

AGENDA
Metro Vision Planning Advisory Committee (MVPAC)
Wednesday, March 20, 2013
9:30 a.m. – 11:00 a.m.
1290 Broadway
Independence Pass Board Room

1. Call to Order
2. Public Comment
3. February 20, 2013 Meeting Summary
(Attachment A)

ACTION ITEMS

INFORMATIONAL ITEMS

4. Metro Vision 2040 Local Government Survey (15 minutes)
(Attachment B)
Brad Calvert
5. Economic Development Scope of Work (35 minutes)
(Attachment C)
Brad Calvert
6. Metro Vision 2040 Housing Scope of Work (35 minutes)
(Attachment D)
Nicole Klepadlo

ADMINISTRATIVE ITEMS

7. Announcements (5 minutes)
 - Upcoming MVPAC Small Group Meetings
 - March 2013 – DRCOG Board Items
 - *Citizens Advisory Committee (CAC)*
 - *UGB/A Allocation – Request for Delay*
8. Next Meeting – April 24, 2013 (Potential Agenda Items Below)
 - Scenario Analysis - Factors
 - Urban Centers
9. Other Matters by Members
10. Adjournment

Disabled attendees are asked to notify DRCOG at least 48 hours in advance of the need for auxiliary aids or services

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ATTACHMENT A

MEETING SUMMARY Metro Vision Planning Advisory Committee (MVPAC) Wednesday, February 20, 2013

Present	Member	
X	Gretchen Armijo	Colorado Dept. of Public Health and Environment
X	Christopher Auxier	Adams Cty. Housing Authority
NP	Kim Burnett	Mile High Connects
X	Lesli Ellis	City of Boulder
X	Erin Fosdick	City of Longmont
X	Steve Glueck	City of Golden
X	Steve Gordon	City and County of Denver
X	Randy Harrison	RW Harrison & Associates
X	Steve Hebert	City of Lone Tree
X	Andy Hill	CO Dept. of Local Affairs
X	Leanne Jeffers	Regional Instit.for Health & Environmental Leadership
X	Steve Klausung	Denver South Economic Development Partnership
X	Glenda Lainis	City of Thornton
X	Kyle Legleiter	The Colorado Health Foundation
X	Bryce Merrill	Western States Arts Federation
X	Lynn Merwin	City and County of Broomfield
X	Ann Norton	Ann Norton Law Offices
X	Katherine (Kati) Rider	Douglas County
X	Frederick Rollenhagen	Clear Creek County
X	Jerome Tinianow	City and County of Denver
X	Will Toor	Southwest Energy Efficiency Project
NP	Bill Van Meter	Regional Transportation District
X	Glen Van Nimwegen	City of Littleton
NP	Robert Watkins	City of Aurora
X	Brad Weinig	Enterprise Community Partners

DRCOG staff: Teri Whitmore, Brad Calvert, Nicole Klepadlo, Ashley Kaade, Casey Collins

Call to Order

Teri Whitmore, DRCOG Regional Planning and Operations Director, called the meeting to order at 9:36 a.m.

Public Comment

There was no public comment given.

Summary of January 23, 2013 Meeting

The meeting summary was accepted. The following additions were made to the list of attendees at the January 23 meeting: Glen Van Nimwegen, Robert Watkins, and Brad Weinig.

ACTION ITEMS

Elect Chair/Vice Chair

Teri Whitman presented the nominations for committee Chair (Steve Glueck) and Vice-Chair (Steve Klausung) and asked for any nominations from the floor. None were heard. A vote was taken and the nominees were accepted unanimously. The Chair and Vice-Chair will serve 1-year terms. The Chair will facilitate the meeting and work with staff to ensure the effectiveness of agenda presentation.

Several committee members unable to attend the first meeting were introduced: Anne Norton, Fred Rollenhagen, and Gretchen Armijo.

