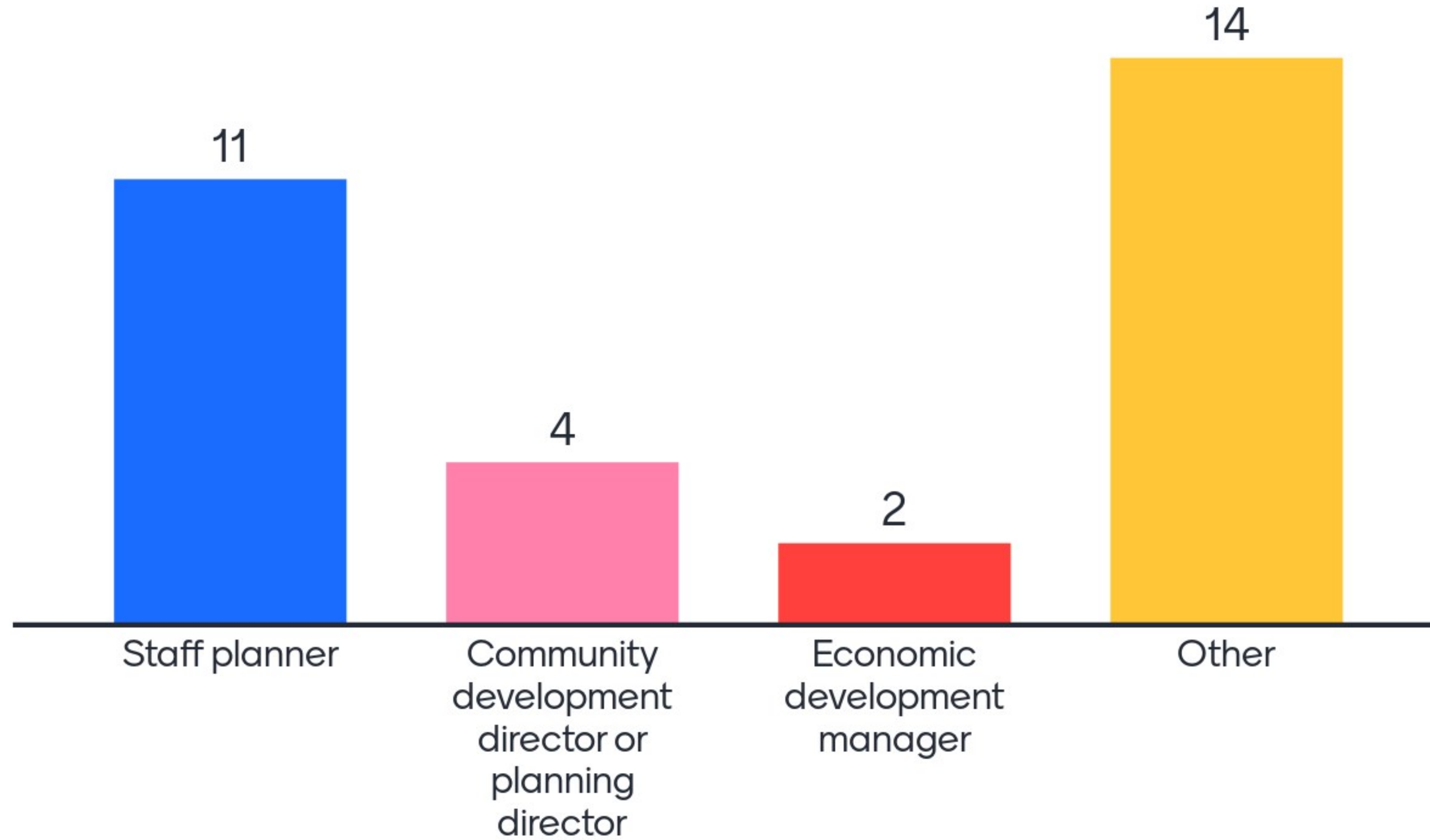


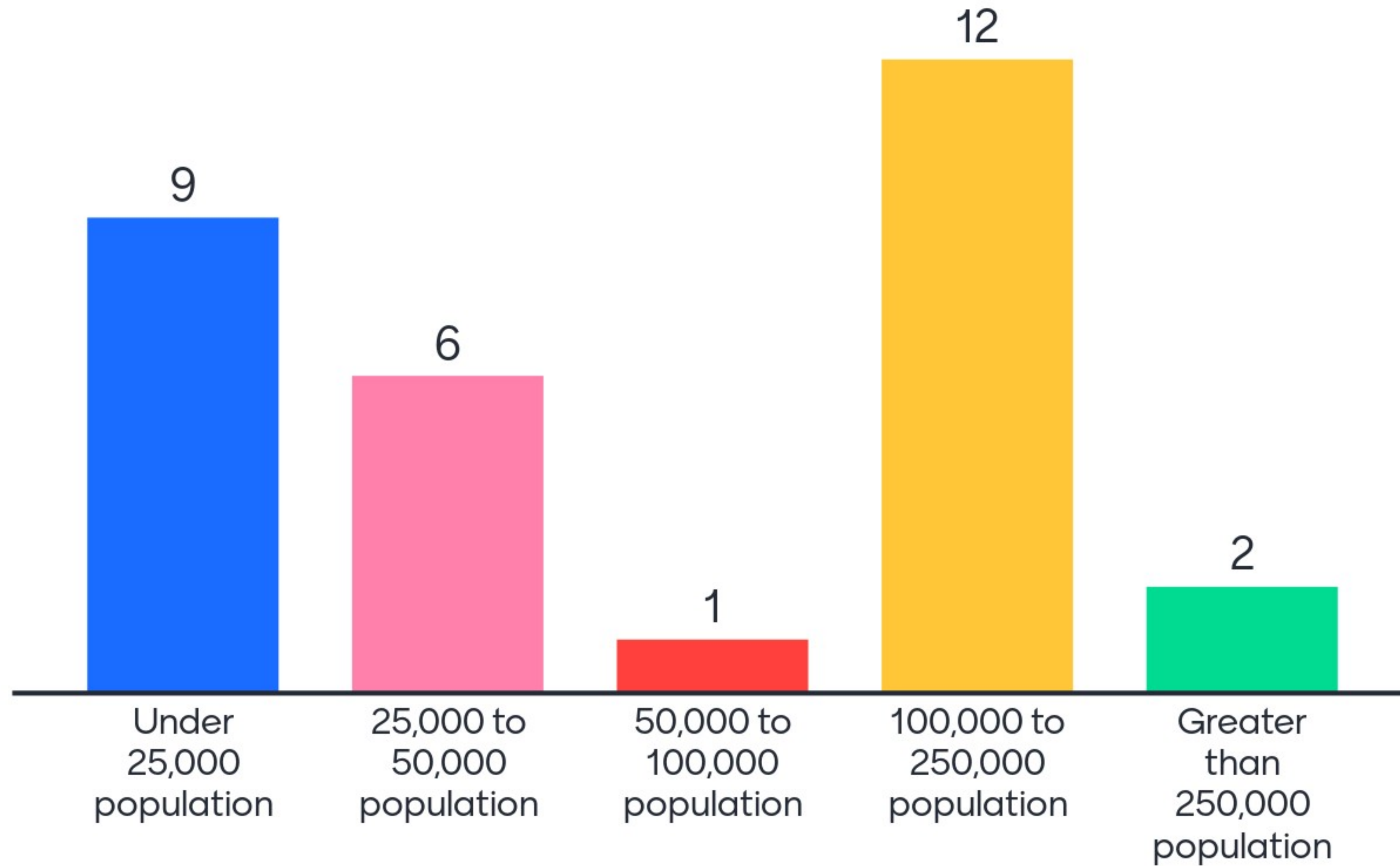
To participate in live polling and Q&A:



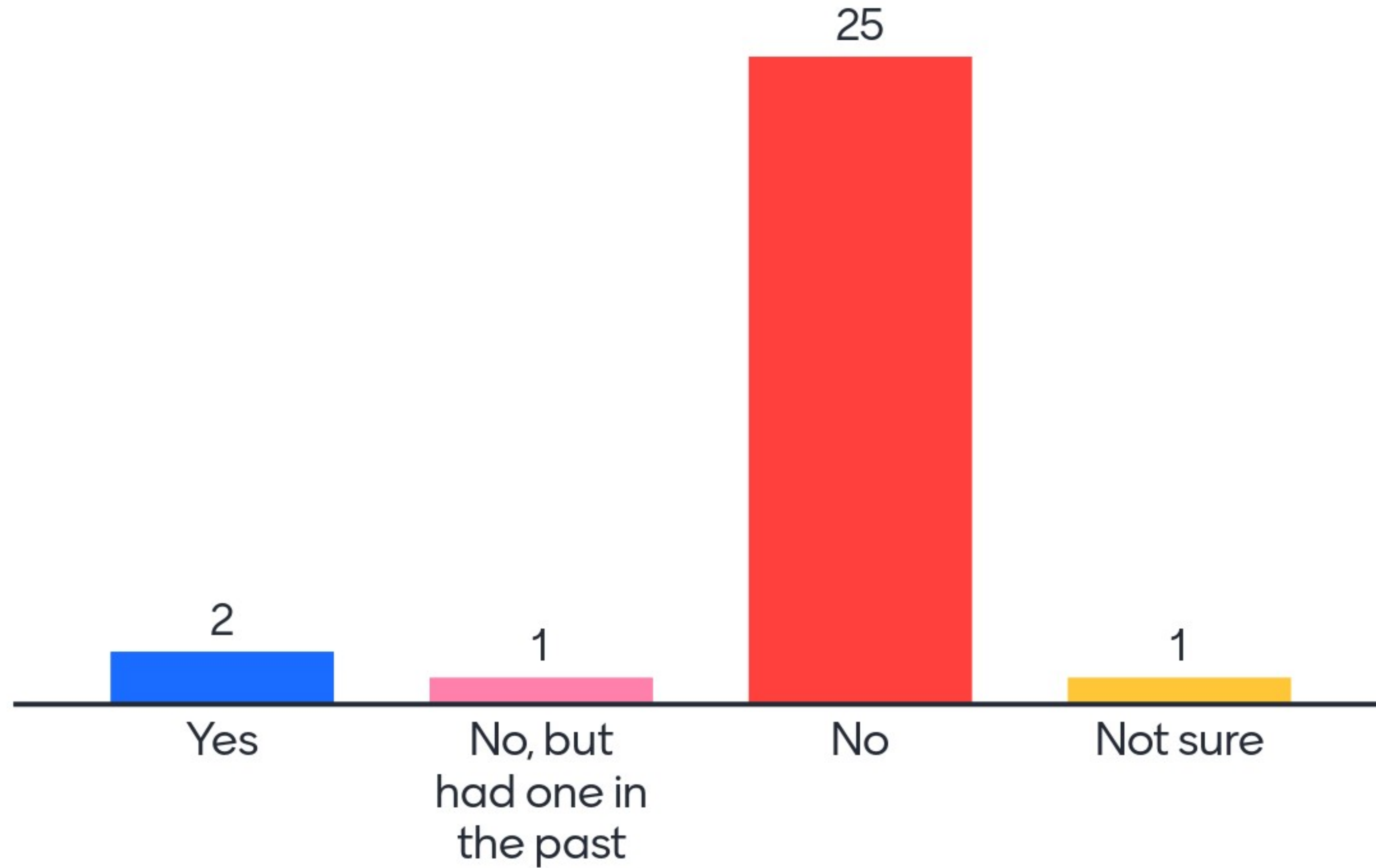
What best describes your title/role?



