



**Metro Vision**  
A program of DRCOG

**Metro Vision:**  
***Healthy, Inclusive and***  
***Livable Communities***

**February 4, 2015**



# Today's Presentation

- ◆ **Metro Vision background**
- ◆ **Preview of 2 “new” Metro Vision areas**
  - Community Health and Wellness and Housing
  - Treatment in existing Metro Vision plan
  - Stakeholder feedback and key findings
- ◆ **Metro Vision Outcomes, Objectives and Strategies**
  - Health: Developed by staff based on stakeholder input
  - Housing: Developed by Board ad hoc committee



# DRCOG Roles

- ◆ By state statute, DRCOG is the **Region's Planning Commission**

*"It is the duty of the Regional Planning Commission to make and adopt a regional plan for the physical development of the territory within the boundaries of the region" (Colorado Revised Statute 30-28-109)*

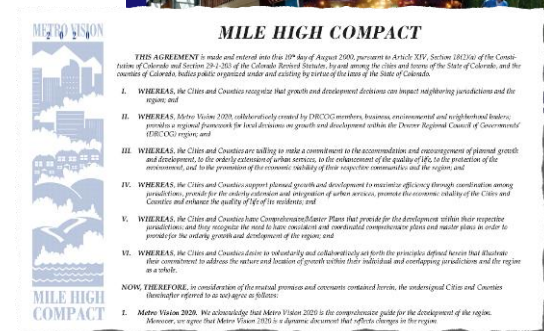
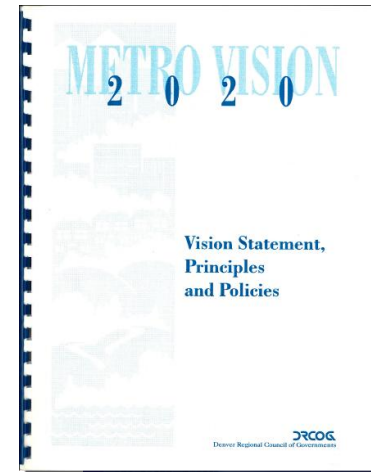
- ◆ Designated by the Governor as the **Metropolitan Planning Organization** (MPO) for the region in 1977
- ◆ DRCOG has served as the **Area Agency on Aging** (AAA) for 40 years



# Evolution of Metro Vision

## A Long-Standing Framework

- ◆ **1992:** Vision statement, principles, and policies
- ◆ **1995:** Scenario analysis and urban growth boundary targets
- ◆ **1997:** First **Metro Vision Plan** was adopted, finalize UGB mapping, and adoption of final Metro Vision plan
- ◆ **2000:** Mile High Compact
- ◆ **Plan Updates:** 2005, 2007, 2009, 2011, **2011-2015 (MV 2040)**





# Building on a Strong Foundation

*Carrying forward Metro Vision 2035*

- ◆ **Metro Vision Guiding Vision (1992)**
- ◆ **3 focus areas: Growth and development, transportation and the environment**
  - Each reviewed and updated
  - New areas added – more to come...
- ◆ **Outcome focused – including “foundational” plan measures (i.e. travel to work %)**
  - Emphasis and plan measures broadened and deepened



# Project Framework – Adopted by DRCOG Board (May 2011)

## Metro Vision will...

- ◆ Identify common values and regional priorities
- ◆ Increase understanding of challenges and opportunities
- ◆ Point the region in a direction
- ◆ Serve as a call to action
- ◆ Guide decisions
- ◆ Support collaboration and efficient use of resources



# We've been listening...

- ◆ Board Ad Hoc Committees
- ◆ Advisory Committees
- ◆ Idea Exchanges
- ◆ Surveys (Local Gov't / Urban Center)
- ◆ Online feedback
- ◆ Listening sessions
- ◆ Issue reports and strategies





# New Policy Areas for Metro Vision

Suggested by Board and Stakeholders

## ◆ Housing

- Regional Housing Strategy is the starting point of the conversation
- Housing a key area of interest throughout engagement efforts
- Ad Hoc Board Committee developed policy framework for Board consideration

## ◆ Community Health and Wellness

- Metro Vision Idea Exchange (February 2014)
- Issue Paper (Distributed to Board in April 2014)
- MVIC Issue Update (June 2014)
- Overall: Significant engagement with health stakeholders