INFORMATIONAL BRIEFINGS

Proposed Amendments to Metro Vision 2035 (2012 Cycle 2)

Brad Calvert gave an overview of the requests to amend to the Metro Vision 2035 Plan that were received by DRCOG during the 2012 Cycle 2 Plan Assessment. The committee was apprised of the amendment cycles to acquaint members with the Metro Vision Plan revision process and to be aware the committee can become involved as they choose.

Brad reviewed the DRCOG Metro Vision Plan amendment process:

- Amendment requests are submitted by member governments, transportation agencies, water quality agencies, etc., and by DRCOG.
 - *2012 Cycle 2 was initiated in July 2012.*
- Requests are reviewed by DRCOG staff, as well as an evaluation panel of planning partners, who provide recommendations to the DRCOG Metro Vision Issues Committee (MVIC).
 - *MVIC made its recommendations on 2012 Cycle 2 proposals in September 2012.*
 - *After modeling and a 30 day public comment period, a public hearing was held on January 16, which was continued to February 20 (for an RTP amendment).*
- After recommendations by DRCOG committees, the DRCOG Board acts.
 - *The DRCOG Board will act on the 2012 Cycle 2 amendment proposals at its meeting later today, February 20, 2013.*

Brad noted the 2012 Cycle 2 amendment requests included proposals for wildfire hazard amendments, and proposals for nine new urban centers and major revisions to existing urban centers. Brad said DRCOG staff also informs the Board of proposals that can be administratively handled. (i.e., for minor revisions to urban centers, some flexible urban growth boundary/area issues, open space inventory map, etc.)

Will Toor said defining urban centers is critical, in order to reflect Board policy direction on urban centers (i.e., as relates to percentage of new employment and housing). He noted, though, current definitions of urban centers are widely varied. He asked that a cross section of, if not all urban centers be modeled and scenario analyzed for transportation performance, etc.

Brad noted last year the Board recommended that DRCOG staff do periodic surveys of urban centers. He also noted that the Board's direction on scenario analysis included looking not only at regional metrics, but also identifying and analyzing impacts to representative areas around the region – urban centers may be a natural choice for sub-regional analysis.

Steve Glueck commented the original definition of urban centers was very conceptual at the time of first planning and has evolved over time, but the intent was to encourage concentrations in urban centers. He highly recommended reviewing urban centers every time a plan is updated.

Erin Fosdick agreed with Will and Steve, and also recommended reviewing the evolving definition of urban centers.

Brad said the committee would discuss more about urban centers definitions (feedback from the working group) in April.

Metro Vision Listening Tour

Nicole Klepadlo presented on the Metro Vision Listening Tour that was initially presented at the kickoff event (June 2012) for the 2040 Metro Vision planning process. BBC Research & Consulting

assisted in scoping the process that engaged over 200 stakeholders in interviews and focus groups to identify key regional issues to update the Metro Vision Plan. A supplemental online survey was also conducted several times, generating 1200 responses.

Nicole gave an overview of the Executive Summary of findings (provided in the agenda packet). She noted the 4 current key strengths of the Denver region identified in the Executive Summary: outdoor amenities, transportation system, core city (vibrant downtown), and the Western spirit and commitment to regional collaboration.

Listening Tour participants were asked to identify an unconstrained vision of the Denver region in 2040 that would make the region the best place in the country. Key elements identified were:

Transportation: *Robust, efficient, well-maintained, truly multi-modal system.*

- Further connections to DIA
- Efficient movement of people and goods
- Reduced congestion

Housing and development: *Dense, mixed-use, mixed-income, located at transit nodes.*

- Incorporating sustainable and healthy design
- Traditional suburban and rural housing remain options
- Ability to age-in-community

Environment: *Quality of outdoor amenities the same as today, if not better.*

- Air quality meets standards
- Efficient water use
- Increased use of renewable energy

Economy:

- Strong small business community
- Fortune 500 headquarters
- Opportunities for residents of all ages, incomes and abilities

Education:

- Public education achievement gap closed
- Increased quality of public K-12 districts
- No longer reliant on importing talent

Community health:

- Quality of current healthcare system maintained if not improved
- Increased access to healthy food options

Western spirit and commitment to regional collaboration:

