

Integrating Plans for Housing with Other Comprehensive Planning Activities

Planning Commissioners Workshop 2007

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Presenters: Joseph Hanke, AICP, Senior Planner

Denver Regional Council of Governments (DRCOG)

Charlene Meeker, Account Manager

MGA Communications



Presentation Outline

- DRCOG's Current Role in Housing
- Planning Commissioner's Role in Housing
- Housing Element Fundamentals
- Important Questions
- The Importance of Housing Rehabilitation, Preservation, and Maintenance



DRCOG's Role in Housing

- Metro Vision 2030
 - Senior-friendly Development
 - Mile High Compact
 - Legislative Agenda



Planning Commissioner's Role in Housing

“Lobby for good planning. If you don't, who will.”

*... Albert Solnit, The Job of the Planning
Commissioner*



Important Question No. 1

- As a planning commissioner, do you have a regular opportunity to communicate with members of your jurisdiction's housing commission, housing authority, historic preservation commission, construction and/or public works advisory committee, transportation advisory committee, economic development council, seniors' advisory commission, disabilities advisory commission (assuming these boards and commissions exist in your community)?



Important Question No. 2

- Does your Comprehensive Plan and/or Housing Element have goals, objectives, policies, and/or strategies that address housing affordability and suitability? diversity of housing? housing maintenance and rehabilitation?

Important Question No. 3

- Does your Future Land Use Map designate sufficient acreage which will support the construction of housing to serve the varied and special needs of the current and future residents of your community?

Housing Element Details



Housing Element Purpose

- document the needs for housing within the community, including affordable housing, and the extent to which private- and public-sector programs are meeting those needs;
- provide the framework for and facilitate planning for the housing needs of in the community, including the need for affordable housing, especially as it relates to the location of such housing proximate to jobsites and services;

Housing Element Purpose

- identify barriers to the production of housing, including affordable housing; and
- develop sound strategies, programs, and other actions to address needs for housing, including affordable housing.

Important Question No. 4

- Has a particular housing price-range gap been identified in your jurisdiction?



Important Question No. 5

- Has your planning commission taken any particular actions (code revisions, incentives and/or worked with developers) to address this gap?

Housing Study

- an evaluation of and summary statistics on housing conditions for seniors within the community. The evaluation shall include the existing distribution of housing by type, size, gross rent, value, and, to the extent data are available, condition, the existing distribution of households by gross annual income and size;
- a projection for each of the next 5 years of total housing needs, including needs for middle-, moderate-, and low-income seniors and special needs housing in terms of units necessary to be built or rehabilitated within the community;



Housing Study

- an analysis of the capabilities, constraints, and degree of progress made by the public and private sectors in meeting the housing needs, including those for affordable housing and special needs housing; and
- an identification and comprehensive assessment of state and local regulatory barriers to affordable housing, including building, housing, zoning, subdivision, and related codes, and their administration.



Housing Policy Component

- a policy element that defines regional housing goals, policies, and guidelines, including numerical goals for each of the next 5 years for the production of housing units, both new and rehabilitated, for middle-, moderate-, and low-income households and special needs housing within the community. The policy element shall include summary of results of housing study.

Housing Policy Framework

- Affordable Housing
- Diversity of Housing
- Housing Rehabilitation, Preservation, and Maintenance



Program of Implementation

- financing for the acquisition, rehabilitation, preservation, or construction of affordable housing;
- use of publicly owned land and buildings as sites for low- and moderate-income housing;
- regulatory and administrative techniques to remove barriers to the development of affordable housing at all levels of government and to promote the location of such housing proximate to jobsites;



Program of Implementation

- use of federal funds and any state, local, or other resources available for affordable housing;
- stimulation of public- and private-sector cooperation in the development of affordable housing, and the creation of incentives for the private sector to construct or rehabilitate affordable housing;
- changes in state or local tax, infrastructure financing, and land-use policies, procedures, statutes and/or ordinances to encourage or support affordable housing.



Program of Implementation

- local opportunities for public housing resident management and ownership;
- expansion or rehabilitation of public infrastructure to support housing, especially affordable housing; and
- a description of the means by which the community can ensure that a variety of housing types, at appropriate locations with respect to existing and proposed jobsites, will be made available to accommodate low- and moderate-income households.



Housing Rehabilitation Considerations

- Shifting Focus from Greenfield Development to Revitalization of Older Built-out Areas

Important Question No. 6

- Does your Comprehensive Plan employ strategies for revitalizing older built-out areas of your community? If so, has your planning commission been actively involved in developing those strategies?

Important Question No. 7

- Does your community have post-war (built between 1946 and 1970) housing stock? This era of housing constitutes approximately what percentage of your jurisdiction's total housing stock? Less than 10%; 10 - 20%; 20 - 40%; more than 40%

Important Question No. 8

- Has your jurisdiction taken any steps to encourage property owners to do sensitive rehabilitation of these post-war homes?

Revitalization of Built Out Areas

- Concerns
 - Aging infrastructure
 - Disinvestment
 - Loss of businesses



Revitalization of Built Out Areas

- Housing stock does not meet modern needs
- Eroding tax base
- Population decline/or aging

■ Opportunities



Post-WWII Housing Stock

■ Type

- Ranch
- Cape Cod
- Split-level
- Others



Post-WWII Housing Stock

- Issues with homes
 - Small closets
 - One-car garages
 - No master suite
 - Too few bathrooms



Comprehensive Revitalization

- Affordable Housing
- Special needs populations
 - Seniors
 - Universal design
 - Health-related
 - Shelters
 - Transitional



Comprehensive Revitalization

- TOD
- Multi-family
- Mixed-use
- Preservation of existing housing stock



Important Question No. 9

- Have regulatory barriers (including, but not limited to building, housing, zoning, property maintenance codes, and the administration thereof) to housing preservation and rehabilitation been identified in your community and, if so, is your planning commission actively working toward removing those barriers?

Encouraging Rehabilitation

- Building Codes
- Zoning Regulations
- Design Standards
- Finance



Important Question No. 10

- Does your jurisdiction partner with civic organizations, nonprofit and for-profit organizations and other interested parties to ensure the improvement and continued viability of existing neighborhoods through preservation of the existing housing stock?

Important Question No. 11

- Does your jurisdiction have outreach programs that provide advice and consultation and other resources to assist and educate the community about home repair, modification, rehabilitation, and maintenance services?

Important Question No. 12

- Does your jurisdiction maintain an accurate land development monitoring database reflective of available data for existing, approved and permitted housing developments?

Important Question No. 13

- Does your jurisdiction assist housing providers (and especially providers of housing affordable to low and moderate income households) in locating in-fill parcels for housing development through the use of the Future Land Use Map, the land development monitoring database, and a developable lands map?

Resources

- **First Suburb programs**

 - * Idea Book

- **DRCOG Publications**

Questions/Comments

