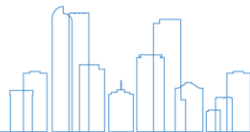
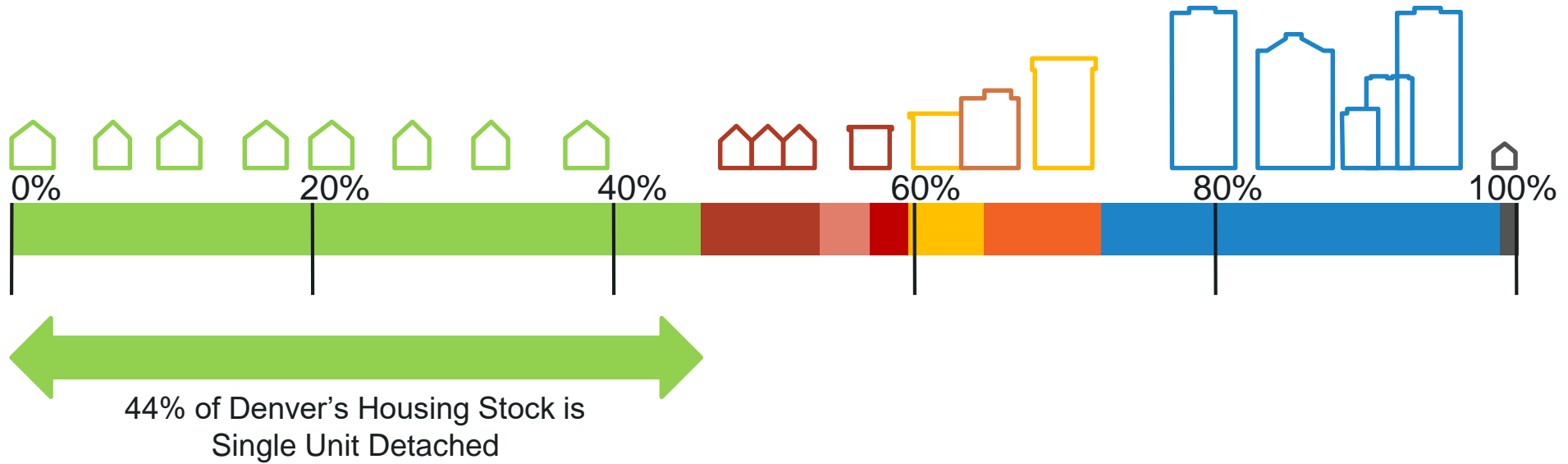


# SMALL SCALE AFFORDABILITY

AIA Denver Housing Committee



# Existing Community Profile





Single Unit  
Detached



Single Unit  
Attached  
(rowhouse)



2 unit



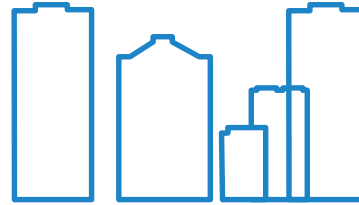
3-4 unit



5-9 unit



10-19  
unit



20+  
unit



Mobile, RV,  
tiny, boat, etc



PHASE 1  
SMALL +  
ADU's



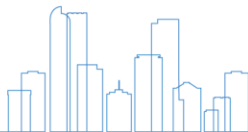
PHASE 2  
IN PROGRESS



PHASE 3



PHASE 4



# THE PROBLEM DENVER FACES:

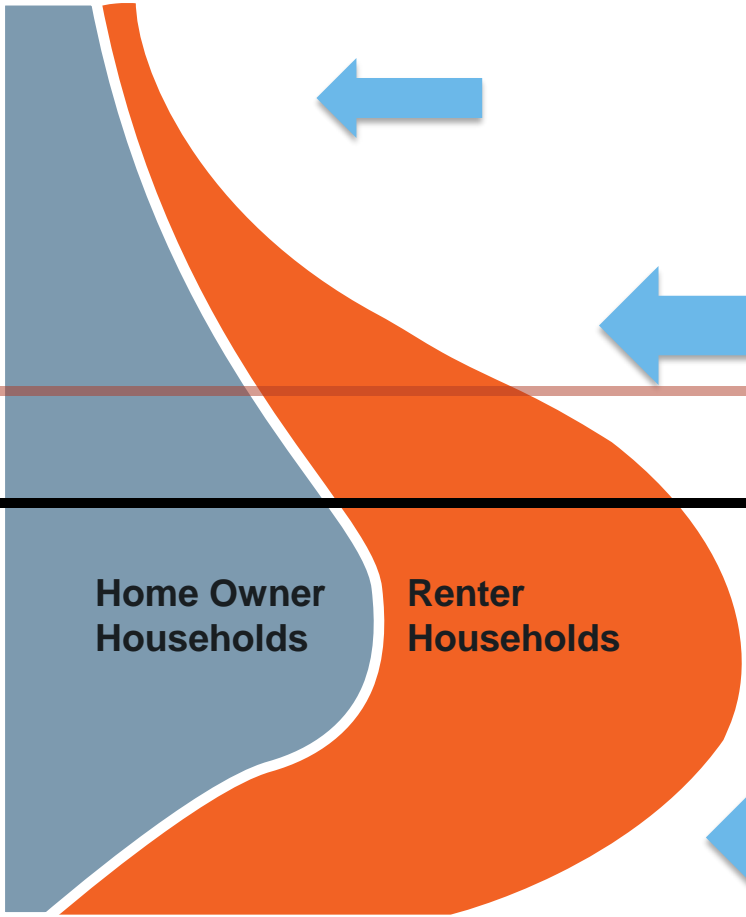
Denver is 87,000  
Units Short



**Above:  
Residents Paying  
Less than 50% of their income  
On Housing**

**Below:  
Residents Paying  
More than 50% of their income  
On Housing**

\$120,000  
\$110,000  
\$100,000  
\$90,000  
\$80,000  
\$70,000  
\$60,000  
\$50,000  
\$40,000  
\$30,000  
\$20,000  
\$10,000  
\$0



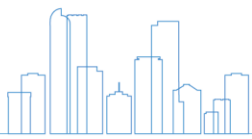
**Denver Median Home Price:  
\$386,800**

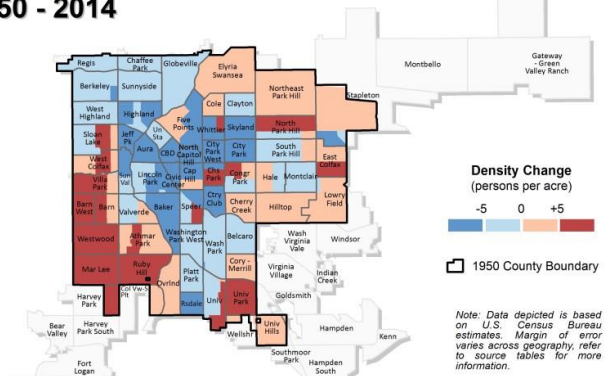
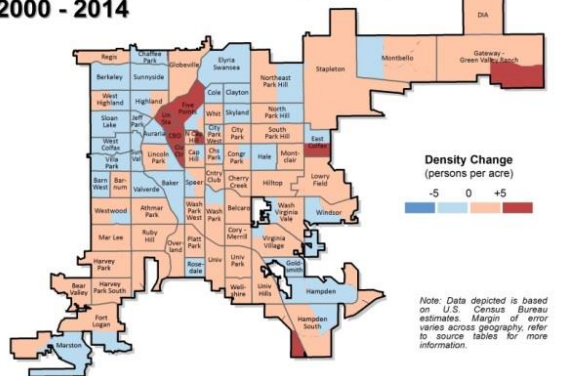
**Salary Needed to Afford:  
\$70,741**