- Hallmark of the region in 2040
- Continued commitment to “think big” on regional issues

Member comments included:

- Jerome Tinianow asked why an unconstrained vision was a fundamental assumption of the listening tour process. Brad Calvert noted the process was to generate ideas, and staff and policy makers would provide more restraint later. Jerome asked if “making the region the best place to live in the country” was a valid objective, and suggested an alternative objective of “a place where you can fulfill yourself as a person.”
- Leanne Jeffers asked how audiences for the listening tour were selected and was concerned about audience reliability. Nicole said BBC set up the audiences for individual interviews and focus groups. The participant survey was open-call on the DRCOG website. The survey results are available online in the full report.
- Lesli Ellis asked if this committee is being asked to weigh in on the Listening Tour process. Steve Glueck asked if the committee is moving towards a list of discussion issues. Brad said yes, and commented the committee will also be providing more

elements each month throughout the 2040 process (scenario analysis suggestions, other top-of-mind issues, etc.)

- Brad noted the DRCOG Board will be reviewing this report at its annual Board Workshop being held this weekend (Feb. 22-23), which will provide more direction to the committee.
- Kyle Legleiter commented the education sector is not represented on the committee. He asked if it is K-12 or if higher education is included too. Brad that listening tour comments focused on K-12.
- Ann Norton suggested adding to education section ...“exploring the link between transportation, housing choice and school choices”.
- Will Toor suggested going back to the listening tour stakeholders with a draft 2040 Metro Vision document to continue stakeholder involvement, and involving the committee in how that is structured.
- Will Toor was concerned greenhouse gas reduction didn't appear in the listening tour environmental discussions. He said the Board included GHG reduction in sustainability principals to use in the 2040 update. He said it was important to reflect a multimodal transportation system and to coordinate timing to have a policy discussion before implementing the RTP-TIP.
- Bryce Merrill encouraged pragmatic thinking on what regional policy collaboration means.

Sustainable Communities Initiative (SCI) – Housing and Economic Development

Nicole Klepadlo presented on current thinking on more fully incorporating housing into Metro Vision. She alerted the committee that the \$4.5 million HUD SCI grant has resources available to support the Metro Vision update, including funds focused on exploring housing issues at the regional level. One of the SCI grant requirements is to produce a Fair Housing Equity Assessment (FHEA) that will include disparities in housing need by protected class, segregation/integration information, barriers to impediments, minority concentration information, and discussion of access to opportunity. Nicole mentioned that DRCOG is considering taking this process a step further to produce a Regional Analysis of Impediments (RAI). She noted the required FHEA is similar to the RAI in scope and content, but also assesses regional fair housing issues. Eric Ross, DRCOG staff, will assist with the required data collection and analysis.

Nicole noted there is about \$100,000 funding available through the SCI grant available for a scope of work to advance conversation on housing in general as it relates to Metro Vision. She said direction on this process has been somewhat unclear at this time, but DRCOG has been proactively meeting with regional entitlement communities (those receiving CDBG or HOME funds) to review items of consensus, consulting with peer grantees from around the country, and has reviewed current HUD guidelines for the FHEA and RAI. An entitlement community focus group meeting is scheduled for March 5th.

Nicole said a meeting with the Denver Metro Association of Realtors was held to get feedback on regional housing trends. Senior housing issues dominated the discussion.

Nicole noted preliminary discussions with entitlement communities indicated that they were generally agreeable to working on a RAI. Several are already working collaboratively with neighboring jurisdictions. Further collaboration may allow communities to maximize their limited resources (as RAIs typically costs \$60,000-\$80,000), but many are likely to wait until clear direction from HUD is received.

Nicole asked the committee to consider if elements of the RAI could be incorporated into the scope of work, without having to do a full RAI. More discussion to brainstorm ideas for the scope of work will be held at the next MVPAC meeting March 20. DRCOG will also share the committee's input at the March 22 SCI Consortium meeting.

