

**Executive Committee**

Steve Conklin, Chair
Wynne Shaw, Vice Chair
Jeff Baker, Secretary
Colleen Whitlow, Treasurer
Kevin Flynn, Immediate Past Chair
Douglas W. Rex, Executive Director

Agenda
Board Work Session
Wednesday, January 3, 2024
4:00 p.m. – 5:30 p.m.
Video/Web Conference
Denver, CO

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1. Call to order
2. Public Comment
3. Summary of the November 1, 2023 Board Work Session (Attachment A)
4. Update and discussion on the Regional Housing Needs Assessment (Attachment B)
5. Adjourn

Board Work Session | Denver Regional Council of Governments
January 3, 2024

Attachment A

Summary of November 1, 2023 Board Work Session

Board Work Session Summary

Wednesday, November 1, 2023

Meeting held via Zoom

Members/Alternates Present

Wynne Shaw, Chair	City of Lone Tree
Steve O’Dorisio	Adams County
Jeff Baker	Arapahoe County
Claire Levy	Boulder County
Austin Ward	City and County of Broomfield
Nicholas Williams	City and County of Denver
Kevin Flynn	City and County of Denver
Shontel Lewis	City and County of Denver
Tracy Kraft-Tharp	Jefferson County
Nicole Speer	City of Boulder
Deborah Mulvey	City of Castle Pines
Tim Dietz	Town of Castle Rock
Tammy Maurer	City of Centennial
Randy Weil	City of Cherry Hills Village
Steve Conklin	City of Edgewater
Ari Harrison	Town of Erie
Lynette Kelsey	Town of Georgetown
Paul Haseman	City of Golden
George Lantz	City of Greenwood Village
Chuck Harmon	City of Idaho Springs
Stephanie Walton	City of Lafayette
Jeslin Shahrezaei	City of Lakewood
Rich Olver	City of Lakewood
Stephen Barr	City of Littleton
Deborah Fahey	City of Louisville
Colleen Whitlow	Town of Mead
Tom Mahowald	Town of Nederland
Richard Kondo	City of Northglenn
John Diak	Town of Parker
Sarah Nurmela	City of Westminster
Bud Starker	City of Wheat Ridge
Darius Pakbaz	Colorado Department of Transportation

Others Present: Douglas W. Rex, Executive Director, Melinda Stevens, Executive Assistant, DRCOG; Janet Lundquist, Jillian Coffey, Savannah Mantele, Adams County; Bryan Weimer, Arapahoe County; Mac Callison, Aurora; Kent Moorman, Mike Garrott, Thornton; Ed Bowditch, Jennifer Cassell, Bowditch & Cassell; Danny Herrmann, Nathan Lindquist, Colorado Department of Transportation; Kelly Blynn, Colorado Energy Office; Jarett Hughes, Jon Moore, Eleni Angelides, The Governor’s Office; Becky Karasko, Suzette Mallette, North Front Range Metropolitan Planning Organization; Andrew Gunning, Pikes Peak Area Council of Governments; Jason Nagy, Rural Workforce Housing Innovation Coalition; Matt Frommer, Southwest Energy Efficiency Project; and DRCOG staff.

Chair Wynne Shaw called the meeting to order at 4:00 p.m.

The Chair welcomed a new member to the Board: Windi Padia, new member for the Town of Frederick.

Public Comment

There was no public comment.

Discussion with the Governor’s Office Policy and Legislative Teams Regarding the 2024 Legislative Session.

Executive Director Rex introduced Jarrett Hughes, Jon Moore, Nathan Lindquist, and Eleni Angelides to present this item to the directors. The Governor’s Office Policy and Legislative Teams briefed the board on key concepts under consideration related to the intersections of housing and transportation. The priority focus for 2024 will be strategic growth for housing plans and comprehensive planning, accessory dwelling units and financing, and transit-oriented communities. The Governor’s budget request includes a \$136.7 million housing package that leverages existing dollars and tax credits with the intent of increasing housing supply throughout the state. Key objectives and goals of the Governor's proposal will be:

- To create a planning framework that aligns state, regional, and local efforts to reach shared strategic growth goals
- Improve access to planning-supportive data and best practices
- Identify metrics to track progress over time
- Align funding across agencies for greater impact across intersectional areas: housing, transit, climate, natural resources, and economic development in line with Strategic Growth Executive Order D 2023 014

Members of the Board had a robust discussion and provided input to the Governor’s Office staff to assist in mapping out next steps regarding ongoing opportunities for collaboration with DRCOG members.

Adjournment

The meeting adjourned at 5:25 p.m.

Attachment B

Update and discussion on the Regional Housing Needs
Assessment

Board Work Session

Meeting date: January 3, 2024

Agenda Item #: 4

Update and discussion on the Regional Housing Needs Assessment

Agenda item type: Discussion

Summary

The consultant team for the Regional Housing Needs Assessment will present a summary of the data analysis phase (Phase 1) of the overall assessment.