Median Household Income

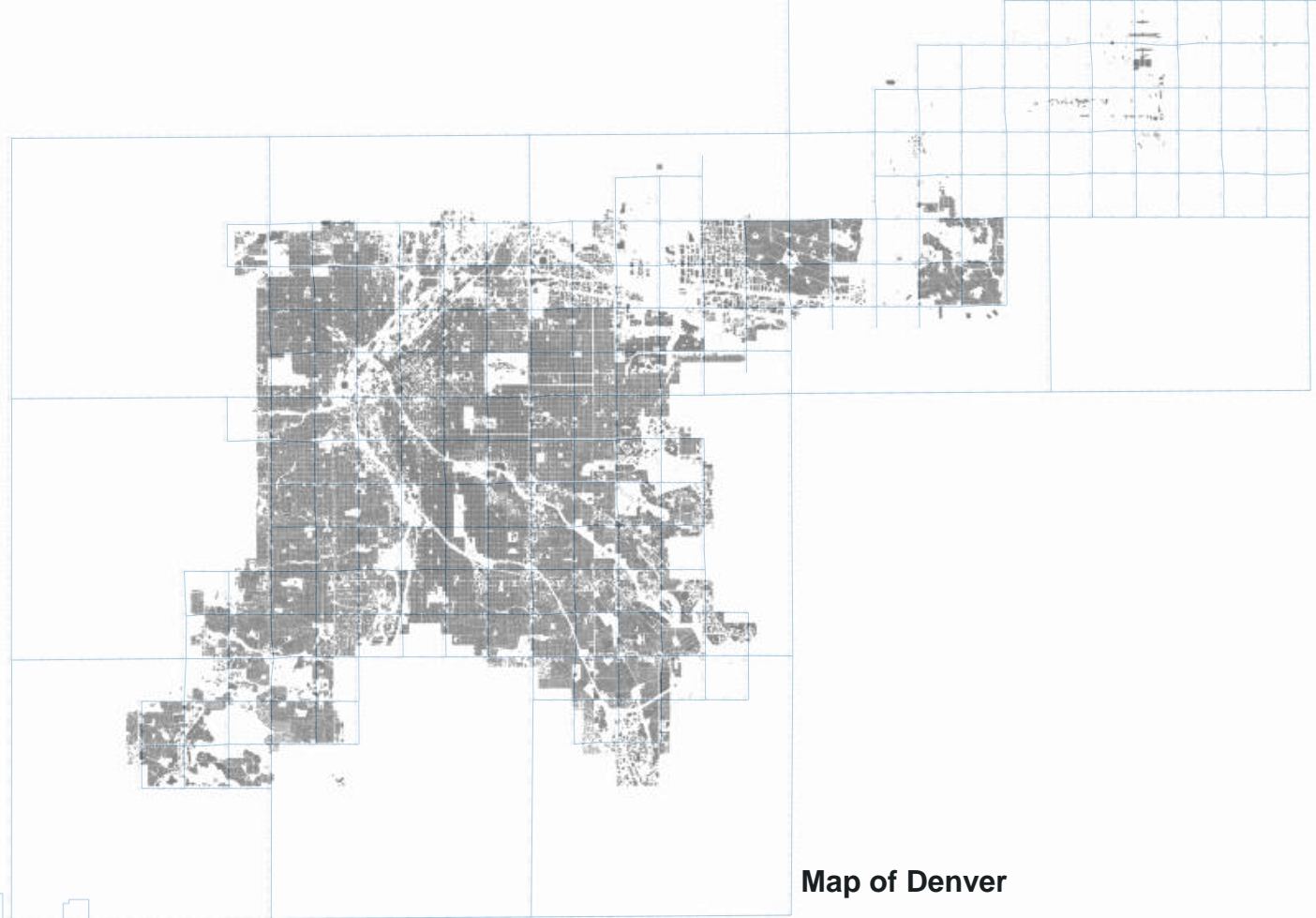
**Home Owner  
Households**

**Renter  
Households**





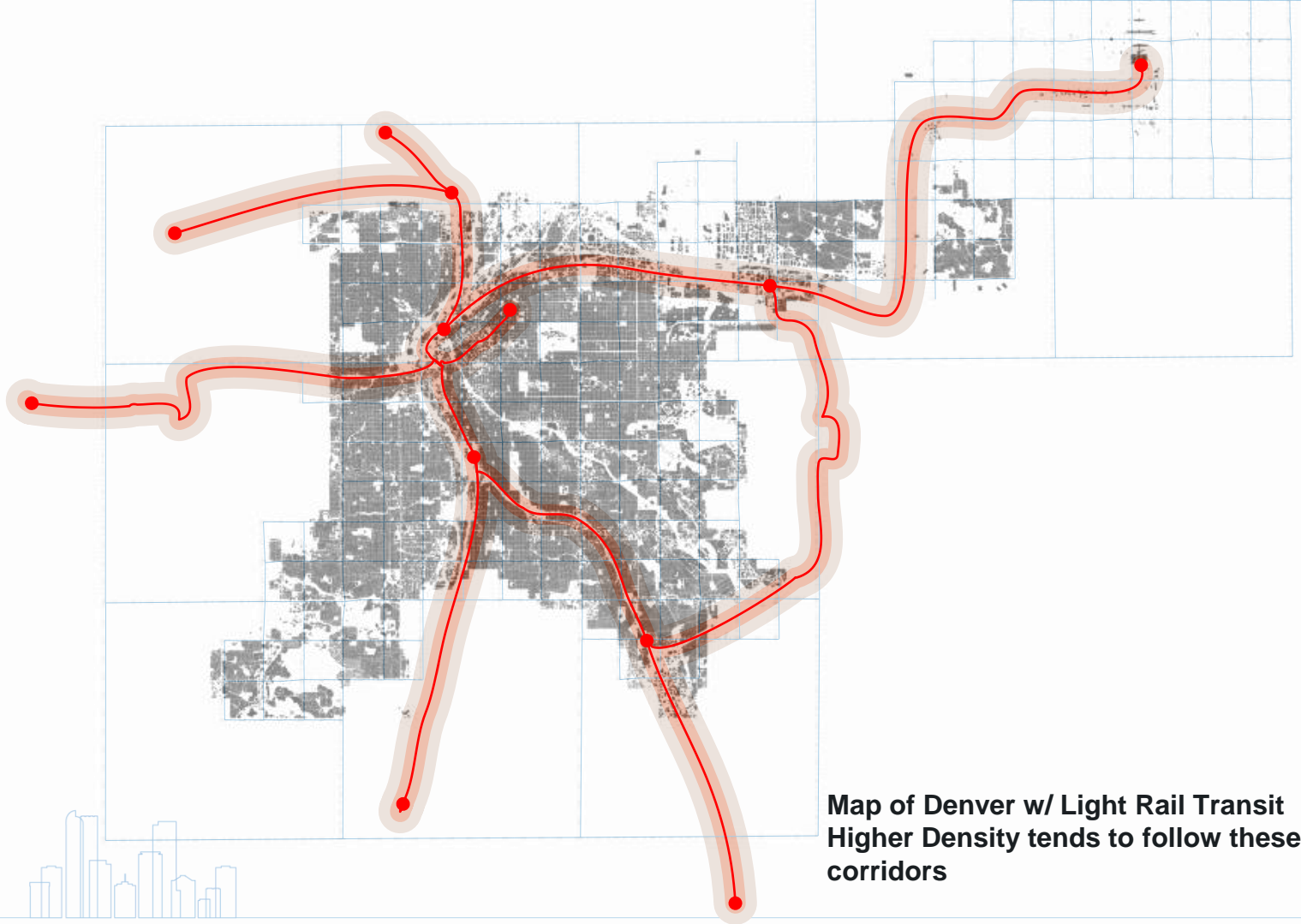
# Denver



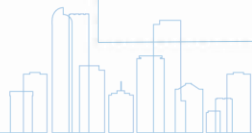
Map of Denver



# Denver

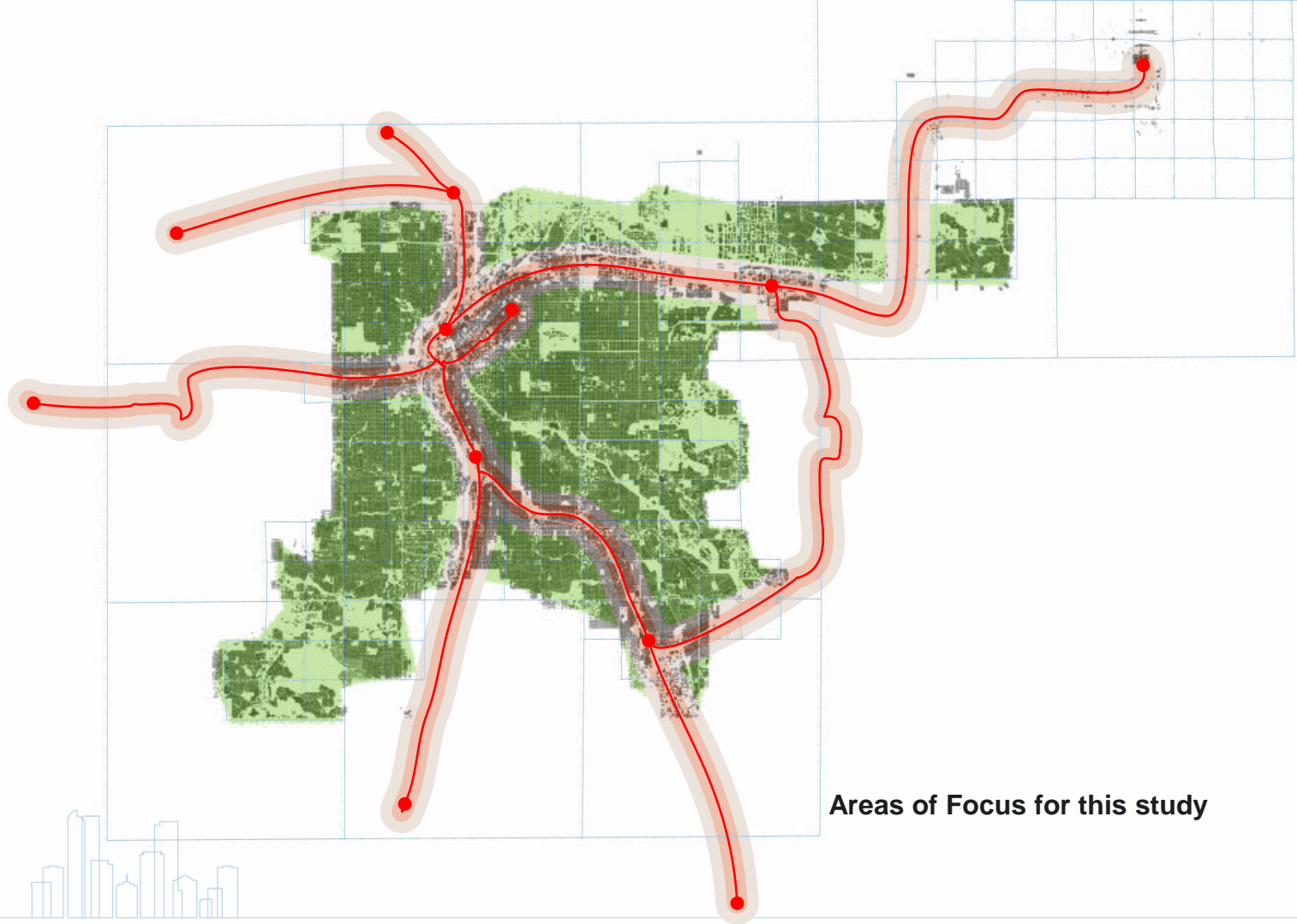


**Map of Denver w/ Light Rail Transit  
Higher Density tends to follow these  
