

ATTACHMENT A

MEETING SUMMARY

Metro Vision Planning Advisory Committee (MVPAC) Wednesday, March 19, 2014

MEMBERS PRESENT:

Christopher Auxier	Adams County Housing Authority
Steve Glueck (Chair)	City of Golden
Steve Gordon	City and County of Denver
Randy Harrison	RW Harrison & Associates
Steve Hebert	City of Lone Tree
Leanne Jeffers	Regional Institute for Health & Envrnmtl. Leadership
Steve Klausung	Denver South Economic Dev. Partnership
Glenda Lainis	City of Thornton
Kyle Legleiter	The Colorado Health Foundation
Lynn Merwin	City and County of Broomfield
Ann Norton	Ann Norton Law Offices
Katherine (Kati) Rider	Douglas County
Frederick Rollenhagen	Clear Creek County
Jerome Tinianow	City and County of Denver
Will Toor	Southwest Energy Efficiency Project
Brad Weinig	Enterprise Community Partners

DRCOG staff: Brad Calvert, Nicole Klepadlo, Teri Whitmore, Michele Anderson, Casey Collins

Public: Darcie White, Clarion Associates

Call to Order

Brad Calvert called the meeting to order at 9:04 a.m.

Public Comment

No public comment was heard.

Summary of February 19, 2014 Meeting

The summary was accepted.

INFORMATIONAL ITEMS

Metro Vision 2040 – Community Health and Wellness Update

Darcie White, Clarion and Associates, presented the findings of the Community Health and Wellness Issues Paper. The Metro Vision 2040 Local Government Survey identified key emerging issues related to health (e.g., locally grown food, access to healthy foods). The current plan, Metro Vision 2035, indirectly addresses health in multiple sections, but does not establish specific health-related goals.

Issue Paper Organization

- Progress and regional challenges
- DRCOG's role in addressing community health and wellness
- Opportunities for local communities to enhance health and wellness
- Best practices

Outreach methodology

- Focus groups (January, 2014, 30-40 people)
- Idea Exchange (February, 2014, more than 50 people)
- MV 2040 Local Government Survey
- Online feedback (OUR Shared Vision)
- Listening sessions
- MVPAC

Key Areas of Progress

- Coalition building
- Education and awareness
- Grassroots efforts
- Local policies and regulations

Key Regional Challenges

- Demographic and socio-economic disparities (e.g., leanest adults in the nation, but childhood obesity rates in CO are among the fastest growing in the U.S)
- Access to, and affordability of, care
- Divide in health knowledge and awareness among planners and health professionals
- Food options and nutrition including access to healthy food retailers
- Land use and transportation patterns (e.g., land use mix, transportation options, park accessibility, etc.)
- Retrofitting existing communities that don't provide healthy options
- Building healthier new communities (e.g., political and regulatory support)
- Dynamic and changing healthcare delivery system
- Not a separate section
- No direct goals

Metro Vision 2040: A Focus on Health and Potential DRCOG Roles

Metro Vision 2040 should build on existing concepts and provide more detail, including addressing in the introduction of the plan – clearly defining health and wellness as an area of focus. Health and wellness could be a standalone chapter in the plan and/or integrated throughout other plan elements.

Darcie noted a lot of great work is being done in region already. Stakeholder feedback indicates DRCOG's role shouldn't be to replicate or create new things, but to be a leader/convenor of conversations between health officials and local/regional planners on work being done. She said a stakeholder commented that most other regions in the country are already addressing this topic directly in their plan and this is an opportunity for DRCOG to also do so. Other supportive actions could include:

- Serving as a central portal of information and best practices
- Recognizing the efforts of partners around the region
- Continued role of education and training (e.g., Idea Exchanges)

Potential Opportunities for Local Communities – A Pathway to Health and Wellness

- Initiate the conversation
- Build a coalition of partners
- Establish a supportive policy and regulatory foundation
- Identify actions necessary to move forward
- Establish a mechanism to track progress

MVPAC comments:

- Since DRCOG serves as both the Metropolitan Planning Organization (MPO) and Area Agency on Aging (AAA), the paper should include cross-funding opportunities between these roles and programs. This may include regions beyond DRCOG, as some areas on the edges of the region actually go outside the region for services.
- It's important to note that some areas in the region already have development patterns and infrastructure that support healthy options—the characteristics and attributes of these places may be good starting points for measuring the impact of retrofitting communities.
- CDPHE's Health Disparities Report identifies several environmental health issues that should be considered in the report (e.g., air quality issues along major highways). Other environment quality issues may be missing as well.