Member comments included:

- Brad Weinig asked if HUD provides extra programmatic dollars if entitlement communities collaborate on a RAI. Nicole said there was nothing specifically stated. He asked that HUD be asked to consider this.
- Glenda Lainis suggested looking at a broader approach to the housing/jobs relationship as well. Erin Fosdick agreed. Brad Calvert noted economic development group discussions have agreed on the importance of the housing/jobs relationship.
- Ann Norton said this is an important issue that should be discussed further and asked how the larger community groups (advocacy, minority, etc.) will be engaged in this process. She suggested looking at other areas that have gone through a RAI process. Nicole said other areas, including Minneapolis, are being looked at.

Metro Vision 2040 – Local Government Survey

Brad Calvert presented on the development of a local government survey to obtain a better understanding of local growth and development challenges/ opportunities. Brad anticipates bringing the Local Government Survey back to MVPAC in March for further discussion on developing survey questions. DRCOG is aiming to have completed surveys back in summer 2013.

Staff has not developed any straw survey questions and asked the committee for feedback on the types of information they would like the survey to reveal. Once DRCOG has this information questions will be designed to ensure that the requested information will be provided by survey participants.

Member comments included:

- Jerome Tinianow suggested asking "What is local government's view of possible future constraints i.e., water, gas prices, percentage of their aging population would be ready for retirement, etc.?"
- Andy Hill suggested "What kind of support they want DRCOG to provide?" and inventory-type questions to get best practices i.e., "What kinds of policies or regulations do you have for this "particular topic". She noted that Tri-County Health has done an inventory on public health plans/policies/regulations and suggested contacting them to reduce duplication.
- Lesli Ellis agreed with Andy Hill on getting best practices.
- Ann Norton asked to validate Listening Tour results with the local governments. She also asked if local government concerns are the same concerns as noted in Listening Tour feedback.
- Glenda Lainis recommended having more open-ended questions.
- Erin Fosdick said it makes a difference who the audience is, staff or elected officials. Brad said planning staff typically.
- Chris Auxier suggested agencies that have done a housing needs assessment be asked what the top 3 housing priorities.

- Steve Glueck asked if the survey could be a way to find out how that particular community measures, like community health (i.e., things that may not be scenario modeled.)
- Kyle Legleiter asked if the committee is being asked to provide feedback on how the results are being analyzed. Brad said further discussion will be held in March that could address this.

Metro Vision Scenario Analysis and Other Measures to Track/Monitor

Brad Calvert presented on an expanded list of refined measures (in agenda packet) that incorporates feedback received from MVPAC members. The committee was encouraged to continue submitting ideas.

Brad noted one issue that has substantial committee support is considering how to incorporate housing and transportation costs in the analysis.

While there are input constraints with the land use model, each scenario that DRCOG models will include a “package” of adjusted input factors (e.g., land use characteristics, transportation facilities, fuel costs, etc.) that will impact the resulting outcomes. The MVPAC will consider scenario packages at the April meeting.

Request for small group participation

Brad asked members to consider participating in a small group discussion (can be conference calls) on 3 topics. The small groups are:

- Incorporating equity measures into Metro Vision 2040
- Quantifying fiscal impacts of growth (local)
- DRCOG Modeling 101

A sign-up email will be sent to ask for participation.

ADMINISTRATIVE ITEMS

Steve Glueck announced that the Call for 2013 Cycle 1 Amendment requests has been issued.

The meeting was adjourned at 11:30 a.m. The next scheduled meeting is March 20, 2013.

To: Chair and Members of the Metro Vision Planning Advisory Committee

From: Brad Calvert, Senior Planner, Regional Planning and Operations
303 480-6839 or bcalvert@drcog.org

Subject: **Metro Vision 2040 Local Government Survey**

Meeting Date	Agenda Category	Agenda Item #
March 20, 2013	Information	4-B

REQUESTED ACTION

No action required. This item is for information and discussion.

