



Regional Housing Needs Assessment

DRCOG Board of Directors Meeting, October 16, 2024



Housing in Metro Vision

- Diverse **housing options** meet the needs of residents of all ages, incomes and abilities.
 - Diversify the region's **housing stock**.
 - Increase the regional supply of **housing attainable** for a **variety of households**.
 - Increase opportunities for **diverse housing accessible by multimodal transportation**.



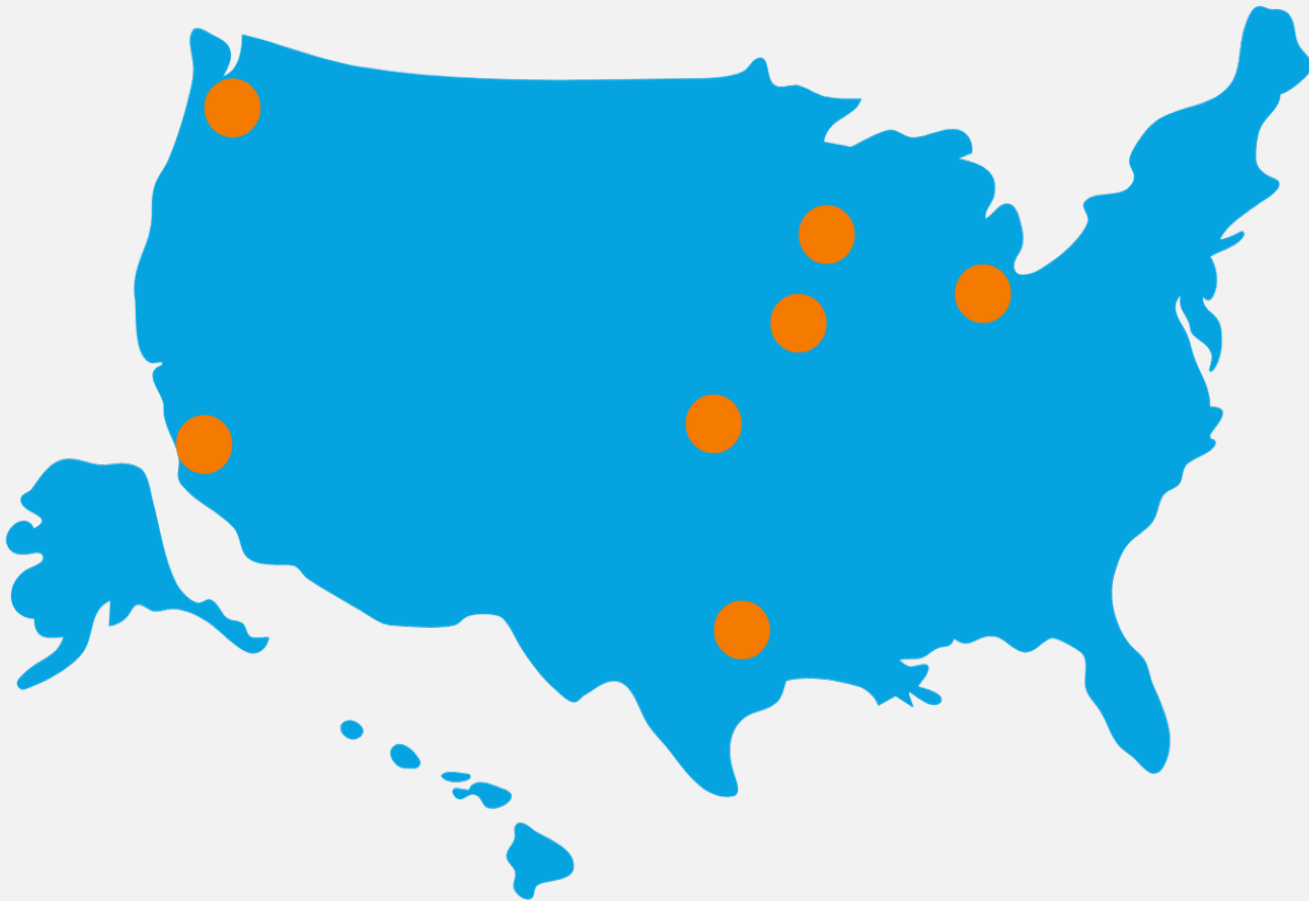
Housing and transportation planning

“The metropolitan planning process... **shall** provide for consideration of projects and strategies that will—...