- Noting the importance of safe routes to school should be noted in the paper.
- Previously submitted memo on food system planning should be incorporated in the paper.
- The paper should note the funding challenges for Public Health departments – e.g., food safety programs.
- DRCOG taking on this issue is much appreciated—there are active efforts at the local and state level to comprehensively address health and wellness, but there is significant gap at the regional level that this work may be able to address.
- Local communities have integrated health into policies, but that process can reveal that there is quite a bit of integration already – it may be difficult to create a standalone health element in Metro Vision 2040.
- A standalone chapter could address the overarching integration. Should have cross-referencing to impacts.
- All 3 approaches to incorporating health and wellness should be used: in the introduction as a key area of focus, standalone plan element, and integrated across other elements.
- Health is a “resource”, not just an outcome. It’s also important to set objective measures to track progress.

Brad said the MVPAC will discuss the organization of Metro Vision 2040 during the summer months. MVPAC could start discussions on an outline of how the Plan is being oriented in May.

Metro Vision 2040 - Edge Development Next Steps

Brad Calvert presented a next steps proposal for addressing the Edge Development concept within the Metro Vision 2040.

Existing Policies Remain Valid: Keep basic policy direction related to “large lot development” and reframe policies where needed to address edge development more broadly. Fundamental principles established by Metro Vision 2035 remain valid:

- Limit amount of growth at the edge;
- Discourage scattered development outside of established growth boundaries/areas; and
- Avoid open space/sensitive areas.

Potential New Policies/Expanded Policies:

- Infill/intensification of existing large lot subdivisions (where is this appropriate and/or areas where this should be discouraged)
- Economic Development: Provide guidance on when development should be encouraged and/or discouraged and recognize emerging opportunity areas outside the urban portions of the region.
- Emergency preparedness and response in natural hazard areas
- Integration of smaller scale agricultural operations and food production

MVPAC comments:

- When it comes to infill and intensifying existing large lot developments, it is important to refer to local comprehensive plans.
- Need to discuss creating more economies of scale for infrastructure costs for small districts on edge of communities. Water remains a critical regional issue even if DRCOG is not involved in maintaining a regional clean water plan.
- These policies could impact policy for free-standing communities.
- The existing regional growth target (3%) may not be appropriate. A goal to keep the current proportion does not take into account the disproportionate impact of these areas – number of households may not be the appropriate measure or target.
- The idea of emergency preparedness and hazard mitigation is true for all areas, not just edge development.

- Setting any regional goals of densification should be considered very carefully, as densification in certain areas may not be appropriate. The Metro Vision goals encourage development along transit corridors and urban centers. Should region be encouraging densification in foothills, as it has wildfire impacts?
- Can the policy language be more explicit about defining industrial development appropriate or not appropriate in these areas? There are industries that may be drawn to these areas—e.g., energy (solar, wind, oil and gas).
- Other natural resource industries occur in edge areas (recreation, mining, tourism, etc.). Existing policies are what makes the rural areas attractive. Rural town centers could be encouraged as the place where development happens in rural areas.
- Scattered development remains an issue in some communities. Often these large-lot areas need to be leap-frogged, which is inefficient from a municipal service perspective.
- A critical question is how can DRCOG enforce issues the policies discourage.

Metro Vision 2040 - Regional Housing Strategy Update

Nicole Klepadlo presented an update on the efforts to develop a Fair Housing and Equity Assessment (FHEA) and Regional Housing Strategy. The FHEA is required by HUD as part of DRCOG's Sustainable Communities Initiative (SCI). DRCOG retained BBC Research and Consulting to complete both reports. Draft reports were submitted and DRCOG is currently reviewing. The Metro Vision Issues Committee (MVIC) will receive an update on this work in April.