Background

DRCOG, along with the consultant team of ECONorthwest, Community Planning Collaborative, and MIG, kicked off the Regional Housing Needs Assessment at the end of September 2023. Metro Vision, the region's plan, prioritizes "*diverse housing options to meet the needs of residents of all ages, incomes, and abilities.*" However, the region's current housing supply falls dramatically short of today's needs. The Regional Housing Needs Assessment will articulate the scale and scope of the region's housing need and identify the systemic barriers to addressing housing in our region.

Phase 1 – Data Analysis of the Regional Housing Needs Assessment defines the size and nature of current and future housing supply gaps based on changing demographics and land areas. This will be the first of several updates on the Regional Housing Needs Assessment that is planned to be completed by June 2024.

Action by others

n/a

Previous discussion/action

n/a

Recommendation

n/a

Attachments

Staff presentation



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For more information

If you need additional information, please contact Douglas W. Rex, Executive Director, at (303) 480-6701 or drex@drcog.org; or Sheila Lynch, Division Director, Regional Planning and Development, at (303) 480-6839 or slynch@drcog.org.





REGIONAL HOUSING NEEDS ASSESSMENT

DRCOG Board Work Session

RHNA PROGRESS TO DATE & NEXT STEPS

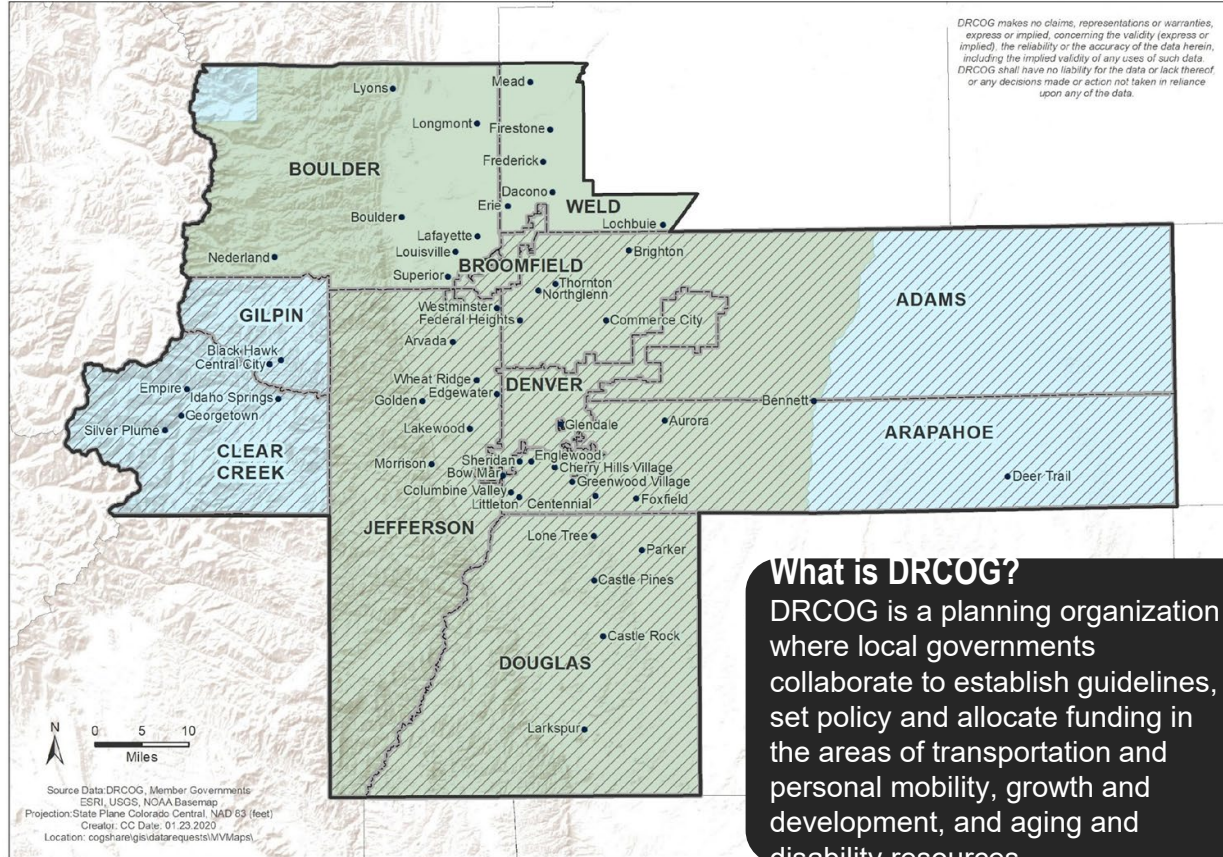
January 3, 2024 / 4:00 pm - 5.30 pm

TODAY'S AGENDA



- 1. Lessons from Other Regions**
- 2. Engagement to Date**
- 3. RHNA Approach and Methodology**
- 4. Preliminary Results**
- 5. Role of Subregions & Local Governments**

Area	~10 counties (58 member governments)
	5,288 square miles (comparable to Connecticut)
	3.4 million people (comparable to Utah)
	Ute, Cheyenne, and Arapaho peoples (traditional territory)
Elevation	From Grays Peak (14,278 feet)
	To Badger Creek (4,505 feet)
Roles	Regional planning commission (state statute)
	Area Agency on Aging (federal)
	Metropolitan planning organization (federal)



DRCOG makes no claims, representations or warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the data herein, including the implied validity of any uses of such data. DRCOG shall have no liability for the data or lack thereof or any decisions made or action not taken in reliance upon any of the data.