(E) ...promote **consistency** between **transportation improvements** and State and local planned **growth, housing, and economic development** patterns

23 United States Code § 134(h)

Learnings from other regions

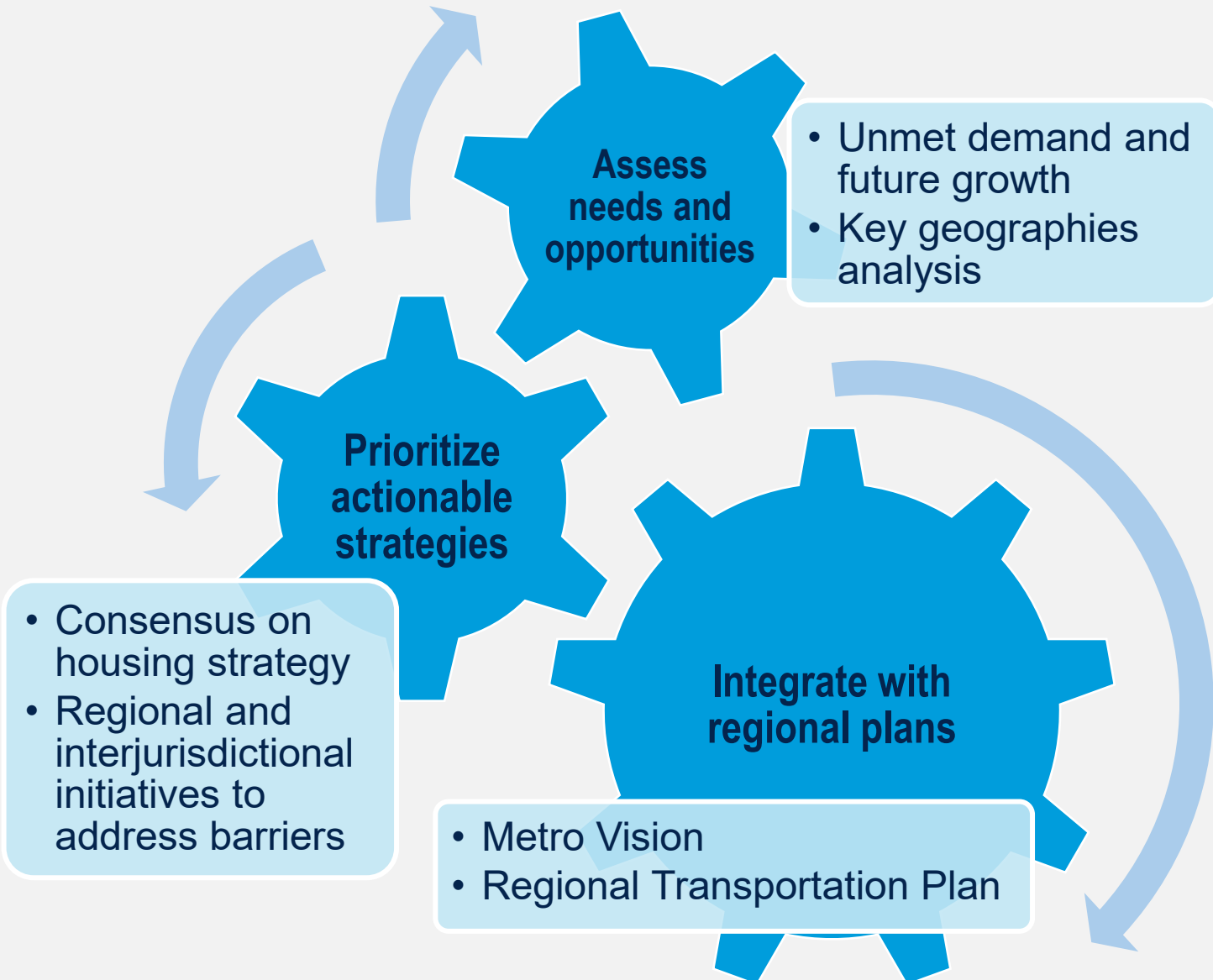


- Puget Sound
- Central Ohio
- Dane County, Wisconsin
- Kansas City
- Houston
- Chicago
- Southwestern LA County