corridors**

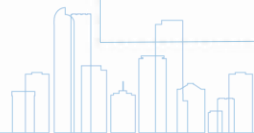




# Denver



Areas of Focus for this study

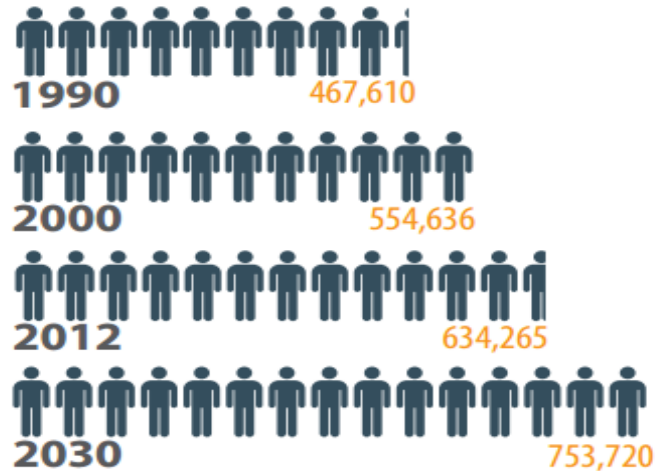


# DENVER DEMOGRAPHICS & PEOPLE

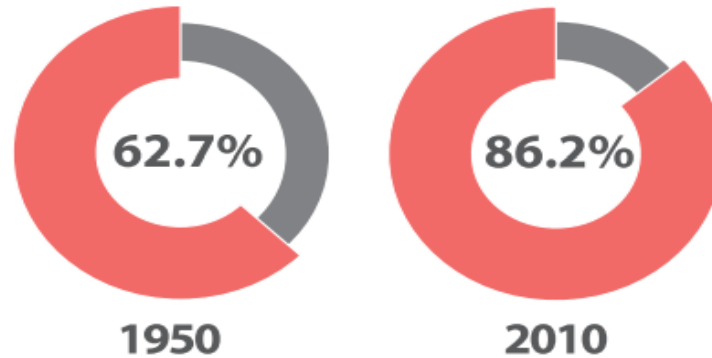


# What do the Trends Indicate

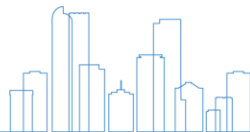
## DENVER IS GROWING TOTAL POPULATION



## COLORADO IS DENSIFYING COLORADO URBAN POPULATION

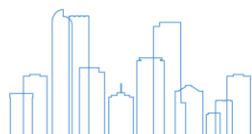