What is DRCOG?
 DRCOG is a planning organization where local governments collaborate to establish guidelines, set policy and allocate funding in the areas of transportation and personal mobility, growth and development, and aging and disability resources.



Desired outcome

Diverse **housing options** meet the needs of residents of all ages, incomes and abilities.

Objectives

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**

NO ONE-SIZE-FITS-ALL LOCAL APPROACH



“ [I]ndividual communities will contribute to Metro Vision outcomes and objectives through **different pathways** and at **different speeds** for collective impact.



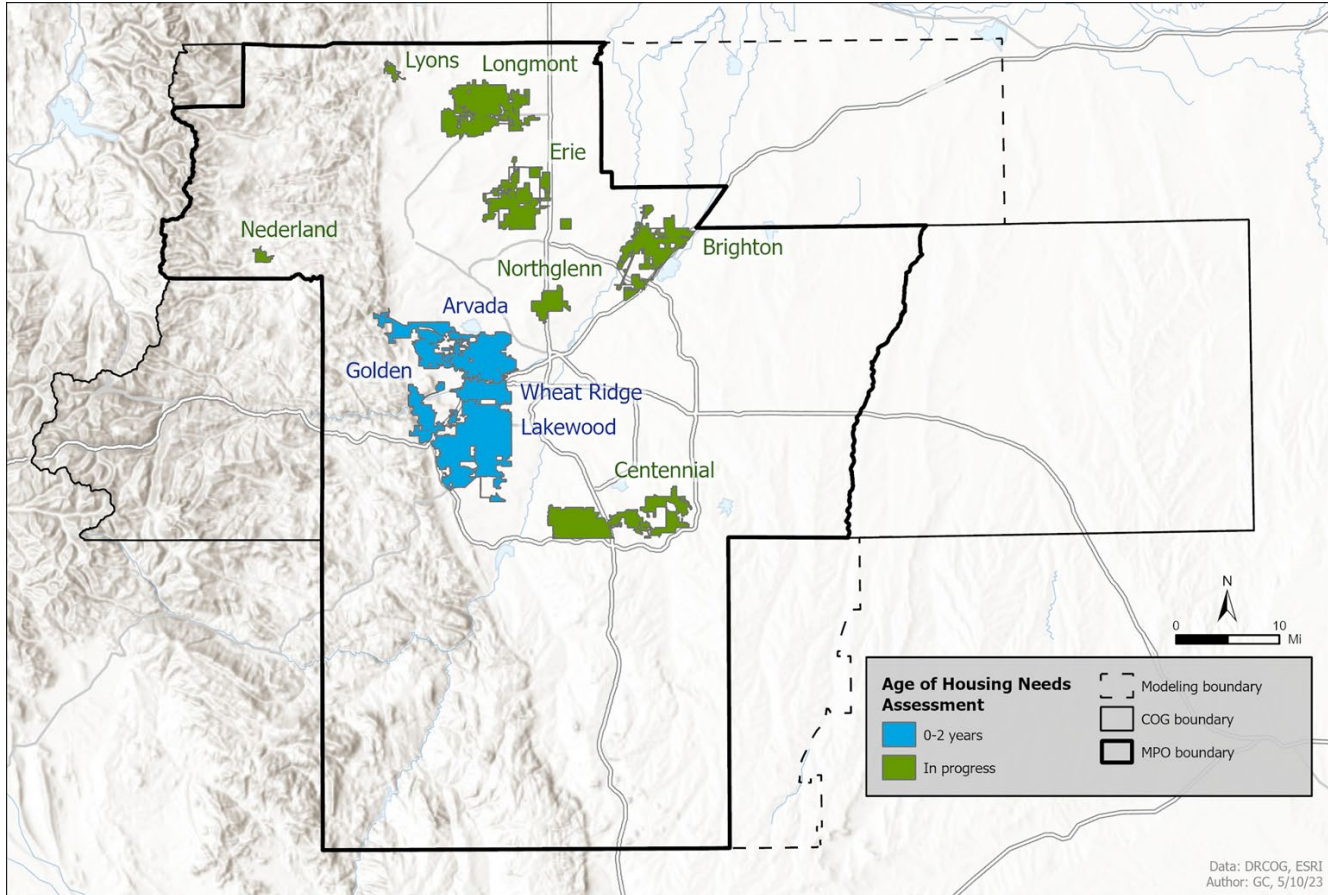
LOCAL HOUSING PLANNING AND POLICIES UNDERWAY



- **Innovative Affordable Housing Strategies (HB21-1271)**
 - Innovative Housing Planning Grant Program (IHOP)
- **Proposition 123**
 - Over 40 of 58 local governments in the Denver region submitted commitment filings
- **Inclusionary Housing**
 - At least 7 local policies across the region