The benefits of a regional approach

- **Shared, data-driven approach** to understand housing need and policy-making
- **Bring together strategic partners**, providing educational workshops, and policy resources facilitates regional collaboration and knowledge sharing
- **Integrate housing** with transportation, environmental, and economic development planning for a more cohesive regional approach
- **Providing and/or helping to secure funding** for affordable housing development and preservation helps catalyze housing development needed to meet regional need
- **Assist local governments** with implementing state requirements that could help meet regional housing needs

DRCOG's path to a regional housing strategy



Regional Housing Needs Assessment

October 2023–July 2024

- Data analysis.
- Understand barriers.
- Framework for strategy.

Regional Housing Strategy

December 2024–January 2026

- Regional implementation structure.

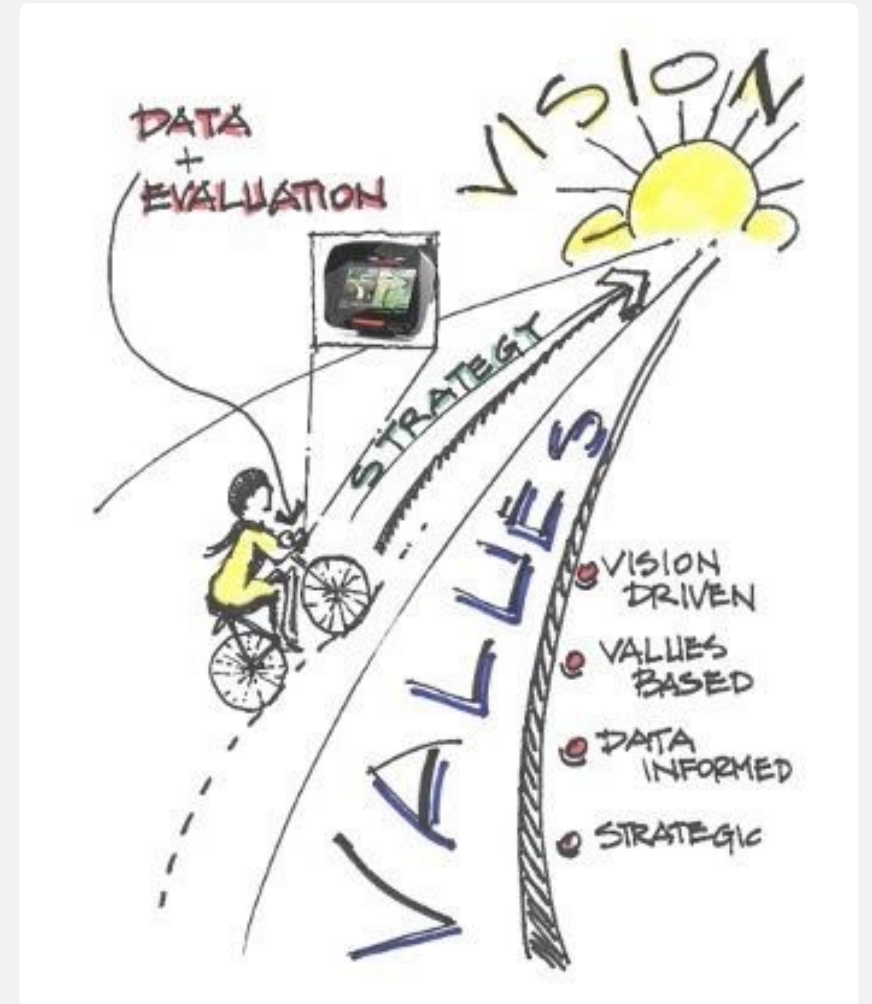
Regional plan updates

2025–2026

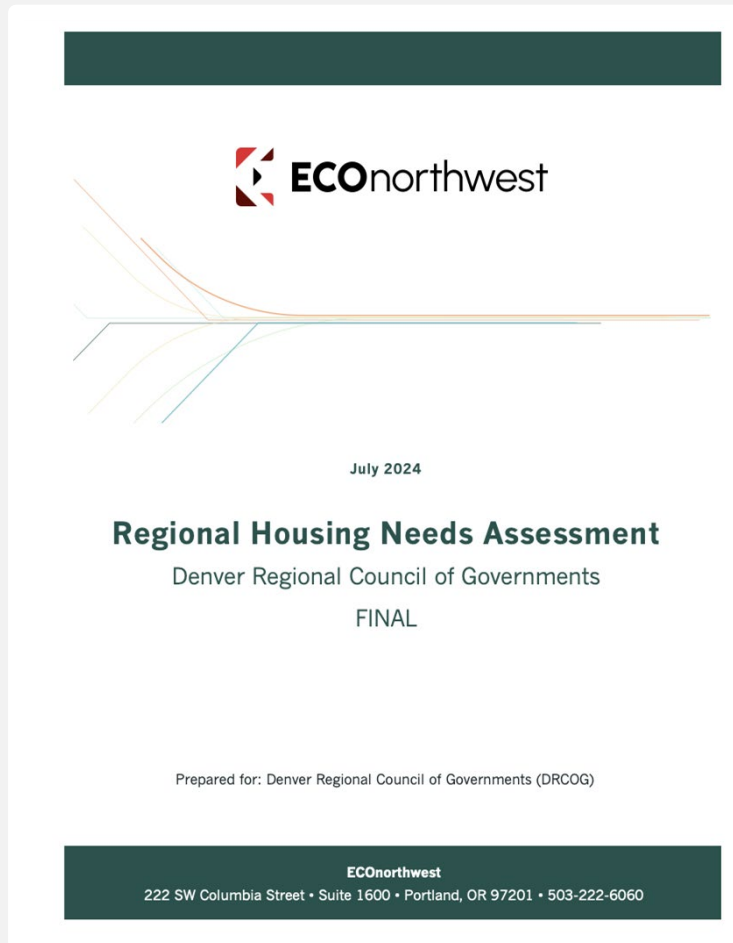
- Guide Metro Vision and regional transportation plan updates.

Purpose

- Support and further Metro Vision and the 2050 Metro Vision Regional Transportation Plan.
- Develop a consistent, data-informed, and equity-centered approach to analyzing and responding to housing needs.
- Foster a culture of shared responsibility for addressing housing needs.
- Build consensus around a shared vision and framework for action.
- Increase capacity within local communities to advance housing strategies and respond to evolving needs.
- Build a region that is more resilient, inclusive and equitable.



Regional Housing Needs Assessment report



1. Data Analysis:

- Identified gaps in housing supply and affordability across income levels and household types.