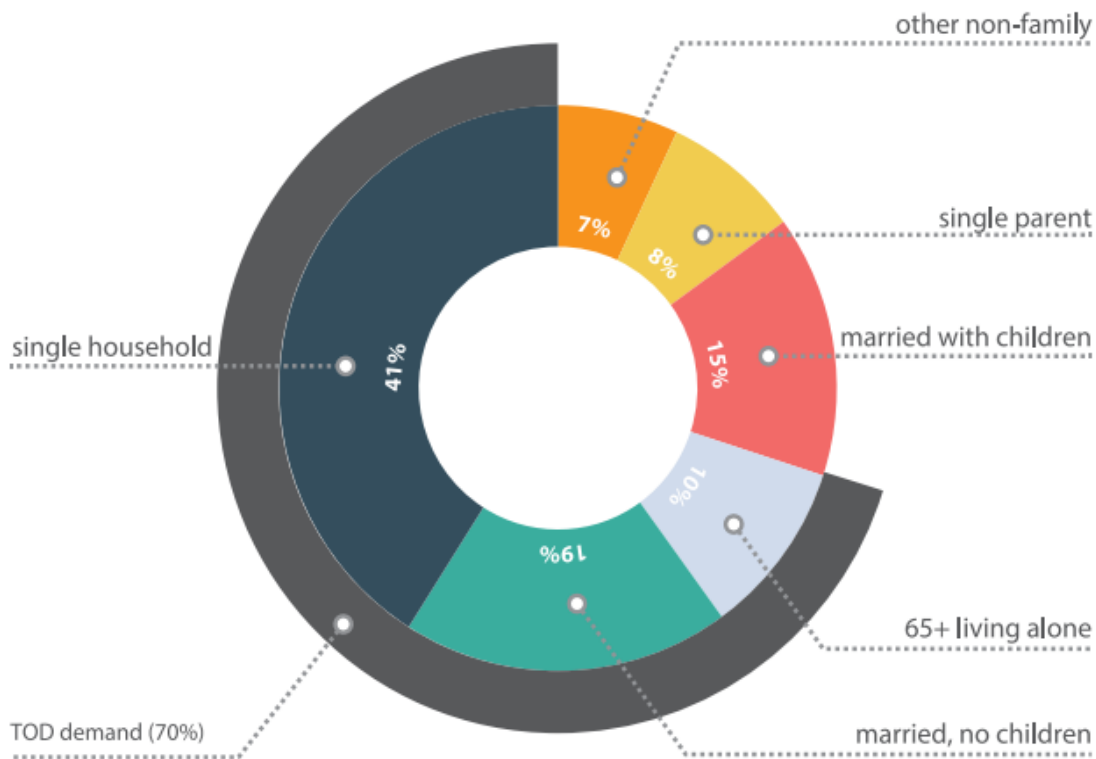


Denver Added 166,655 Residents between 1990 & 2012 or nearly 1,200 people per month.



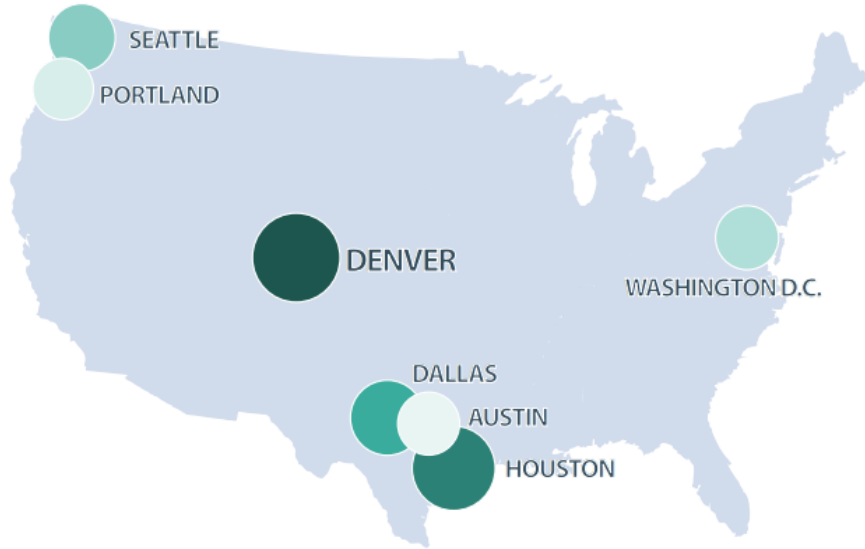
# What do the Trends Indicate

## DENVER HOUSEHOLDS BY TYPE

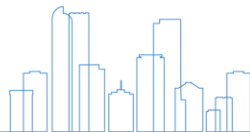
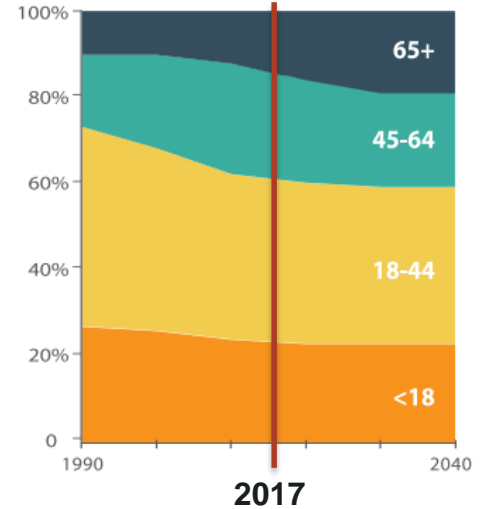


