



# Regional Housing Strategy Special Board of Directors

January 7, 2026

# Metro Vision → RHS

- Metro Vision sets the region's shared values
- Housing is foundational to achieving Metro Vision goals
- RHS is the action arm for housing within Metro Vision — turning vision into a coordinated and implementable plan

# Metro Vision

## Our place, our plan



# RHNA action areas

<b>Land Use, Zoning &amp; Regulatory Processes</b>	Increased housing supply aligned with regional and local needs (by household size, income, location, and preferences).
<b>Infrastructure</b>	Better alignment between housing development and infrastructure availability, condition and capacity.
<b>Development Costs &amp; Market Factors</b>	Construction of more—and more diverse and affordable—housing options.
<b>Funding &amp; Capacity</b>	Expanded and sustained affordable housing and preservation efforts.
<b>Community Consensus &amp; Collective Action</b>	Improved policy alignment, resource leveraging, and broad support for addressing shared housing needs.



# Agenda

1. Welcome and Overview
2. Process Update and What We've Accomplished
3. Strategy Development & RHS Examples
4. What's Ahead



# Phased approach

## Phase I: Discovery

- Environmental Scan
- Engagement Plan
- Regional Context Analysis

## Phase II: Strategy Development

- Goal & Objectives
- Best Practice Research
- Strategy Development ★

## Phase III: Draft & Final Plan

- Implementation and Governance
- Draft and Final Plan

**Engagement & Communications Strategy**





# What we've accomplished



# Engagement approach



## Our Guiding Leadership

Three core groups provided oversight and expertise throughout the process.



### DRCOG Board

Provided regional strategic leadership and vision for the strategy's direction



### Steering Committee

Provided strategic direction and served as liaisons to other decision-makers



### Advisory Group

Provided expert guidance, technical expertise, and consultation on the feasibility of strategies



## Engaging a Broad Spectrum of Partners

We connected with a diverse array of critical housing stakeholders in our region.



### Government & Leadership

City & County Managers, Elected Officials, Local Government Staff, DRCOG Board



### Industry & Technical Experts

Affordable Developers, Service Providers, Housing Coalitions, Philanthropic



### Community & Public

Community-Based Organizations, Regional Partners, and the General Public



## A Multi-Faceted Approach

Our engagement strategy utilized a variety of methods to gather targeted, high-quality feedback at every stage.



### Interactive Sessions

Focus groups, workshops, and roundtables to co-create and refine ideas



### Targeted Conversations

1:1 interviews and briefings with key implementers and leaders



### Broad Outreach

Listening sessions, partner workshop, and communications strategy to foster more productive housing conversations.

# Building from a strong foundation

RHS builds on existing local momentum identified through the environmental scan:

- Growing adoption of **zoning updates** that reflect **housing diversity goals**
- Majority of jurisdictions offer **affordability incentives**
- Cities are investing in a variety of **preservation programs**
- Use of a variety of public **finance tools** to **fund housing investments**
- More dedicated **housing staff** and local **housing strategies** guiding action.



# Regional innovations & opportunities



Boulder County and Metro manufacturers are expanding modular housing to reduce costs.



Wheat Ridge and Boulder are piloting policies to advance preservation efforts.



Boulder County, Jeffco, and the Tri-Cities offer replicable cross-jurisdictional collaboration efforts.



Local philanthropy is backing both housing projects and public engagement, especially for middle-income needs.



Where are we now?



# Structure the Regional Housing Strategy



# DRAFT RHS Potential Components and Structure





# Draft Goals

1. Meet the region's housing needs across all income levels by expanding supply and increasing housing diversity.
2. Preserve and stabilize affordable housing across the region so that investments protect residents, maintain community culture, and prevent displacement.
3. Strengthen regional coordination to advance housing affordability as a regional economic priority.
4. Expand and align funding capacity across jurisdictions to support housing and infrastructure development.
5. Build public understanding and political will to reframe housing as a regional asset and create momentum for action.

# Implementation strategies turn the Regional Housing Strategy from vision to action

- Define actionable tools: policies, programs, funding, and partnerships
- Clarify how pathways are implemented and who is involved and what is their role
- Identify what's most viable, scalable, and aligned with regional priorities
- Build shared ownership and support for implementation



# Example Draft Implementation Strategies

Pathway	Description	Implementation Strategies
Develop a Shared Regional Housing and Infrastructure Fund	Explore a pooled regional and/or subregional fund to leverage state and federal housing funding with local funds, bonds, and ballot measures. Align any concept of a pooled regional fund with regional goals.	<ol style="list-style-type: none"><li>1. Explore a new regional affordable housing fund and potential funding mechanisms to capitalize a fund aligned with regional housing needs and regional goals.</li><li>2. Support existing partnerships and the creation of new county level, cross county, and cross jurisdictional subregional housing partnerships to pool and leverage funding to deploy across political boundaries. Create IGA frameworks to implement cross jurisdictional partnerships.</li></ol>

