

Board Work Session Summary

Wednesday, April 3, 2024

Meeting held via Zoom

Members/Alternates Present

Jeff Baker, Chair	Arapahoe County
Steve O'Dorisio	Adams County
Claire Levy	Boulder County
Adam Paul	City and County of Denver
Kevin Flynn	City and County of Denver
Marie Mornis	Gilpin County
Andy Kerr	Jefferson County
Lisa Feret	City of Arvada
Angela Lawson	City of Aurora
Nicole Speer	City of Boulder
Greg Mills	City of Brighton
Deborah Mulvey	City of Castle Pines
Tim Dietz	Town of Castle Rock
Tammy Maurer	City of Centennial
Christine Sweetland	City of Centennial
Randy Weil	City of Cherry Hills Village
Steve Conklin	City of Edgewater
Ari Harrison	Town of Erie
Windi Padia	Town of Frederick
Paul Haseman	City of Golden
George Lantz	City of Greenwood Village
Jeslin Shahrezaei	City of Lakewood
Wynne Shaw	City of Lone Tree
Joan Peck	City of Longmont
Judi Kern	City of Louisville
Colleen Whitlow	Town of Mead
Tom Mahowald	Town of Nederland
Richard Kondo	City of Northglenn
John Diak	Town of Parker
Tara Beiter-Fluhr	City of Sheridan
Justin Martinez	City of Thornton
Claire Carmelia	City of Westminster
Bud Starker	City of Wheat Ridge

Others Present: Douglas W. Rex, Executive Director, Melinda Stevens, Executive Assistant, DRCOG; Michele Riccio, Adams County; Don Wick, Lorie Gillis, Arvada; David King, Melanie Ward, Jenny Houlne, Centennial; Jesse Carey, Robin Kniech, Denver; Kent Moorman, Thornton; Danny Herrmann, Colorado Department of Transportation; Tyler Bump, ECONorthwest; Emma Bangs, Metro Mayors Caucus; Matt Frommer, Jonathan Singer, Connor Riley, Molly McKinley, Avery Wolfe, Chris Miller, Jason Schaefer, Citizens; and DRCOG staff.

Chair Jeff Baker called the meeting to order at 4:00 p.m.

Public Comment

Jonathan Singer urged directors to act on the need for regional solutions to address Boulder's housing affordability crisis and its impact on local infrastructure and business. He highlighted that House Bill 1313, which focuses on transit-oriented communities, could help mitigate these issues by enabling residents to live closer to work and support growing the economy.

Chris Miller supported House Bill 1313, emphasizing its regional approach to addressing housing affordability. Mr. Miller argued that the bill promotes transit-oriented communities, which will effectively utilize existing infrastructure and allow cities to grow together while maintaining their individual character.

Jason Shaefer is in support of House Bill 1313, noting that his research on the Grand Boulevard project aligns with the bill's goals. Mr. Shaefer stated that combining increased transit with compact development, as proposed in the bill, would effectively address congestion, travel delays, and greenhouse gas reduction, which is supported by DRCOG's 2050 Metro Vision.

Connor Riley asked the directors to support House Bill 1313 to address Colorado's housing crisis, which he sees as a major issue affecting both young people and seniors. Mr. Riley argued that the bill will create more affordable, transit-accessible housing, reduce strain on infrastructure, and align with the 2050 Metro Vision's goals for sustainable community development.

Molly McKinley advocated for House Bill 1313, stressing its role in reducing Denver's dependence on cars by promoting dense housing near transit corridors. Ms. McKinley stated that the bill is crucial for decreasing vehicle miles traveled, meeting Colorado's climate goals, and alleviating the financial and health burdens associated with high housing and transportation costs.

Matt Frommer urged the directors to support House Bill 1313 and House Bill 1304, which both align with the 2050 Metro Vision by promoting housing near transit, reducing vehicle miles traveled, and cutting greenhouse gas emissions. Mr. Frommer emphasized that these bills enhance local flexibility, provide additional funding for affordable housing, and address barriers like excessive parking mandates, crucial for achieving regional climate and housing goals.

Regional Transportation Plan and Metro Vision Amendments

Sheila Lynch introduced Tyler Bump of ECONorthwest to provide an update on the assessment to the directors. DRCOG and the consultant team of ECONorthwest, Community Planning Collaborative, and MIG kicked off the Regional Housing Needs Assessment at the end of September 2023. Phase 1 of the Regional Housing Needs Assessment focuses on data analysis to define the size and nature of current and future housing supply gaps based on changing demographics and land areas. Phase 2 focuses on stakeholder engagement to identify systemic barriers to meeting housing needs defined

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in Phase 1. The Regional Housing Needs Assessment is planned to be completed by June 2024.

The project is currently focused on analyzing barriers and developing strategies. The assessment aims to address regional housing needs with a long-term goal of 511,000 new units by 2050, and a short-term target of 216,000 units by 2033. This approach emphasizes addressing the most urgent needs first, particularly for low-income households, and balancing these priorities with broader housing demands. The assessment identifies key findings, including the need for a wide range of housing types across different income levels. Notably, 64% of the short-term target is designated for low-income households earning below 60% of the area median income (AMI). The report also underscores that while housing production has matched population growth, it has not sufficiently addressed historic underproduction. Trends such as smaller household sizes and an aging population demand more diverse housing options. The report reveals uneven distribution of housing types and affordability across the region, calling for a more equitable approach to housing development.

The barriers analysis points to several challenges, including zoning and regulatory constraints, high construction costs, and limited infrastructure funding. The project team has identified key barriers, such as restrictive zoning laws, high construction and financing costs, and inadequate infrastructure expansion. Opportunities for DRCOG include providing technical assistance, facilitating regional coordination, and advocating for funding and policy changes to support affordable housing development. The feedback from various stakeholders highlighted the importance of addressing these barriers to meet the diverse housing needs across the region effectively.

Adjournment

The meeting adjourned at 5:19 p.m.