# What do the Trends Indicate

## DENVER IS THE #1 CITY FOR MILLENNIALS TOP 7 GAINERS OF POPULATION AGED 25-34 FROM 2000-2010



## THE POPULATION IS AGING COLORADO HOUSEHOLDS BY TYPE

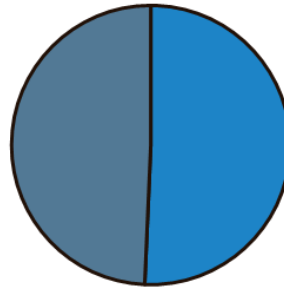


# SCENARIO 1: Marge



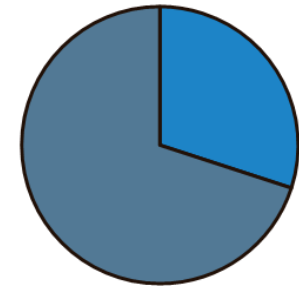
- Owns home worth \$332,000
- Income: \$10,843.44/year.
- Experiencing: Loss of physical mobility, financial insecurity

Current Income

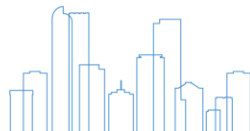


■ 50.7% Income to Housing  
■ 49.3% Income Left Over

Income based on HUD  
Affordable Definition



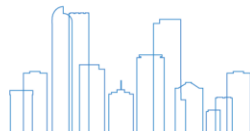
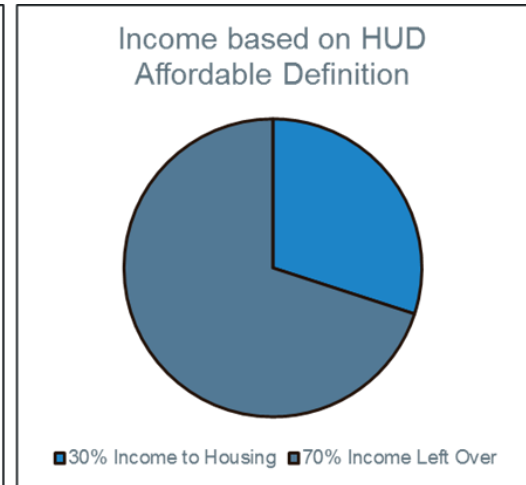
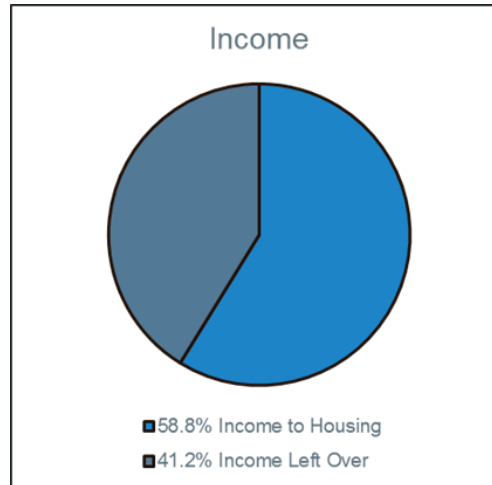
■ 30% Income to Housing ■ 70% Income Left Over



# SCENARIO 2: Maggie



- Income for new 25 year old DPS middle school teacher: \$31,803/ year.



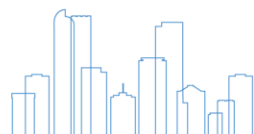
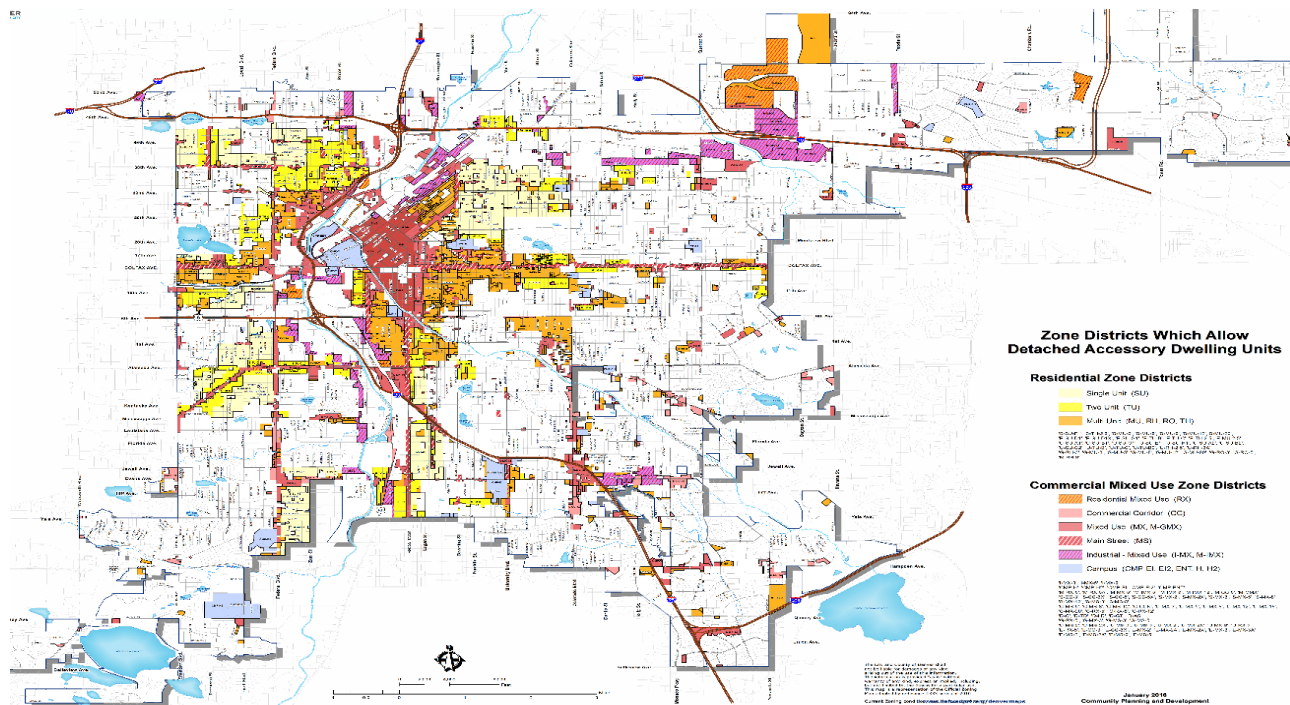
POLICY





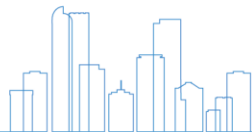
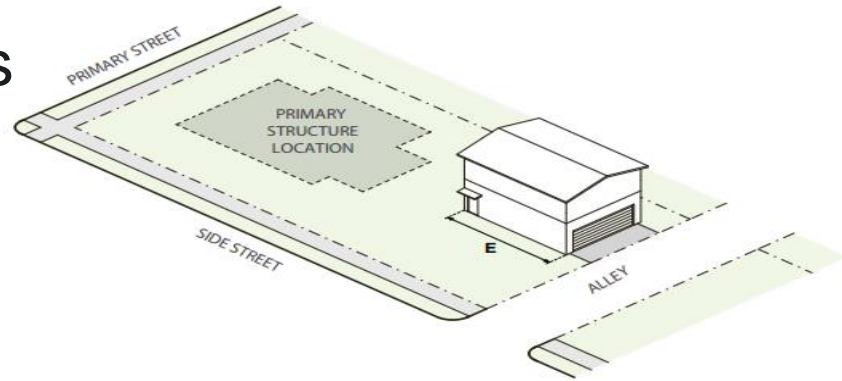
# How Denver Accommodates these Typologies: ADU