RECENT HOUSING ASSESSMENTS





“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

TAKEAWAYS FROM OTHER REGIONS



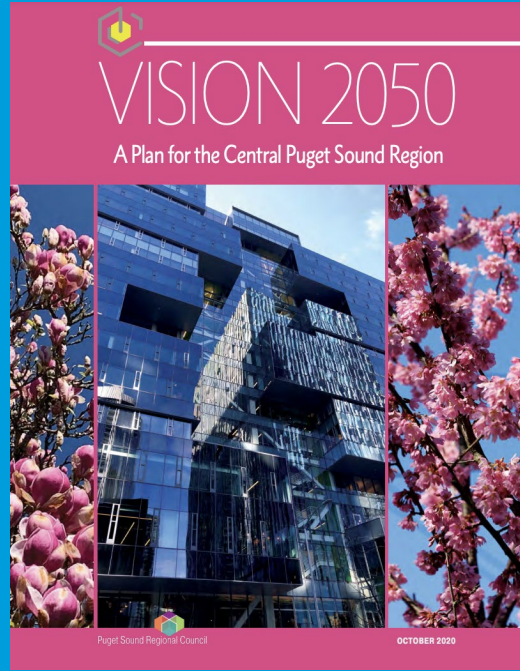
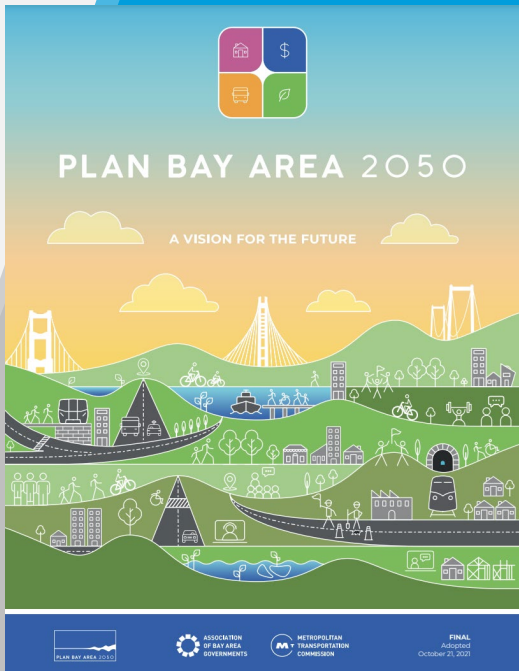
- Be responsive to your region's needs and unique context
- Action without strategy makes prioritizing resources and measuring progress difficult
- Clarity and alignment in regional actions and local actions
- Leveraging partnerships is essential
- Sustaining programming and implementation after the plan is complete

ASSESSMENT FIRST AND STRATEGY DEVELOPMENT NEXT



- Intentions for the Assessment process
 - Comprehensive understanding of housing need
 - Identification of the systemic barriers to meeting housing needs
 - Engagement across DRCOG member governments
 - Information and data to inform future policy and program development

EXPERIENCE WORKING IN OTHER REGIONS





ENGAGEMENT TO DATE



Roles

Provide feedback and guidance.

Represent a broad diversity of perspectives.

Inform potential next steps



Meetings

November - AG #1: Assessing Regional Housing Needs: Why and How?

December - AG #2: Our Housing Needs Today



Members

Member government staff, advocates, service providers, market-rate and affordable housing developers, & more

2 Focus Group Discussions

Member Governments
Land Use Planning and
Housing Staff

Climate and Sustainability Groups

- DRCOG Climate Pollution Reduction Plan stakeholder group
- CC4CA
- DRCOG member governments climate and sustainability staff and partners

Both focused on key barriers and DRCOG's role

→ Member govts also discussed needs by AMI

→ Climate group also discussed challenges and priorities at the intersection of housing and sustainability

DRCOG's Role:

- Guide, not dictate
- Provide and standardize data
- Quantify costs and benefits; illustrate scenarios
- Catalogue and share available resources
- Convene actors and facilitate coordination
- Collect, create, and share best practices, toolkits, models, etc.
- Advocate for new resources within legislative discussions
- Facilitate conversations and explain complex concepts, trends, and systems to clarify collective responsibility and dispel misinformation

Integrating Climate & Housing:

- Quantify costs and benefits; illustrate scenarios and long-term benefits
- Encourage compact development with proximity to jobs, services, and transit
- Explore, advocate for, and encourage policies, practices, and programs that:
 - Mitigate displacement/incorporate affordable housing in TOD
 - Support seniors downsizing
 - Encourage green building practices (minimize upfront costs for long term benefit)
 - Expand and support transit service
 - Support disaster recovery and resilience



REGIONAL NEEDS ASSESSMENT APPROACH AND METHODOLOGY

COMPARING RHNA TO OTHER ASSESSMENTS

Some DRCOG members analyze housing need, either for local planning or to meet federal funding requirements. This RHNA uses different methods to understand need at a regional level and to develop strategies that address a range of contexts.