Fair Housing Equity Assessment (FHEA) – Required Outcomes

- Segregated areas
- Areas of increasing diversity and/or racial and ethnic integration
- Racially/ethnically concentrated areas of poverty
- Access to existing areas of opportunity
- Transit, housing, health services, parks/open space
- Major public investments (how investments are creating opportunities)
- Review of Capital Improvement Plans
- Fair housing issues/services/activities
- Discrimination cases, providers/organizations and actions

Fair Housing Equity Assessment (FHEA) – Engagement

Numerous interviews and stakeholder focus groups were conducted to identify community assets most important for residents to thrive. Key assets identified include:

- Access to higher education
- Affordable and accessible childcare
- Availability of jobs, services, housing and transit
- Permanent solution to homelessness
- Social services, mental health providers and health care services
- Housing + mental/health services

In addition to stakeholder engagement, the FHEA process will engage citizens living in concentrated areas of poverty.

Fair Housing Equity Assessment (FHEA) – Potential Action Steps

- Host a metro-wide fair housing training
- Develop a regional fair housing website (education, training, information)
- How can DRCOG work satisfy HUD requirements (not be duplicative)
- Require station area planning to incorporate affordable housing
- Consider a percentage dedicated to “public benefit” in funding considerations
- Prioritize funding that support affordable housing, transit, jobs and education connections

MVPAC comments (FHEA):

- Access to parks and open space is critical – could be a connection with the community health and wellness element.

- MVPAC members should receive the April MVIC agenda when it goes out to give appropriate time to confer with their MVIC representative.
- It's a benefit that DRCOG's work may be helping communities that are struggling with HUD requirements.
- Was there a conversation on access to other levels of schools, not just higher education?
 - Nicole noted this is a focus in the access to opportunity portion of the report.
- Education should be defined more broadly, not just higher education.
- Steve Glueck, Chair asked if pre-school education was discussed.
 - Nicole said this issue has not come up in her review so far of the reports, but she has not completed her review.
- The DRCOG Board could revisit the decision previously made several years ago, to not put federal transportation dollars into a fund that would support development of housing around transit. At the time MVIC supported the proposal but the Board did not vote to move forward.
- The emerging recommendations from Metro Vision 2040 should be incorporated into 2016-2021 TIP Policy, otherwise it will be 2018 before these recommendations will impact TIP project selection.
- Steve Glueck, Chair said members could speak with their respective Board members on this issue. He further noted that there is Board precedence to not program TIP funding for the full number of years.
 - Brad noted TIP criteria are being discussed at the Board meeting later today (March 19).
- What other resident focus groups (besides the 3) are reporting?
 - Nicole noted that local jurisdictions (e.g., Aurora) recently completed similar focus groups and that feedback is also being included in the data analysis.

Regional Housing Strategy

Nicole continued her presentation and briefed the committee on the progress on the Regional Housing Strategy. The strategy will include a housing needs assessment and explore connections between housing and other regional priorities (e.g., transportation, health, aging, etc.). The strategy will also explore access to opportunity and potential roles and responsibilities for DRCOG.

As with the FHEA, numerous stakeholder interviews were completed. Stakeholders were asked to identify the top 3 housing needs in the region – the most common needs identified were:

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|--|--|
| - Increase supply of housing for low to middle income households | - Expand and respond to the demand for transportation, housing and service options for people with disabilities and specifically seniors |
| - Increase economic opportunities for disadvantaged residents | |

Other needs identified included: transit expansion in suburban areas, housing to support aging-in-place, cost-burdened rental households, lack of housing options proximal to major employment centers, and safe and affordable childcare.

When asked to identify suggested goals of a regional housing strategy, stakeholders noted the importance of regional collaboration that could help define the role of local communities. A strategy may need to identify targets by housing type and location. Stakeholders also identified the need to consider supportive housing options for the homeless and housing that can support aging-in-place.

Access to Opportunity – Gaps to Opportunity

An analysis of "Access to Opportunity" in the region, a required component of the FHEA, is an important component of understanding the connections between housing and other key regional priorities. Access to opportunity explores how community and regional assets and challenges are distributed across the region and the extent to which residents are able to access opportunity that can improve quality of life and contribute to economic advancement. Initial analysis identified key gaps in opportunity.