- ADUs allowed in certain single family zone districts across all Neighborhood Contexts and in higher intensity districts
- **22.3%** of the City allows ADUs
- 66 new ADUs constructed since 2010



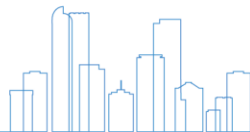
# How Denver Accommodates these Typologies: ADU

- Can be detached or in the primary house
- Development standards ensure “accessory” nature
  - Max square footage calibrated to lot size
  - Building separation, bulk plane, setbacks
  - Ownership requirement
- Lot coverage exemption incentivizes
- No parking requirement for an ADU



# How Denver Can Learn from other Cities:

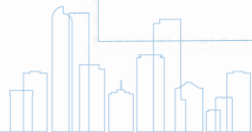
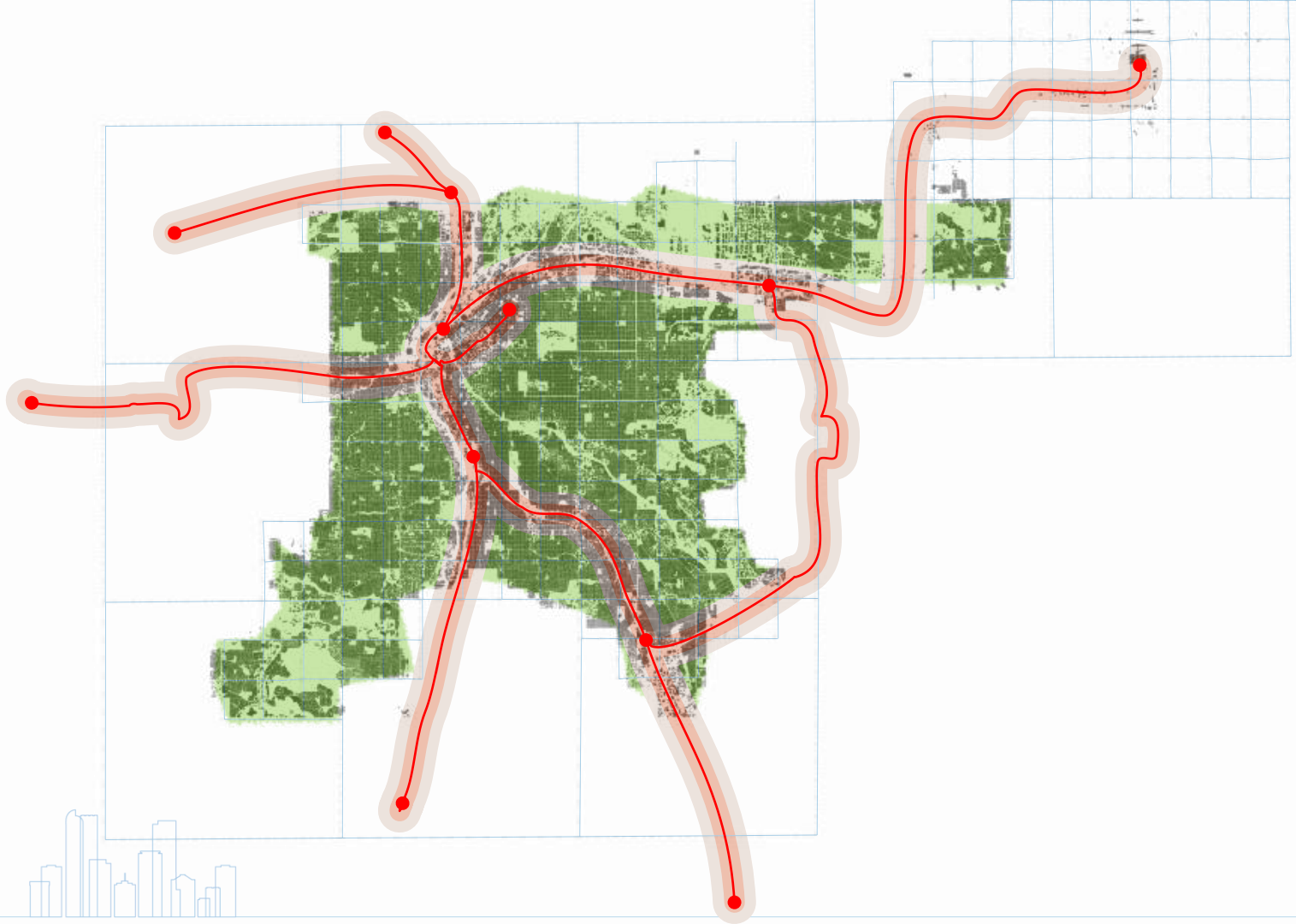
## Images of handbooks from Austin/Vancouver