**MetroVision 2040**  
A program of DRCOG

# Community Health and Wellness



# Metro Vision 2035:

## Community Health and Wellness

### ◆ Indirectly in many sections

- ◆ New trends and challenges
- ◆ Development patterns
- ◆ Community design
- ◆ Transportation
- ◆ Parks and open space
- ◆ Environmental quality/resources

### ◆ Not a separate section

### ◆ No direct goals

#### RELATED METRO VISION PRINCIPLE

- Metro Vision protects and enhances the region's quality of life

#### KEY CONCEPTS

- Accommodating all ages, incomes and abilities
- Providing bicycle and pedestrian accessibility
- Providing an integrated regional parks, trails, and open space system
- Ensuring clean water and ecological balance
- Improving air quality



# Key Areas of Progress

## Community Health and Wellness

- ◆ Local policies, regulations and metrics
- ◆ Coalition building
- ◆ Grassroots efforts
- ◆ Education and awareness





# Key Regional Challenges

## Community Health and Wellness

### ◆ Demographic and socio-economic disparities

- Correlation between education levels and health
- Link between obesity rates and income levels and race
- Leanest adults in the nation, but childhood obesity rates in CO are among the fastest growing in the U.S.



*“Research suggests that one of the strongest predictors of health is high school graduation rate, and those with higher levels of education are likely to experience better health over their lifetimes.”*



# Key Regional Challenges

## Community Health and Wellness

### ◆ Access to Care

- Transportation, location/number of providers, affordability of care, insurance



### ◆ Divide in Health Knowledge and Awareness

- Planners, health professionals, and others not always coordinated on health and wellness issues\*



*\* Local Government survey emerging issues: aging of population (21/26), locally grown food/urban agriculture (16/26), access to healthy foods (13/26)*



# Key Regional Challenges

## Community Health and Wellness

### ◆ Food Options and Nutrition

- Access to healthy food retailers, restaurants, and growing opportunities; link to household income and expenses

### ◆ Land Use and Transportation Patterns

- Transportation options, location & intensity of development, mix of uses, accessibility (parks, trails, open space, food options)



*“Nearly 1 in 4 households with children (22%) in Colorado reported food hardship (meaning they experienced a time when there was not enough money to buy food for themselves or their family) between 2008 and 2012.”*

*– Hunger Free Colorado*



# Key Regional Challenges

## Community Health and Wellness

### ◆ Retrofitting Existing Communities

- Established development patterns, road constraints, regulations/covenants



### ◆ Building Healthier New Communities

- Developer interest, political and regulatory support, affordability/accessibility





# Key Regional Challenges

## Community Health and Wellness

### ◆ Changing Health Care Delivery System

- Facility and land use needs
- Transportation needs\*
- Economic impacts

### ◆ Environmental Quality

- Air and water
- Loss of biodiversity
- Hazards and disasters

*\* 1/3<sup>rd</sup> of health-related establishments within 1 mile of existing/planned light rail stations*





# Community Health and Wellness

## *How might Metro Vision respond?*

### ◆ **Connect the dots...**

- Focus on active transportation
- Transportation safety
- Quality natural environment
- Healthy choices are easier
- Economic impacts



### ◆ **A new emphasis...**

- Access to healthy food options
- Improved connections to health care facilities and service providers
- Leveraging existing resources and networks







# **Metro Vision – Healthy, Inclusive and Livable Communities**

## **Regional Outcomes and Objectives**

***A built environment that  
supports healthy and active  
lifestyle choices***

-  Increase convenient and safe mobility options
-  Increase access to healthy and local food
-  Maximize opportunities for recreation and access to the natural environment

***The region's residents have  
expanded connections to  
health services***

-  Improve connections to health care facilities and service providers
-  Increase awareness and knowledge of community health and wellness issues and support networks



# **Metro Vision – Healthy, Inclusive and Livable Communities**

## **Strategies (types of steps to achieve objectives)**

### **◆ Health and active lifestyle choices...**

- Build active, connected places
- Improve first and last mile connections
- Build complete streets
- Local food production and processing