SUMMARY

- At the February 20, 2013 MVPAC meeting, DRCOG staff asked the committee to provide initial feedback on a proposed survey of member governments. The purpose of the proposed survey is to obtain a better understanding of local growth and development challenges and opportunities. The primary goals of the survey are to:
 1. Capture successful policy development, implementation efforts, challenges or innovative planning throughout the region.
 2. Familiarize committee members with what is happening in communities around the region they may be less familiar with.
 3. Allow DRCOG staff to identify local priorities that would potentially benefit from further exploration during the Metro Vision 2040 planning process.
- MVPAC members were supportive of moving forward with the survey and provided DRCOG staff with initial feedback on the types of information that would be helpful to the committee. Committee members suggested the following information should be sought during the survey process:
 1. What do local governments see as possible future constraints (e.g., water, gas prices, percentage of their aging population would be ready for retirement, etc.)
 2. Determine the types of support and assistance that communities would like DRCOG to provide in the future
 3. Inventory of local best practices by issue/topic
 4. Validate the Listening Tour results with local governments
 5. Examples of community measures (e.g., how communities measure community health, quality of life, etc.)
 6. Housing priorities (particularly for communities that have done a housing needs assessment)
- DRCOG staff anticipates bringing a working version of the Local Government Survey to this committee in April.

Today's discussion

- Are there any additional types of information you would like to discover during the survey process that would be helpful in your role as an MVPAC member?
- What role should MVPAC play in analyzing survey results and how might that role impact initial survey design?

Next Steps

- DRCOG staff will use feedback from MVPAC and the DRCOG Board to develop the survey.
- Staff will brief MVPAC on survey progress in April.
- Current goal is to have survey design complete in May and results in Summer 2013.

Metro Vision 2040 Local Government Survey

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PRIOR BOARD ACTION

N/A

FINANCIAL CONSIDERATIONS

N/A

ALTERNATIVES

N/A

PROPOSED ACTION/RECOMMENDATIONS

N/A

BACKGROUND INFORMATION

N/A

To: Chair and Members of the Metro Vision Planning Advisory Committee

From: Brad Calvert, Senior Planner, Regional Planning and Operations
303 480-6839 or bcalvert@drcog.org

Subject: **Economic Development Scope of Work**

Meeting Date	Agenda Category	Agenda Item #
March 20, 2013	Information	5-C

REQUESTED ACTION

- No action required. This item is for information and discussion.

SUMMARY

- The Sustainable Communities Initiative (SCI) provides resources to explore the regional conversation on economic development as part of Metro Vision 2040.
- DRCOG is currently engaging stakeholders who may have an insight of opportunities and challenges related to economic development.

Economic Development Focus Groups

- In partnership with the Metro Denver Economic Development Corporation (MDEDC) Professionals Group DRCOG staff conducted focus groups with economic development staff from around the region. The focus groups explored DRCOG policies and actions (current and potential) that could have the biggest impact on the success of economic development within the region.
- Several themes emerged during the focus group conversations:
 1. *Last Mile Challenges*
 - a. The difficulty of getting from stations to places of employment is minimizing the value of transit to employers.
 - b. Different station areas present different challenges; solutions that are not one-size-fits-all need to be identified.
 2. *Housing Choice*
 - a. A lack of housing choices is hurting recruitment – particularly for young families and single person households.
 3. *Urban Centers*
 - a. Awareness and understanding of DRCOG designated urban centers is very low among economic development professionals. In contrast, these are the areas local governments have prioritized for growth in jobs and housing.
 4. *Airports*
 - a. DIA is a critical economic asset due to easy access from anywhere in the metro area, the room to expand and an increased number of international flights also speak to the enormous potential of DIA.
 - b. The region is fortunate to have other regional airports that are currently underutilized economic engines.
 5. *Tax Revenue and Self Sufficiency*
 - a. Current tax policies are not creating enough revenue today and will likely produce even less in the future.