2. Barriers Analysis:

- Collaborated to identify barriers to housing development.

Stakeholder engagement



Data analysis key findings

- Despite periodic building booms, the region has not produced enough housing to keep pace with population and job growth.
- Low-income households (below 60% Area Median Income) represent the greatest need for additional housing.
- Aging population and smaller household trends will require more diverse housing types.
- Housing types and affordability are unevenly distributed across the region.

Categorizing barriers

Land use and zoning

Infrastructure

Development costs and market factors

Funding and finance

Community will and collective action

Guiding principles

A regional housing strategy should...

- 1) **Align with the region's equity vision** for communities that offer access to opportunity and meet the needs of all races, ages, incomes, and abilities.
- 2) **Be data-informed**, grounded in a shared understanding of the region's diverse housing needs.
- 3) **Ensure flexibility** in responding to the contexts of communities across the region.
- 4) **Be comprehensive** in addressing the barriers to more housing and more diverse types.
- 5) **Reflect the unique roles and authorities of each sector** while facilitating collaboration and shared accountability.
- 6) **Identify resource requirements** to ensure actionable plans and deliver desired outcomes.
- 7) **Balance near-term results with long-term resilience** to meet housing needs under varied economic conditions.

Proposed motion

- The Board of Directors of Denver Regional Council of Governments accepts the Regional Housing Needs Assessment as a guide for DRCOG's future housing planning, strategy and action.

Thank you!

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