	Local Housing Needs Assessment	Consolidated Plan	DRCOG Regional Housing Needs Assessment
Key Components	<ul style="list-style-type: none"> Community demographics Inventory of housing stock Current market conditions Inconsistent approaches to calculating future need 	<ul style="list-style-type: none"> Current cost-burdened households, scaled for near-term growth Current market conditions Detailed demographic breakdown 	<ul style="list-style-type: none"> Current need accounts for historic underproduction and addressing homelessness Future need accounts for population growth and demographic change Distribution of needed units by income
Time Horizon	Varies	3–5 years	2050
Goal	Identify local actions—regulatory, financial—to encourage housing development that fills current gaps	Prioritize projects and actions for near-term allocation of federal grants	Understand regional and subregional needs to advance coordinated planning and policy



Proactively determine housing targets for the region



Consider subregional markets and local conditions



Be transparent around data sources, limitations, and methodological choices



Align with Metro Vision planning areas and goals

Housing Need

Calculate each component of housing need:

- Current Need (“Underproduction”)
+
- Current Homelessness +
- Future Need

Income Targets

Target current housing need by income level

- As a range of Median Family Income (MFI)
- Future need income distribution is embedded in that methodology

Subregions

Determine subregional geographies

Distribute Need

Distribute total regional need to subregions by unit type and income target

Current Need

UNDERPRODUCTION

Units that have not been produced to date in the region, but are needed to accommodate current population
(often referred to as housing shortage)



UNITS TO ADDRESS HOMELESSNESS

Units needed to house those who are currently experiencing homelessness



Future Need

PROJECTED NEED

Units needed to accommodate future population growth over 20 years



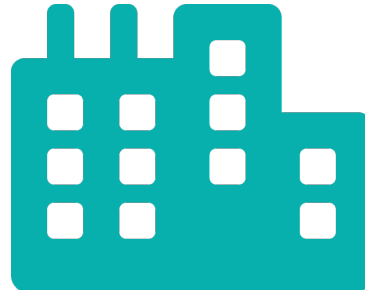
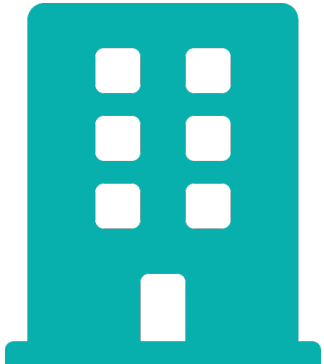