Economic Development Scope of Work

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Scope of Work - Development

- Over the next few weeks DRCOG will develop a scope of work to advance the inclusion of regional economic development into Metro Vision. The current schedule calls for releasing a RFQ/RFP for consultant services in April 2013. Key input will be sought from the following stakeholders:
 - MDEDC Professionals Group – March 19
 - MVPAC – March 20
 - SCI Consortium Members – March 22
- The SCI Work Plan identifies several data gathering and analysis tasks that will support the effort to more fully address economic development in Metro Vision:
 - Map the location of different industry sectors, workforce training centers and educational and research institutions
 - Map the distribution of the region's workforce including both educated and skilled workers as well as the unemployed and underemployed, and those with less than a bachelor's degree
 - Collect local economic development plans already adopted throughout the region to identify potential conflict points and gaps needing attention
 - Assemble additional data as needed to illustrate the region's demographic, economic, educational, mobility, and health disparities (building on Regional Equity Atlas)
 - Explore goals, policies and tools for connecting residents to economic opportunities throughout the region

Today's Discussion

- Are there other points of emphasis that should be considered in drafting the Metro Vision 2040 economic development scope of work?
- Of the themes identified above are there particular topics that should be prioritized in the scope of work?
- Are there topics that can be combined and/or explored outside of scope of work?
- How should MVPAC be involved in the effort to explore the topic of economic development in Metro Vision 2040?

PRIOR BOARD ACTION

N/A

FINANCIAL CONSIDERATIONS

N/A

ALTERNATIVES

N/A

PROPOSED ACTION/RECOMMENDATIONS
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N/A

BACKGROUND INFORMATION

N/A

To: Chair and Members of the Metro Vision Planning Advisory Committee

From: Nicole Klepadlo, Planner II, Regional Planning and Operations
(303) 480-5636 or nklepadlo@drcog.org

Subject: **Metro Vision 2040 Housing Scope of Work**

Meeting Date	Agenda Category	Agenda Item #
March 20, 2013	Information	6-D

REQUESTED ACTION

- No action required. This item is for information and discussion.

SUMMARY

- The Sustainable Communities Initiative (SCI) provides resources to expand the regional conversation on housing as part of Metro Vision 2040. HUD requires grantees to produce a Regional Fair Housing and Equity Assessment (FHEA) as part of the SCI program deliverables. HUD encourages grantees to take this process a step further and explore the idea of completing a Regional Analysis of Impediments (RAI). HUD has not released guidance on the requirements and format for this document.
- *DRCOG will proceed with the required FHEA document and continue the discussion on the RAI with key regional stakeholders.* In addition to completing the required FHEA the regional conversation on housing will likely include the topics of affordable housing; and access and availability of housing in the region.
- DRCOG staff has completed an initial round of outreach to stakeholders who may have insight on the regional opportunities and challenges related to housing (see attachment).

Scope of Work - Development

- Over the next few weeks DRCOG will develop a scope of work to advance the regional conversation on housing, including inclusion in Metro Vision. The current schedule calls for releasing a RFQ/RFP for consultant services in April 2013. In addition to the outreach described previously, key input will be sought from the following stakeholders:
 - MVPAC – March 20
 - SCI Consortium Members – March 22
- The SCI Work Plan identifies several data gathering and analysis tasks that will support the effort to more fully address housing in Metro Vision:
 - Inventory existing housing stock in all categories, including housing for people of all ages, incomes and abilities
 - Estimate existing and future demand for housing units by tenure, type and price points
 - Compile local housing plans already adopted throughout the region to identify potential conflict points and gaps needing attention, including any impediments to fair housing
 - Explore goals, policies and tools for preserving and developing location-efficient, energy-efficient, mixed-income housing, particularly within Urban Centers and near mass transit stations, to reduce combined housing and transportation costs and help the region to achieve its goal of locating 50% of new housing in such sites

Today's Discussion

- Are there other points of emphasis that should be considered in drafting the Metro Vision 2040 housing scope of work?
- Of the ideas identified above are there particular topics that should be prioritized in the scope of work?
- Are there topics that can be combined and/or explored outside of scope of work?
- How should MVPAC be involved in the effort to explore the topic of housing in Metro Vision 2040?