# **Metro Vision – Healthy, Inclusive and Livable Communities**

## **Strategies (types of steps to achieve objectives)**

### **◆ Health and active lifestyle choices (cont)...**

- Increase efficiency of food delivery
- Expand the regional trail network
- Improve transit connections to recreational opportunities





# ***Metro Vision – Healthy, Inclusive and Livable Communities***

## **Strategies (types of steps to achieve objectives)**

### **◆ Expanded connections to health services...**

- Locate health services in areas that are readily accessible
- Improve transit accessibility to health services
- Promote collaboration among stakeholders at the local, regional, and state level



# **Metro Vision – *Healthy, Inclusive and Livable Communities***

## **Strategies (types of steps to achieve objectives)**

### **◆ Expanded connections to health services (cont)...**

- Leverage existing health and wellness programs and services
- Incorporate health considerations and strategies into local and regional plans
- Increase awareness of programs, services, and other assistance



# Community Health and Wellness: Questions & Discussion



# Housing



# Metro Vision 2035: Housing

- ◆ **Goal: Increase density by 10%**
- ◆ **Goal: Accommodate 50% of new housing in urban centers**
- ◆ **Example policies:**
  - Urban centers will support housing suitable for a wide range of incomes and the full spectrum of life stages and physical abilities
  - Freestanding communities provide a diversity of housing options for a variety of income levels
  - Community design: housing types and a mix of housing densities to accommodate residents throughout the various stages of their lives

## **METRO VISION GUIDING VISION (1992) - EXCERPT**

*Through the implementation of the regional plan, the region can be a place where its people live close to where they work and play, where a balanced transportation network connects mixed-use urban centers, where urban communities are defined by significant open space, and where cultural diversity and respect for the natural environment are celebrated.*

## **KEY CONCEPTS**

- **Accommodating all ages, incomes and abilities**
- **Communities prepared to respond to changing demographics**
- **Housing+Transportation costs**
- **Housing and compact development**



# Background

- ◆ **2013 Board Workshop – Housing identified as key local and regional issue**
- ◆ **MVIC provided direction on Regional Housing Strategy in June 2013**
- ◆ **BBC Research and Consulting hired to complete Regional Housing Strategy (Exec. Summary in packet)**



# 2013 Board Workshop

***Housing identified as a primary local challenge and point of emphasis for Metro Vision update***

## **Local Challenges**

- ◆ Many communities lack a variety of housing stock, including an appropriate mix of rental product
- ◆ Some current housing stock is outdated and can't meet changing needs
- ◆ Housing choice key to allowing older adults to age-in-community
- ◆ Public resistance to infill and redevelopment – particularly density and height needed to incent private sector



# MVIC Feedback – June 2013

- ◆ Will the study identify housing needs at the individual community level? **Staff: No**
- ◆ Housing as a regional, connective issue (across issues and generations)
- ◆ Will the study identify how the landscape of poverty has changed? **Staff: Yes**
- ◆ Competition for land (e.g. manufacturing/industrial areas)
  - **Regional focus of strategy doesn't lend itself to this level of analysis, but SCI catalytic and technical assistance efforts might shed some light (more on this at Feb. Board)**



# Regional Housing Strategy

## The Starting Point...

- ◆ Where are we today (data analysis/stakeholder input)?
- ◆ Understand connections between housing and other priorities (e.g. transportation, aging, health, growth and development, etc.)
- ◆ Identify potential roles, responsibilities, policies, and actions for DRCOG (integration into Metro Vision if directed by Board)



# Housing Ad Hoc Group

Recommended to DRCOG Board

## ◆ Board members / Board alternates representing:

- Adams County
- Arapahoe County
- City of Aurora
- Boulder County
- Town of Bow Mar
- Town of Castle Rock
- City/County of Broomfield
- City of Centennial
- City of Cherry Hills Village
- City/County of Denver
- City of Greenwood Village
- City of Lakewood
- City of Littleton
- City of Lone Tree
- Town of Mead
- Town of Parker
- City of Westminster
- City of Wheat Ridge