RHNA PRELIMINARY RESULTS

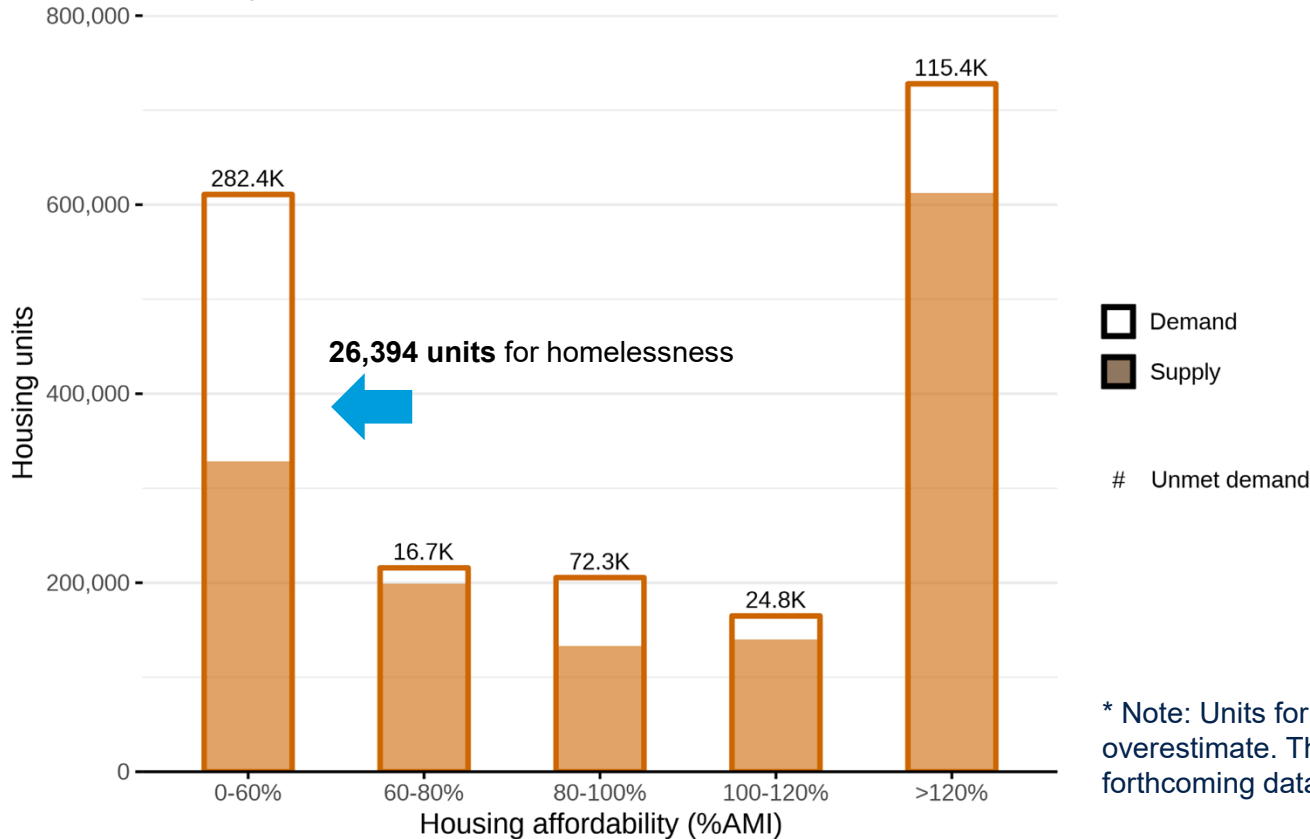


To address current and future needs across the income spectrum, the Denver region needs to build 511,000 units by 2050

511,000 new homes



DISTRIBUTION OF NEED – 2050



* Note: Units for homelessness is likely an overestimate. This figure will be revised with forthcoming data from MDHI.

A near-term target can help the region get on track to meet 2050 need

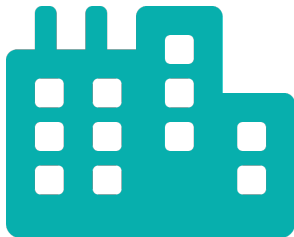
Reduces uncertainty of long-term forecasts