Metro Vision 2040 Housing Scope of Work

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PRIOR BOARD ACTION

N/A

FINANCIAL CONSIDERATIONS

N/A

ALTERNATIVES

N/A

PROPOSED ACTION/RECOMMENDATIONS

N/A

BACKGROUND INFORMATION

- Attachments:
 1. Housing Peer Summary
 2. Housing Outreach Summary

ATTACHMENT 1 – Housing Peer Summary

	Seattle	Houston	Boston
Identified goal/objective/purpose of work being completed		Intended to identify baseline conditions for fair housing, social equity and areas of opportunity across the region, inform deliberations of the Coordinating Committee and inform the Regional Plan for Sustainable Development.	Develop and execute a plan that links fair housing considerations with issues of transportation, employment, education, land use planning, environmental justice, and access to housing that is affordable and location in “high opportunity areas”.
Consultant	X	X	X
In – House		X (assemble the final FHEA document)	
Deliverables			
Fair Housing and Equity Assessment	X	In-house (Consultant producing the data)	X
Regional Housing Plan			X
Regional Housing Needs Assessment			X
Regional Analysis of Impediments			X
Scope Components			
Public Engagement/Outreach	X -Community meetings, survey tool		X – Presentations
Best practice identification		X	
Data (maps, charts, tables etc.)	X	X	X
Subcommittee creation/involvement	X – Fair Housing Subcommittee	X – Fair Housing and Equity Workgroup	X -Regional Housing Advisory Committee
Partner involvement	X – Equity Network	X	X – Affordable/Fair Housing Caucuses of the Metro Boston Consortium
Consortium Involvement			X
Regional Analysis of Impediments COMPONENTS	X		X

ATTACHMENT 2

MV 2040 Initial Housing Outreach

Summary (March 2013)

DRCOG staff has completed an initial round of outreach to stakeholders who may have insight on the regional opportunities and challenges related to housing

Denver Metro Association of Realtors

DRCOG was invited to update the Denver Metro Association of Realtors on Metro Vision 2040 and SCI activities. DRCOG staff also used the opportunity to gather initial input from realtors in attendance on key housing issues they are seeing in their work. Highlights of the conversation included:

- Desire for more 3 bedroom homes under \$500,000
- Desire for more single-level living, including multiple bedrooms on the first floor
- Many seniors cannot afford new construction – those that are looking are interested in units near shopping districts and medical centers
- Schools are still a big driver, but also access to work via transit and walkable neighborhoods
- Transit-oriented communities must still be planned for cars

Entitlement community convening

DRCOG convened all entitlement communities (communities receiving direct CDBG or HOME funds) in the region in March to review items of consensus from previous one-on-one meetings and to review HUD guidelines for the required FHEA and optional RAI. DRCOG staff presented information from peer grantees Seattle, Houston, and Boston and previewed their approach and scope of work to address HUD requirements and to review their approach towards the idea of a regional analysis of impediments. Input received at the meeting is summarized below:

Overall comments

- Communities clarified with DRCOG that a Regional Analysis of Impediments (RAI) was optional and that the Fair Housing and Equity Assessment (FHEA) was required
- Confirmed that MVPAC will play a role in creating the scope of work for the FHEA and the on-going discussion on housing.

Ideas for the scope of work

- DRCOG could play a regional education role on fair housing issues and expand the conversation to cover other relative topics to housing.
- Explore best practices being developed or already in use around the region relative to affordable fair and access to housing.
- Research on realtor and lending practices in the region and other regions
- Research on planning and zoning policies and their opportunities and challenges as they relate to affordable housing
- Explore both a housing trust fund and or an inclusionary housing ordinance on a regional level
- Research discrimination cases for the region
- Complete a comparison of the FHEA required data with what the entitlement communities will be required to enter into their Consolidated Plan, Annual Action Plan and CAPER using HUD's new template

Desired next steps

- Engage local HUD representatives in a regional conversation about the FHEA and the RAI to ensure a collective understanding of requirements, impacts and challenges and opportunities
- Continue to be part of the on-going conversation of housing as it relates to Metro Vision and the HUD requirements