Example opportunity gaps include:

- Affordable housing and transit options are limited in high opportunity areas
- Some suburban communities have low access to primary job centers, particularly when you include the cost of transportation
- Outside of downtown Denver, there is also a spatial mismatch between rental housing—particularly affordable rentals—and job centers
- Overall health care facilities are reasonably well-distributed, but several areas in the region have poor access to these facilities

Stakeholder Recommendations (through March 19 – additional engagement to come)

- Incubate a new method of coordinated and collaborative housing planning
- Collect/provide information on pending development (website, meetings)
- Bring others to the table to discuss planned projects – e.g., service providers
- Bring additional, flexible sources of funding to develop affordable and workforce housing
- Explore new ideas like revenue-generating and sharing models such as inter-jurisdictional agreements to share the cost of housing that will benefit multiple communities
- Understand and evaluate the need for accessible housing (potential partnership with Area Agency on Aging)
- Analyze and share data about housing conditions (potential for web-based mapping tool)

Nicole noted that in addition to the FHEA and housing strategy, DRCOG is considering additional efforts to identify best practices in land use and housing regulations that will encourage the development of affordable and workforce housing.

MVPAC comments (Regional Housing Strategy Study):

- Were developers included in the discussions of partner groups?
 - Nicole confirmed that private developers were interviewed as part of the housing and infill development projects.
- Was there discussion of encouraging the developers' role in affordable housing?
 - Nicole reiterated that she has not completed her review of the full report, but has not yet come across recommendations on this issue.
- The economic development community should also be included as work on housing progresses.
- Current construction defects legislation should be noted – it is perceived by some to be a primary barrier to building attached housing.
- As a regional report, the study should include addressing tax codes, support for affordable housing through a state housing trust fund, and the construction defects issue.

Steve Glueck requested comments on the reports should be provided as soon as possible, so that they can be provided for MVIC discussion.

Next Steps

- DRCOG staff will complete review of initial reports.
- Initial strategy recommendations will be reviewed at stakeholder meetings on March 25.
- Staff will provide a project update to MVIC on April 2.
- Staff will present informational briefing before DRCOG Board on April 16 and ask the Board to respond to findings and recommendations on May 21.

Metro Vision 2040 - Regional Economic Strategy Update

Brad Calvert gave a status update on the Regional Economic Strategy work currently in progress. Economic & Planning Systems was selected to prepare the Regional Economic Strategy.

Approximately half the scheduled interviews with economic development organizations have been completed. Feedback from stakeholders so far includes:

Regional Assets

- Well-educated and trained workforce
- DIA – particularly direct international flights
- Mid-continent location

Regional Weaknesses or Threats

- Broadband access and the digital divide
- Not educating everyone equally well
- Business personal property tax
- High housing cost for size of metro area

Last Mile Connections and Transit

- Range of opinions on the importance – but none have suggested issue isn't important
- System is designed to get people to the Central Business District, but there are other commuting patterns
- Transit needs: Arterial BRT, Circulators – particularly in suburban activity centers

Job-Housing Access

- Interested in understanding commuting patterns of employees
- Employers draw from a wide geographic area – not necessarily housing along transportation corridors
- Easy commutes are key part of attracting and retaining employees
- Middle-skill employers may be more concerned with transit access

Identity and Collaboration

- All interviewees expressed the benefits of having their own identities
- Important both locally and regionally
- ED is a unique function: various organizations, missions, and relationships
- Local government staff is more familiar with DRCOG/Metro Vision (vs. economic development organizations)

Metro Vision and DRCOG

- Important to share success stories (e.g., improved air quality)
- Some suburban residents are not in favor of density implied in urban centers
- DRCOG has a critical role in transportation and infrastructure
- Consensus that the ED community should remain educated about key regional issues (a challenge if outside their organizations)
- Data: used to rely on DRCOG, Metro Denver EDC now plays that role
- Potential role: Fundraising, grant writing particularly in small communities

Next Steps

Based on interviews and available data, the consultant team will identify regions that the Denver region regularly competes with for business expansions and relocations. Benchmarking analysis will include a limited set of indicators to help to identify and track Metro Denver's competitive position.

Steve Glueck noted the role of Economic Development community in achieving Metro Vision goals. (i.e., the Metro Denver EDC central role in the campaign that led to a successful vote on FasTracks).

MVPAC comment:

- Will economic development be a separate element in Metro Vision 2040?
 - Brad noted that a decision on this has not been made—a key part of the Regional Economic Strategy is to better understand how economic development issues can be considered in other areas of plan.

ADMINISTRATIVE ITEMS

Brad encouraged the committee members with designated urban centers to complete the urban centers survey.

The meeting was adjourned at 10:58 a.m. The next meeting is scheduled for April 16, 2014 at 9:00 a.m.