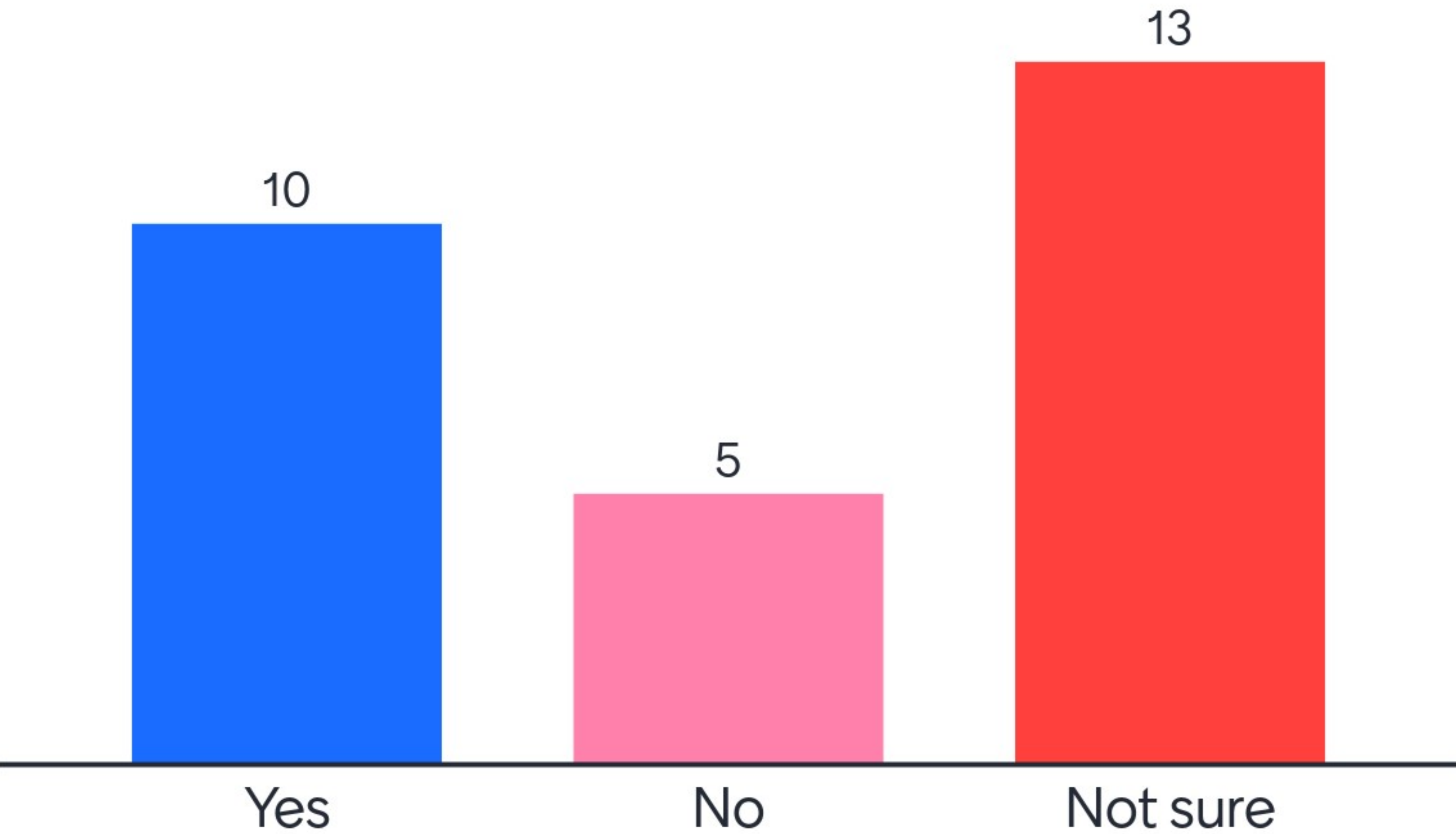
If representing a jurisdiction, what size is your community?



Does your jurisdiction currently have an inclusionary housing ordinance in place?



Is your jurisdiction considering creating a new OR modifying an existing IH ordinance in the near future (this year or next year)?



Questions for Heidi:

You mentioned some considerations would be more effective if we have "moderate housing development" what level of growth would be considered moderate"

What typically happens if a community starts with a voluntary approach that doesn't produce units - scrap IH altogether or revisit? What should happen?

What's involved in a nexus analysis? How is it different from a housing needs analysis? How do you identify latent demand for units?

Heidi mentioned the nexus study. Could you explain that a bit more?

Heidi--is there a community that really got their policies right and in turn, their programs are successful? If so, tell us about it!

What is the best way to approach a new requirement with a development that is already entitled?

Are there best practices for an IHO that promotes production of units overall, not just affordable? In other words, one that attracts developers rather than just presenting a bitter pill for them to figure out how to swallow?

Could you clarify how you arrived at the new ~\$1.83 fee (from \$0.43) that you think developers will be able to tolerate?

Do your fees in lieu have annual percentage increases, or how often are you anticipating re-evaluating those fees? For example, will they take account of higher construction material costs in 2020/2021?

Questions for Analiese:

You mentioned working with a housing partner as part of overall program administration - what are some examples of roles that make sense for those partners ?

Has going to 60 year LURA had any push back?

What kind of direction have you received from council over the years? How do you manage expectations, stay focused on feasibility, etc.?

What are the 2-3 most successful incentives?

Do your fees in lieu automatically increase each year? Or how frequently are you anticipating reevaluating those fees? Will they incorporate higher construction materials costs in 2020/2021?

Could you clarify how you arrived at the ~\$1.83 fee (up from \$0.43) that you think developers will be able to tolerate?

What does the process to better understand/define sub-markets look like in Denver?

Questions for Kathy:

Did Longmont base their policy and program on another community?

How have you continued to engage stakeholders- as you did in 2017-18?