# Examples from other regions

## PSRC Regional Housing Strategy

- 3 core housing goals with associated actions
- Recognizes the need of the collective region to implement the strategy
- No regulatory power to implement the RHS, but seeks opportunities to incentivize housing actions through funding programs and other approaches
- Regional housing agencies step in where local capacity is limited

	CAPACITY	RESOURCES	FUNDING
PSRC	<ul style="list-style-type: none"><li>• Support state and local efforts to advocate for funding reforms</li><li>• Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</li></ul>	<ul style="list-style-type: none"><li>• Provide technical assistance to support local work, including guidance on engaging community members including groups that have been historically excluded from the planning process and groups opposed to affordable housing, and model codes and ordinances</li><li>• Develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places</li><li>• Explore the feasibility of potential new tools and resources, including opportunities to land bank and other opportunities to drive down costs</li></ul>	<ul style="list-style-type: none"><li>• Explore financial incentives for housing actions, including prioritizing transportation funding for projects that support affordable housing</li><li>• Explore housing planning requirements in Plan Review and Certification as they relate to transportation and access to jobs and services</li></ul>

*Example of implementation approaches to address existing gaps*



# Examples from other regions

MACOG, South Bend Elkhart Regional Partnership (SBERP), and the Community Foundations of Elkhart, Marshall, and St. Joseph Counties

- Strategy toolkit for cities, counties, and other housing stakeholders to promote production
- Establishes a Regional Housing Collaborative (land bank + investment fund)
- Implementation Plan to guide the Housing Study's project partners

MACOG Regional Housing Strategy

## Implementation plan

### Elevate housing attainability as a Community Foundation priority

Lead agencies: Community Foundations

The Community Foundations of Elkhart, Marshall, and St. Joseph Counties are partners in the development and delivery of this Regional Housing Strategy in part to help inform how they may integrate housing-related priorities and initiatives into their future funding and other programs. The following are potential strategies and initiatives these Community Foundations should consider adapting into their current and upcoming work:

- Establish local funds to help catalyze housing production (especially in concert with the proposed regional land bank and affordable housing investment fund).
- Establish a Marshall County Housing Authority - or connect Marshall County housing stakeholders with counterparts in adjacent counties to help expand capacity.
- Help establish and scale Community Development Corporations (CDCs).
- Assist in pursuing philanthropic resources for affordable housing initiatives.
- Provide convening power and creditably among non-profit developers, public agencies, and elected officials.

*Example of implementation approach*

# Examples from other regions

<b>Description:</b>	<p>Research, evaluate and identify opportunities to advance <b>innovative and non-LIHTC approaches to housing</b> development/construction, financing, and ownership, including:</p> <ul style="list-style-type: none"> <li>• Modular and manufactured housing and cross-laminated timber and smaller or expandable designs</li> <li>• <b>Social housing and alternative homeownership</b> models, including CLT and resident-owned multi-family housing models</li> <li>• Innovative financing approaches to support development of <b>smaller scale (&lt;20 unit) building types</b>, including PSH</li> </ul> <p>Assess barriers and opportunities and identify opportunities to pilot or scale up innovative approaches; approach would include market analysis, best practice research and engagement with public, private, and philanthropic partners to support coordinated research, development and investment strategies.</p>		
<b>Adoption year:</b>	Not applicable	<b>Implementation year:</b>	2026
<b>Critical steps to implement the action:</b>	<ul style="list-style-type: none"> <li>• Preliminary research and engagement</li> <li>• Scope, high level resource plan development</li> <li>• Procurement (if needed)</li> <li>• Work plan development, including budget and engagement plan</li> <li>• Targeted research, expert engagement, barriers and opportunities evaluation</li> <li>• Develop prioritized recommendations</li> <li>• Create implementation plan</li> </ul>		
<b>Proposed assessment and tracking of results:</b>	TBD – Dependent on options identified	<b>Timeframe for expected impact on addressing housing need:</b>	TBD – Dependent on options identified
<b>Expected magnitude of impact:</b>	<p><b>Production: Medium</b> Potential expansion of housing production through efforts to scale successful approaches that lower costs, increase speed, improve financial efficiencies, or improve resident outcomes</p> <p><b>Affordability/Choice: Medium</b></p>	<b>Needed housing types expected to be produced:</b>	All types





**What's next?**



# Upcoming engagement

Strategy Development	
<b>January – March</b>  AG, SC, DRCOG Board, Workshops with local jurisdictions & housing providers, Partner Workshop, Community Roundtables & Elected Official Workshop	<b>Co-developing and stress-testing strategies</b> with local jurisdictions, housing providers, and regional partners  <b>Building buy-in and readiness for implementation</b> with elected officials, community members, and the DRCOG Board.
Draft Housing Strategy	
<b>April – June</b>  AG, SC, DRCOG Board, Listening Session, Final Partner Workshop, Webinar	<b>Confirm alignment and readiness for adoption</b> with advisory, steering, and Board leaders.  <b>Launch and socialize the strategy</b> through targeted partner sessions and public-facing communications
<b>Final Housing Strategy</b>	<b>Summer 2026</b>



# Thank you!

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