Helps align policy and strategy with current market conditions

Current need should be planned for over a shorter horizon



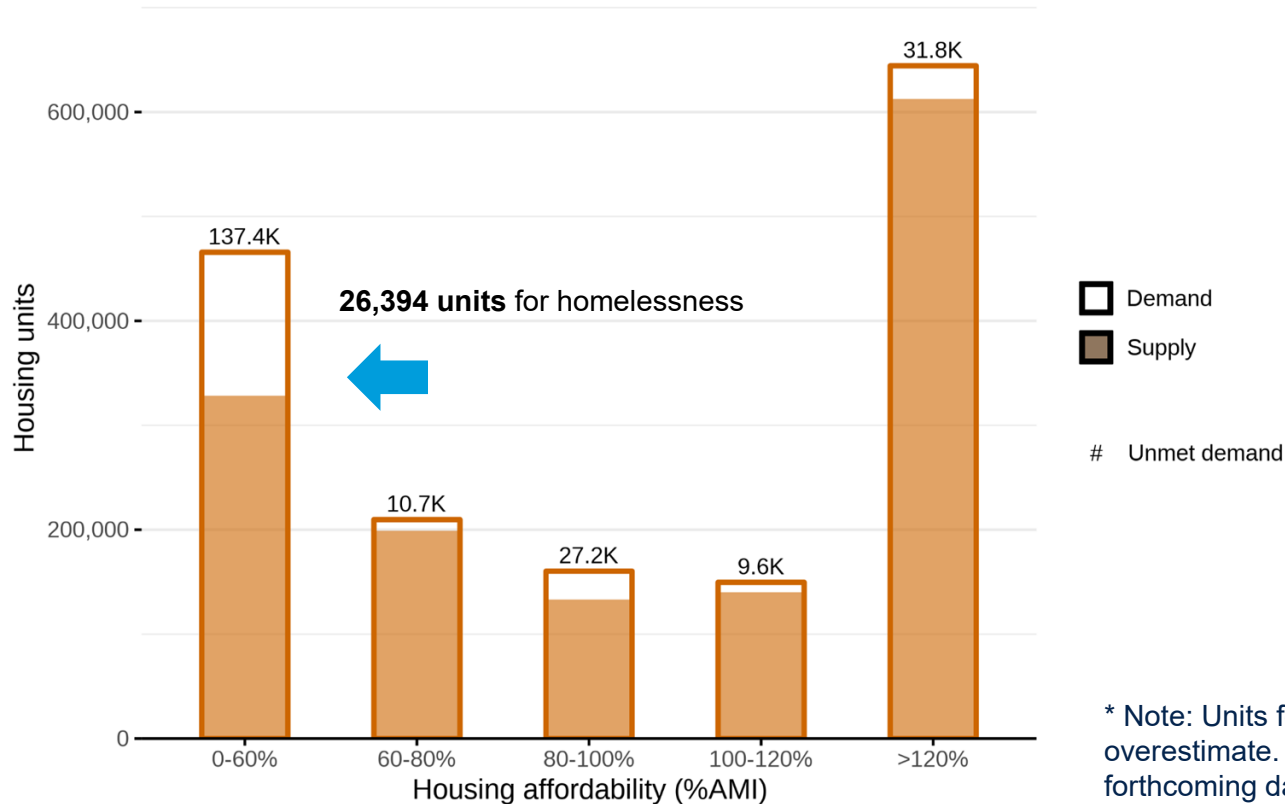
216,000 units



10-year share of 28-year
forecast

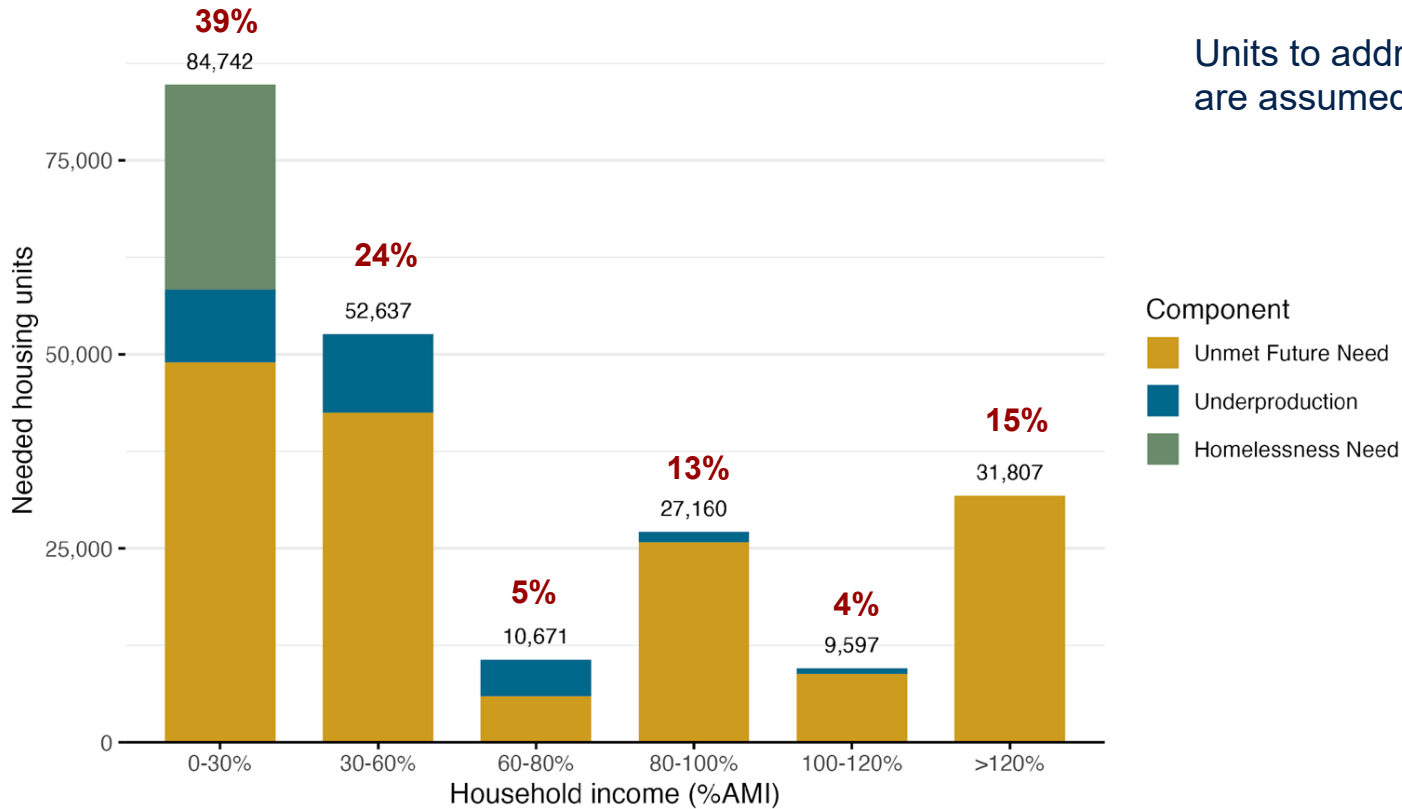
Includes all underproduction
and units to address
homelessness

DISTRIBUTION OF NEED – 2035



* Note: Units for homelessness is likely an overestimate. This figure will be revised with forthcoming data from MDHI.