# SOLUTIONS



# Denver

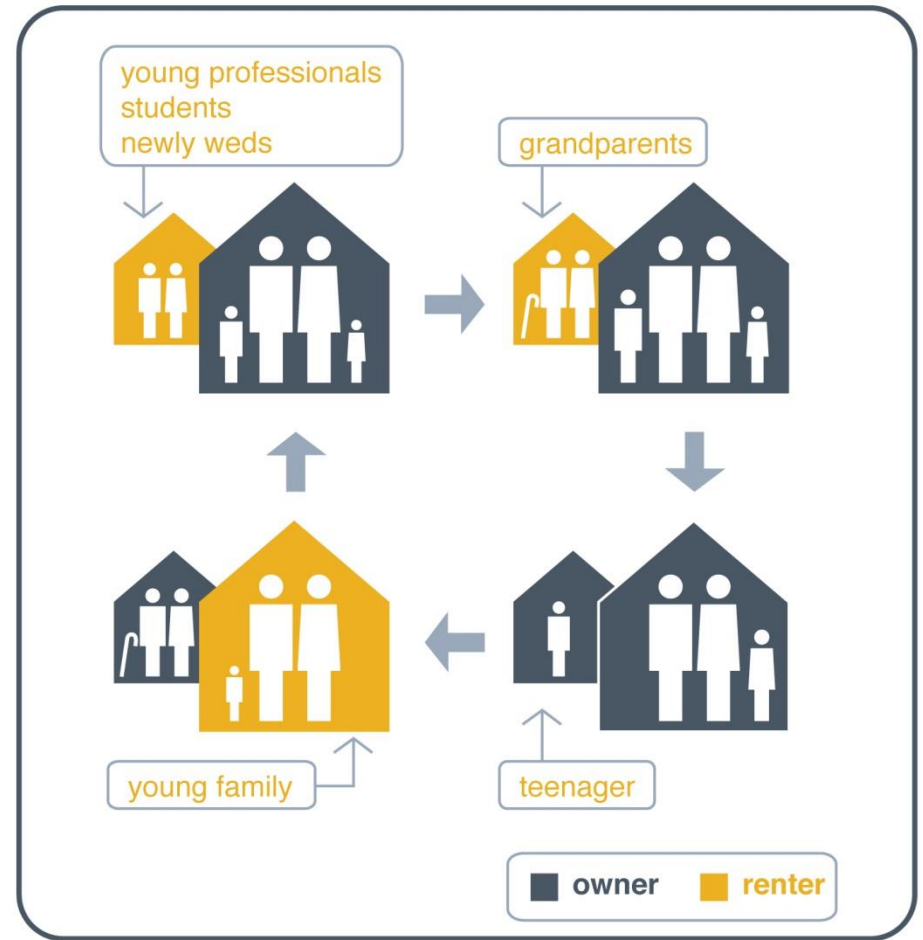


# THINKING SMALL

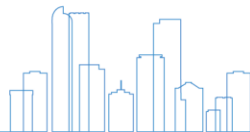
*SMALL =  
AFFORDABLE*



IN A SINGLE FAMILY AREA,  
MORE VARIETY AND  
FLEXIBILITY OF TYPES OF  
HOUSING ARE ALLOWED  
WITHIN THE SCALE OF A  
TRADITIONAL SINGLE  
FAMILY NEIGHBORHOOD.



*Life Cycle Diagram: for family and housing needs*





# CITIES AND ADU's



## ***Vancouver, BC***

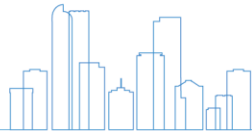
*ADU's are approved for 94% of the City's single family homes.*

*Vancouver Permits Per Year: 350*

*Denver: 60 in 6 Years!*

## ***Austin, TX***

*Community Design and Development Center, **assists clients, including affordable housing providers and private homeowners,** through each step in the process to construct an ADU for a reduced fee.*



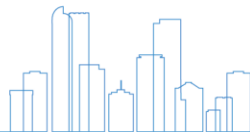
# ALLEY FLAT – LANEWAY – CARRIAGE HOME



**HONOMOBO**  
*Edmonton, Alberta*



**The ALLEY FLAT INITIATIVE**  
*Austin, TX*





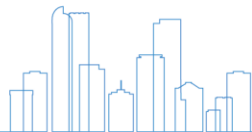
# ALLEY POTENTIAL



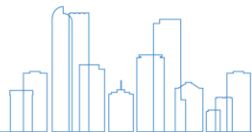
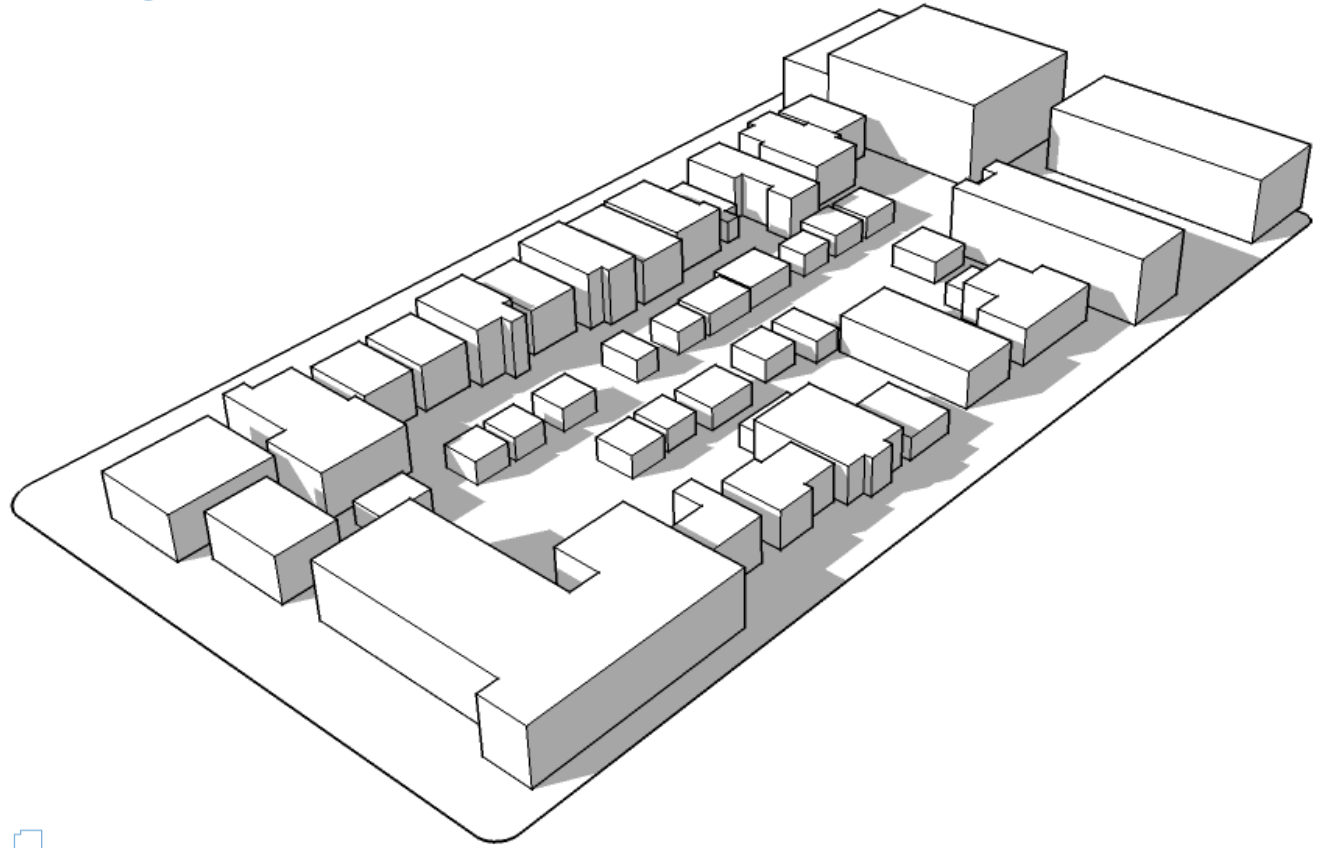
*ALLEY IN DENVER, CO*