# Stakeholder Input: Housing

- ◆ Metro Vision 2040 Listening Tour
- ◆ Metro Vision 2040 Local Government Survey
- ◆ Focus Groups (e.g. Denver Association of Realtors)
- ◆ One-on-one/group meetings with local governments (Entitlement communities) and residents
- ◆ Regional Economic Strategy
- ◆ Our Shared Vision (online engagement)
- ◆ SCI Consortium/Symposium meetings





# Local Government Survey

*Participants asked about top housing priority*

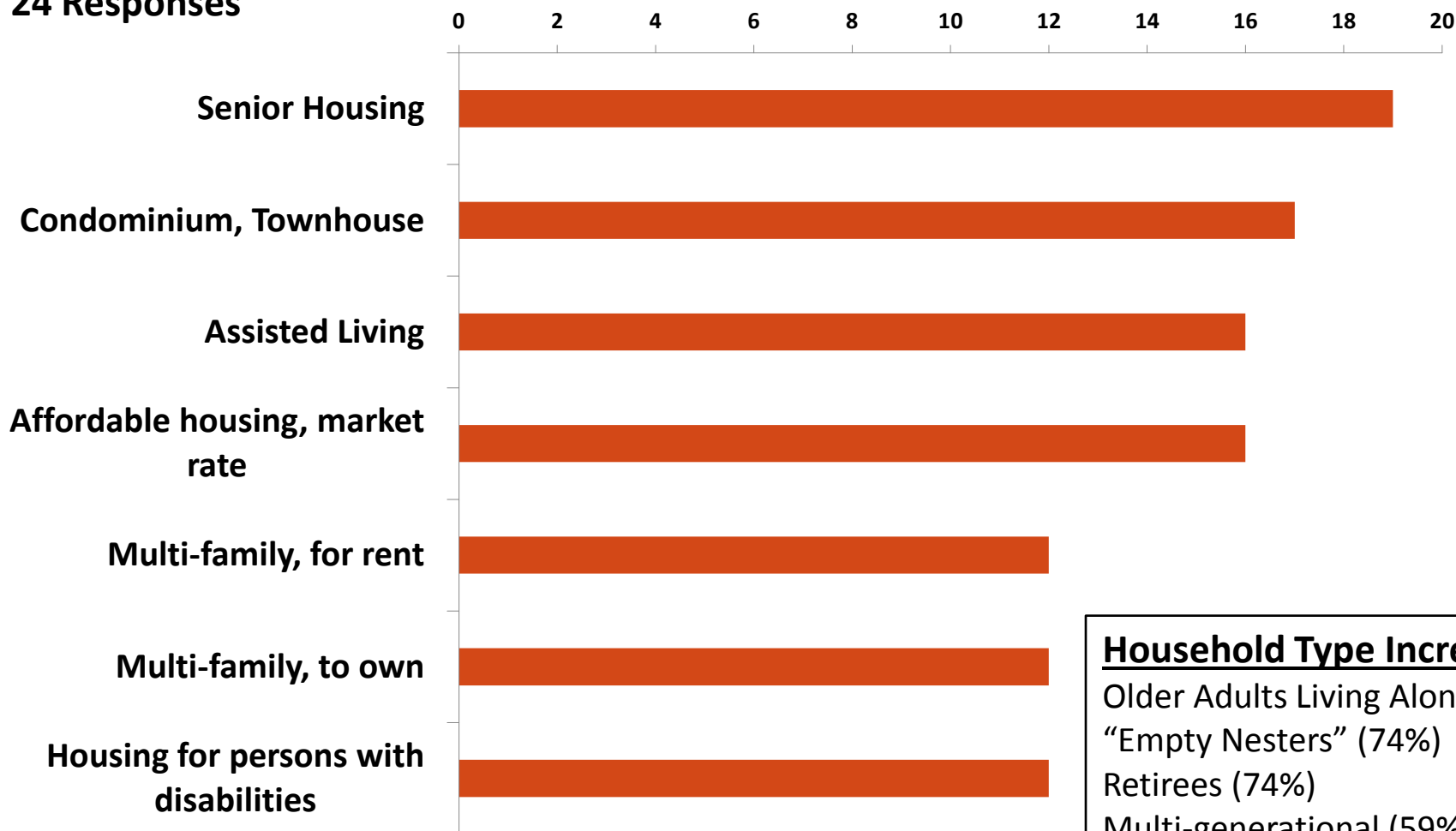
Affordable Housing	Other Housing Types
<ul style="list-style-type: none"> <li>• Affordable housing (numerous responses)</li> <li>• Affordable, middle-income workforce housing</li> <li>• Workforce housing in key locations (e.g. targeting key transportation corridors)</li> <li>• Increase rental units below 30% AMI</li> </ul>	<ul style="list-style-type: none"> <li>• Low-density housing</li> <li>• Executive housing</li> <li>• Diversify the housing stock</li> <li>• Housing rehab activities including existing single-family homes</li> <li>• Improving rental housing quality</li> </ul>
Older Adult Housing	
<ul style="list-style-type: none"> <li>• Single-story patio homes</li> <li>• Senior housing options</li> <li>• Affordable senior housing</li> <li>• Senior-friendly</li> </ul>	



