Plan consists of three main components:

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

Key Findings from the HNA

Findings initially presented to City Council in 2018

— *Finding 1: Demographic Outliers*

- Highest percentage increase in pop.
- Highest percentage rise in senior population
- Highest percentage of SFD dwellings
- High Hispanic population
- Young Population

— *Finding 2: A Tale of Two Cities – Historic City & Northern Range*

— *Finding 3: Affordability Gap*

- 1/3 of households are “cost burdened” (spend more than 30% of their income on housing) For renters, it is 44%

— *Finding 4: Need for Housing Stock Diversification – 76% of the city’s housing stock is SFD*

— *Finding 5: Growing Homeless Population*

Balanced Housing Plan

- Focus on what the City can do to address key findings from the Housing Needs Assessment
- Initial strategies and recommendations were presented to City Council in June 2018



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Balanced Housing Plan – Strategy 1

- **Policy & regulatory strategies for creative housing solutions:**
 - *Rec. 1* - Explore changing the city's zoning code to permit for Transit-Oriented-Development (TOD), Accessory Dwelling Units (ADU's), and small home communities
 - *Rec. 2* - Undertake initiatives to improve existing non-traditional housing options, such as mobile home parks and the former motel facilities



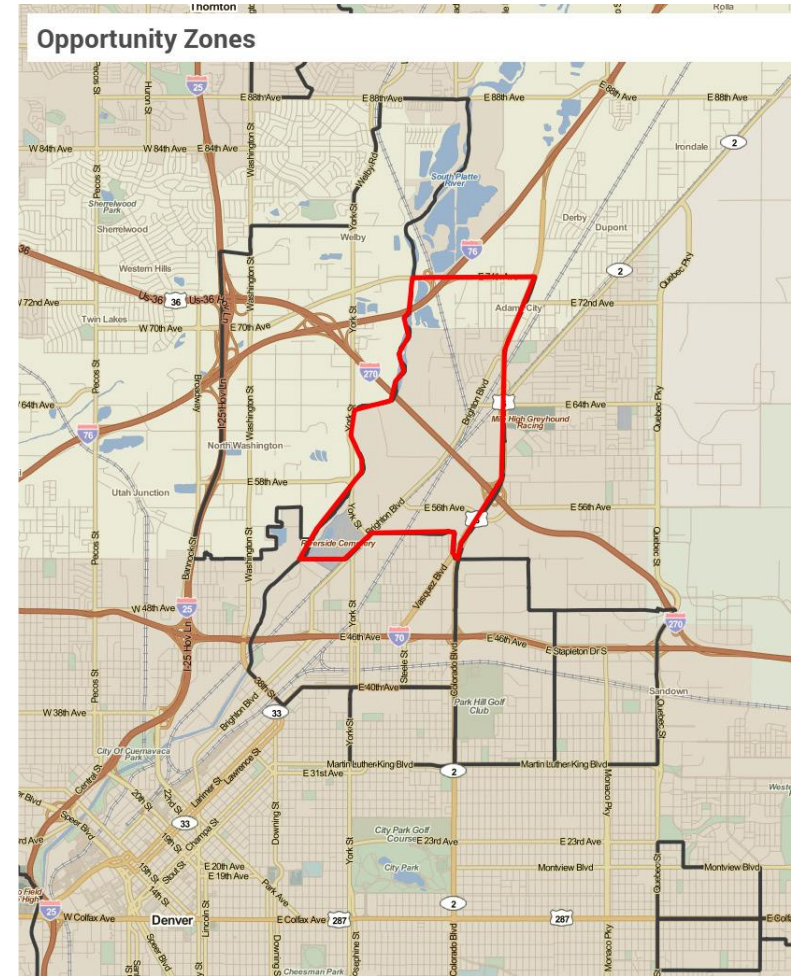
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Balanced Housing Plan – Strategy 2

- **Explore Options to Fund Housing Development**
 - *Rec. 1* – Consider fee and tax assessment and other funding approaches to balance Commerce City’s housing stock (e.g. low- and moderate-income, special-needs and senior housing, as well as housing for those experiencing homelessness)
 - *Rec 2* – Explore use of CIPP funds to assist the Commerce City Housing Authority in housing development. Could include acquisition of parcels for future housing development
 - *Rec 3* – Consider use of CDBG funds to further Commerce City Housing Authority programs such as a revolving loan fund.

Balanced Housing Plan – Strategy 3

- *Rec 1* - Promotion of the Opportunity Zone within Commerce City to Maximize Investment
- Possibility for agreements with private developers to build or rehabilitate either mixed units with some market rate housing and some designated for low-income earners, the area could expand the city's housing stock



Affordable Housing Plan - Strategy 1

- **Grow More Development Opportunities for the CCHA**
- *Rec. 1* - Acquire and/or redevelop small rental development projects and underutilized properties
 - Target Areas:
 - The Derby neighborhood would be a prime location for CCHA to pilot its rental development efforts
 - Secondary target neighborhoods are Kemp and Rose Hill immediately south of Derby, as well as Adams City to the West
 - Finally, the entire Opportunity Zone Census Tract should be eyed for redevelopment and investment

Affordable Housing Plan - Strategy 2

- **Develop special needs housing units**
 - *Rec. 1:* Partner with service providers and various development partners to develop special needs housing, such as:
 - Homeless
 - Elderly
 - Veterans – Recommendation also includes grants and vouchers specific to veterans

Affordable Housing Plan - Strategy 3

- **Increase the capacity of the CCHA**
 - *Rec. 1* - Explore Programmatic Funding Opportunities, including:
 - CHFA
 - Down Payment Assistance Programs
 - Mortgage Finance Programs
 - New private partnerships



Affordable Housing Plan - Strategy 4

- **Develop and Expand Partnerships with Other Agencies Involved in Housing and Related Services**
- *Rec. 1* - Facilitate complex, multi-layered housing developments that contain many partners and serve multiple populations and needs, including:
 - HOME Consortium
 - Metro Denver Homeless Initiative (MDHI)



DRT Recommendation

- Staff recommends that the City Council adopt the Strategic C3 Housing Plan





Questions and Discussion