MORE NEED FOR DEEPLY AFFORDABLE HOUSING



Units to address homelessness are assumed to serve 0–30% AMI



NEXT STEPS: MEETING HOUSING NEEDS

- Quality and consistency of data
- Ability to replicate

Analytical



- Information and specificity not available at local level

Equity



- Operationalize regional goals

Policy

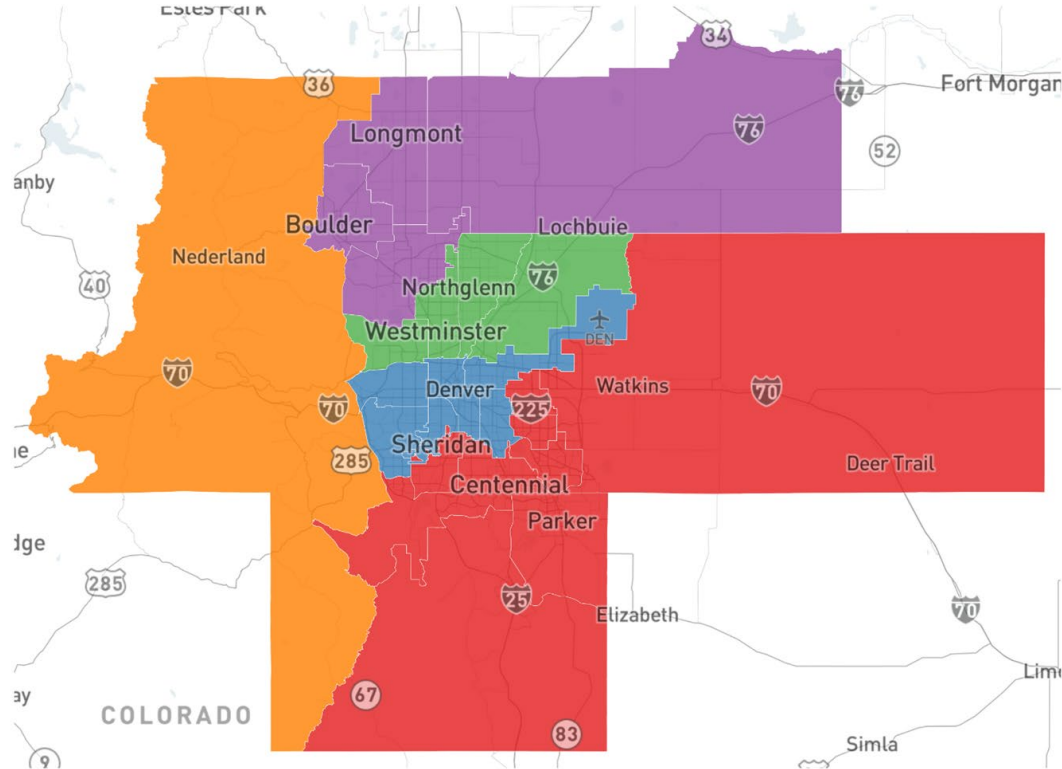


- Tailored approaches to areas with different conditions

Strategy



SUBREGION GEOGRAPHIES



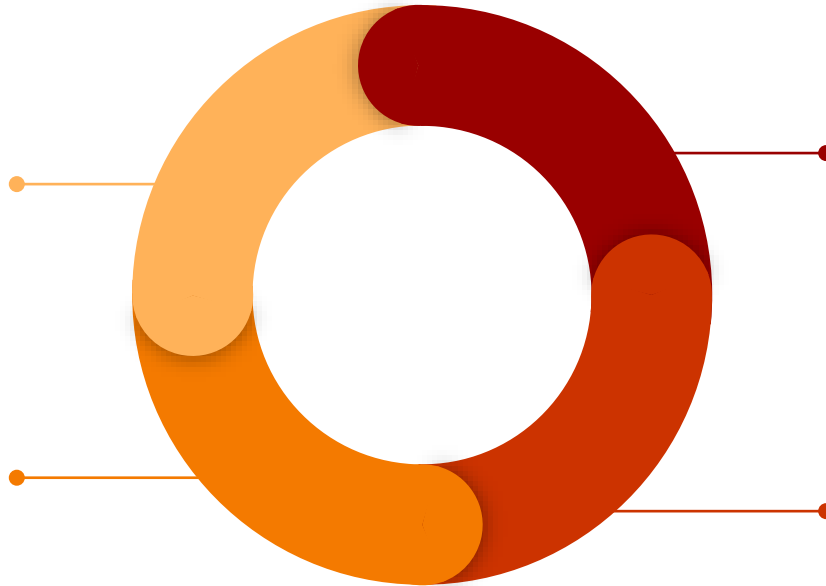
- Contiguous geographies
- Linked by Census data and commute patterns

CALCULATING SUBREGIONAL SHARE

Model to distribute total regional need between the subregions is based on criteria that capture current conditions, future trends, and regional planning priorities.

Population
E.g., current, future

Employment
E.g., current jobs,
future jobs



Sustainability

E.g., current transit,
future transit, regional
centers, commute
duration

Housing

E.g., affordable units,
owned vs. rented,
vacancy

Equity Address exclusionary policies and disparate outcomes



NEXT STEPS: OPPORTUNITIES AND BARRIERS



- identify policies, practices, and conditions affecting how much and what kind of housing is built in the region (both positively and negatively)
 - e.g., land use, zoning, procedures, taxation, development incentives, land and construction costs, and sources of financing
- Continued engagement with regional stakeholders to help identify and prioritize key barriers
 - e.g., affordable and market-rate housing developers/operators, housing authorities, advocates, service providers, equity/justice-focused community groups, sustainability/climate resilience specialists, land use planners at the local, county, and state level, real estate and housing finance professionals, and elected officials
- Consider the role systemic barriers and opportunities play in the context of the housing needs identified in the RHNA

- Helpful in identifying more specific regional barriers and opportunities by understanding the degree in which housing challenges vary across local jurisdictions
- Creating a consistent baseline for local jurisdictions across the region
- Aligning local goals and strategies with regional and subregional market dynamics
- More effective regional strategy that is context sensitive and recognizes and understands the differences between local jurisdictions
 - Focus strategies at the community level
- Recognizing shared roles in addressing regional needs and how strategies can be deployed in ways that reflect uniqueness of communities across the region

NEXT STEPS



- EConorthwest will **refine model for distributing need**
- **AG #3 scheduled for January 17th** to share the full report