# Local Government Survey:

Identified Housing Gaps (At least half respondents identified)

24 Responses



## Household Type Increases

Older Adults Living Alone (81%)

"Empty Nesters" (74%)

Retirees (74%)

Multi-generational (59%)



# Stakeholder Feedback

Responses Related to Older Adults (**Housing Stakeholders**)

- ◆ **Need to increase senior housing was universal**
- ◆ **DRCOG should collaborate with non-profits to help expand regional capacity to house low-income households, seniors, and persons with disabilities**
- ◆ **Seniors wanting to downsize cannot find housing that is appropriate for their needs and located near transit**



# Housing – Reg. Econ. Strategy

Interviews with Economic Development Professionals

- ◆ **Middle to upper skill and wage jobs have pretty good housing choices**
- ◆ **Lack of entry level rental housing in peripheral suburban and exurban locations**
  - Difficulty attracting and retaining entry level employees
- ◆ **Construction defects – potential impact on for-sale, market rate, affordable**



# Our Shared Vision ([drcog.mindmixer.com](http://drcog.mindmixer.com))

*What is more important to you when deciding where to live?*

- ◆ 80% - the neighborhood
- ◆ 10% - size of the house
- ◆ 10% - other (transit, close to amenities, yard, etc.)

*What types of housing does the region need more of?*

- ◆ #1 – Market rate affordable housing
- ◆ #2 – Senior housing
- ◆ #3 – Subsidized affordable housing
- ◆ #3 – Single-family (to own)





# Growth Dynamics

- ◆ **Region added over 1 million people between 1980 and 2010, but experienced only modest changes to the housing stock**
- ◆ **Majority of the region has experienced declining homeownership rates**
- ◆ **Regionally incomes have generally kept pace with housing prices**
  - But those in poverty are facing historically high rents and low vacancy rates
  - Also must consider rising cost of consumer goods



# Housing Affordability - Renting

- ◆ **\$40,000 = Amount renters must earn to afford median rental unit (54% of renters are cost-burdened)**
- ◆ **Most affordable submarkets (vacancy at 2.8 percent – potentially lower)**
  - Northern Aurora
  - Commerce City
  - Brighton
- ◆ **Denver has both most expensive and most affordable units**
  - Central/Downtown: must earn \$60,000 to afford median rent



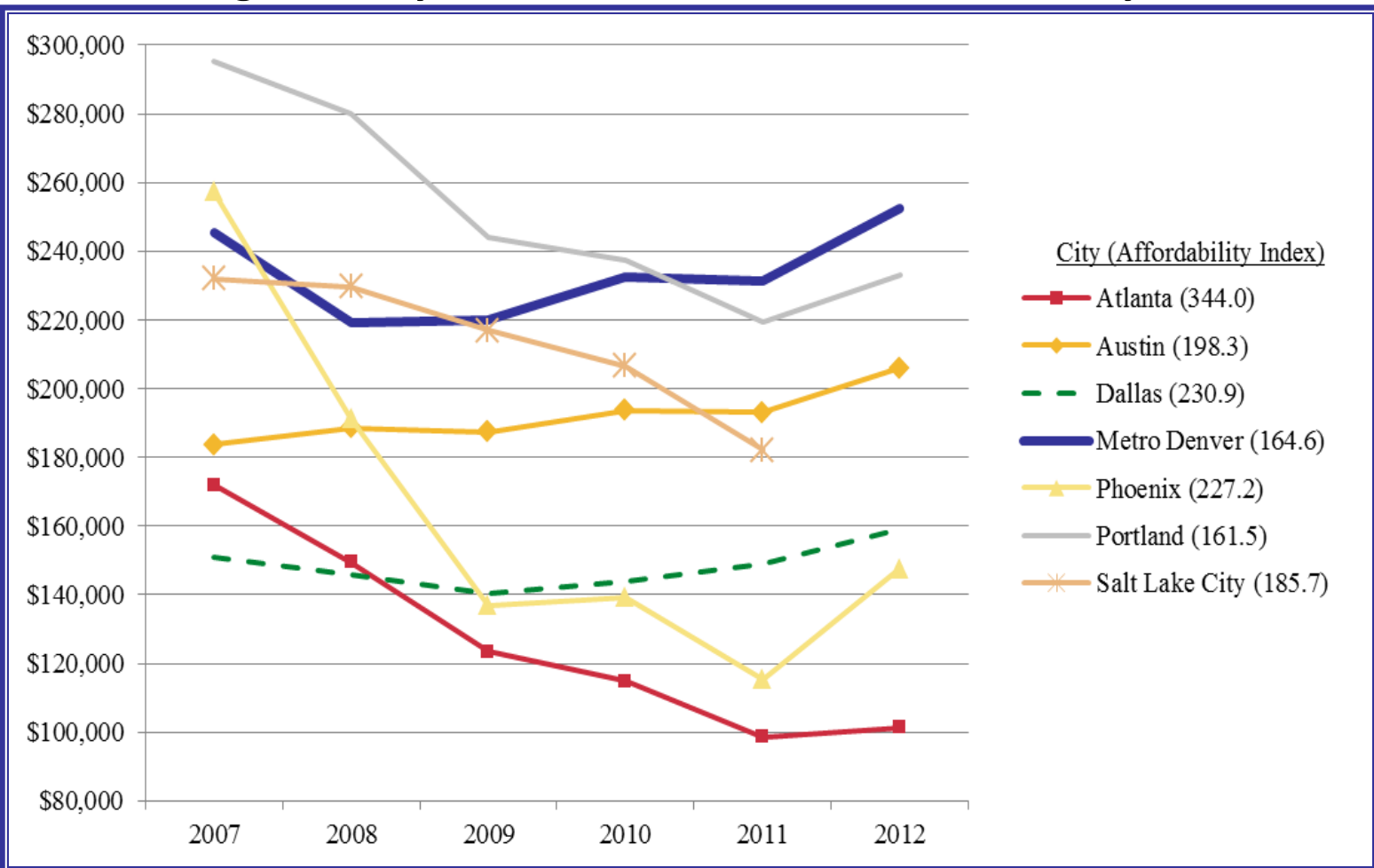
# Housing Affordability - Owning

- ◆ 2000 median price of SF-detached homes listed or sold in the region = \$209,950
  - In 2012-3 = \$285,500 (up \$75,550)
- ◆ Largest gains in Boulder County (\$134,000) and Denver (\$105,000), Douglas (\$98,000) and Broomfield (\$96,500)
- ◆ Nearly 225,000 owners are cost-burdened (31%)
- ◆ There is a mismatch between owner-occupied housing and job centers



# Housing Affordability (SF)

**Median Single-Family Home Price and Home Affordability Index**





# Housing Ad Hoc Committee

## Preliminary Outline (See Attachment)

### Regional Outcomes, Objectives and Strategies

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

 **Increase housing affordable to a variety of households at all income levels**

 **Encourage opportunities for diverse housing near transit**

- Remove regulatory barriers
- Creative approaches to develop affordable, accessible and senior housing
- Understand changing demands and preferences
- Jobs-housing balance in employment-rich areas
- Housing affordability in TOC (new and preservation)
- Promote transit investments where housing density is/will be
- Housing as catalyst in TOC



# Housing: Questions & Discussion



# Next Steps

- ◆ **Board Workshop: Full draft of Metro Vision distributed**
- ◆ **MVIC and Board continue deliberation over coming months**
- ◆ **Adoption: Summer 2015**



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