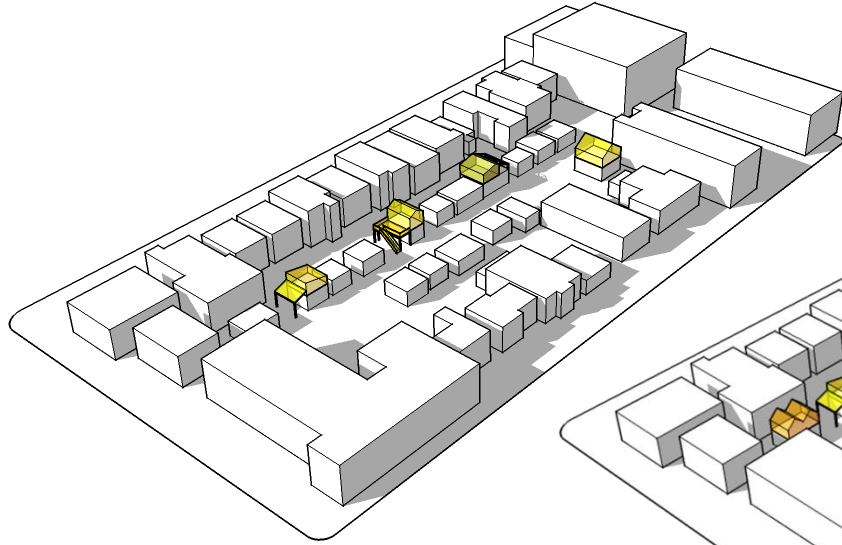
*ACTIVATED ALLEY*



# BRIDGING THE GAP



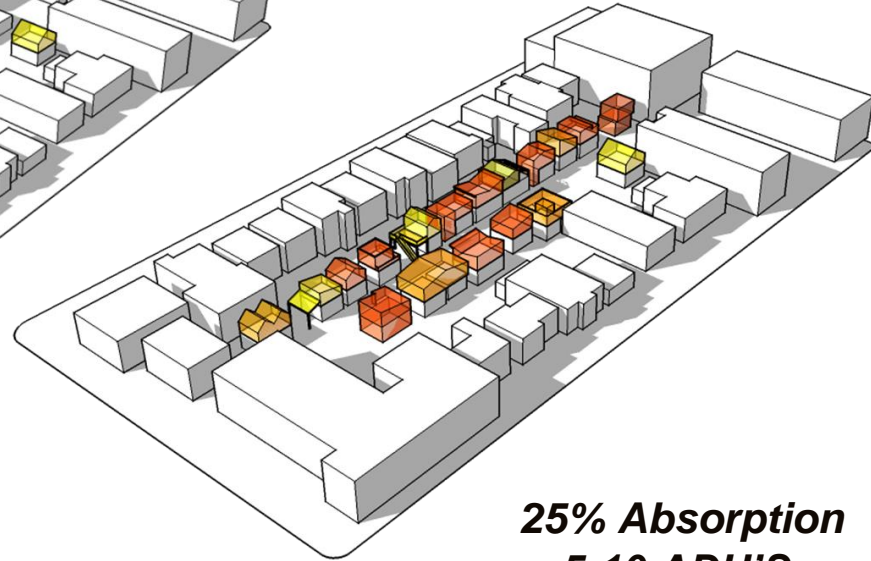
# BRIDGING THE GAP



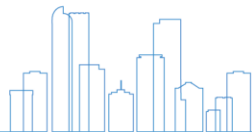
**25% Absorption**  
**5-10 ADU'S**  
**PER BLOCK**



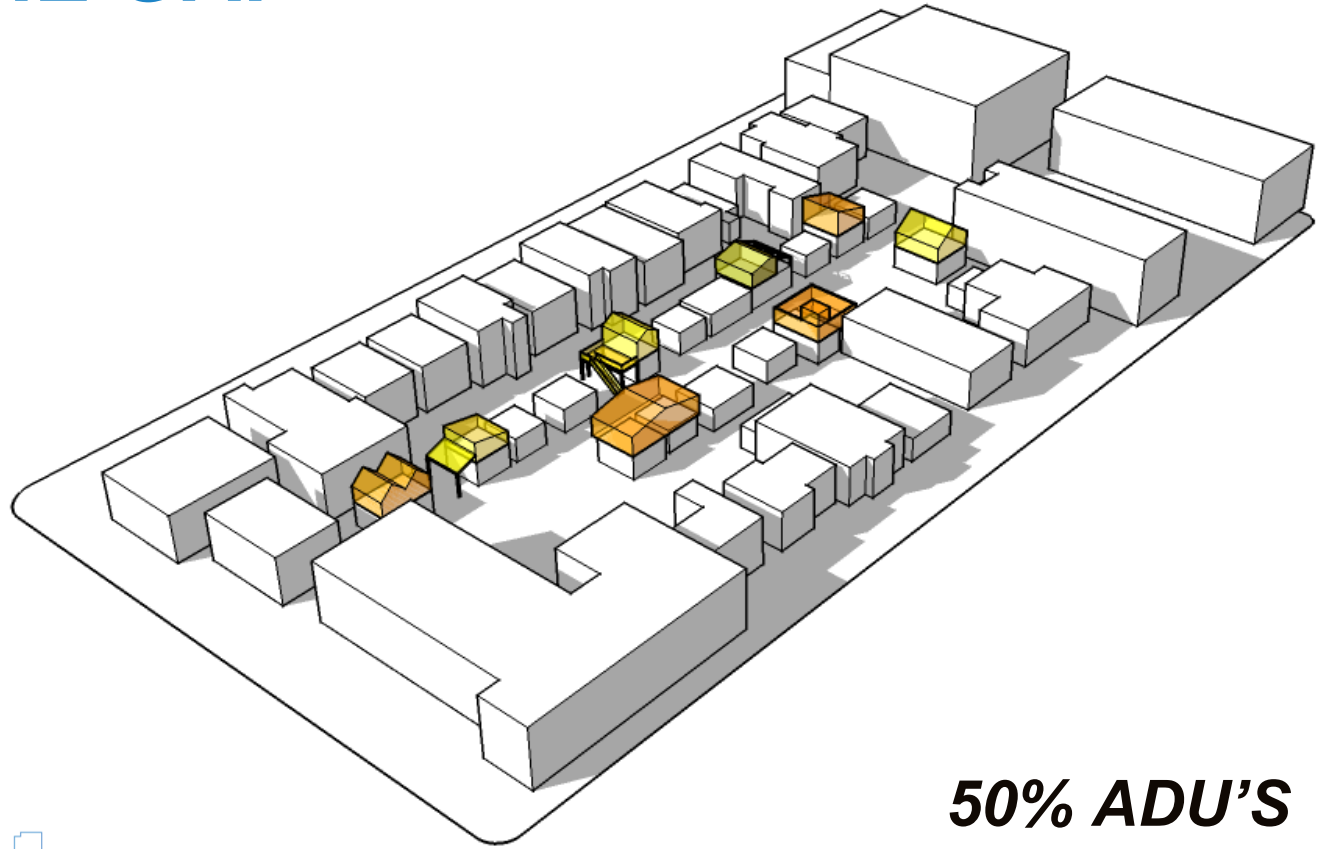
**25% Absorption**  
**5-10 ADU'S**  
**PER BLOCK**



**25% Absorption**  
**5-10 ADU'S**  
**PER BLOCK**

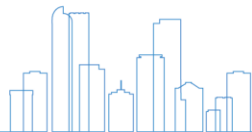


# BRIDGING THE GAP

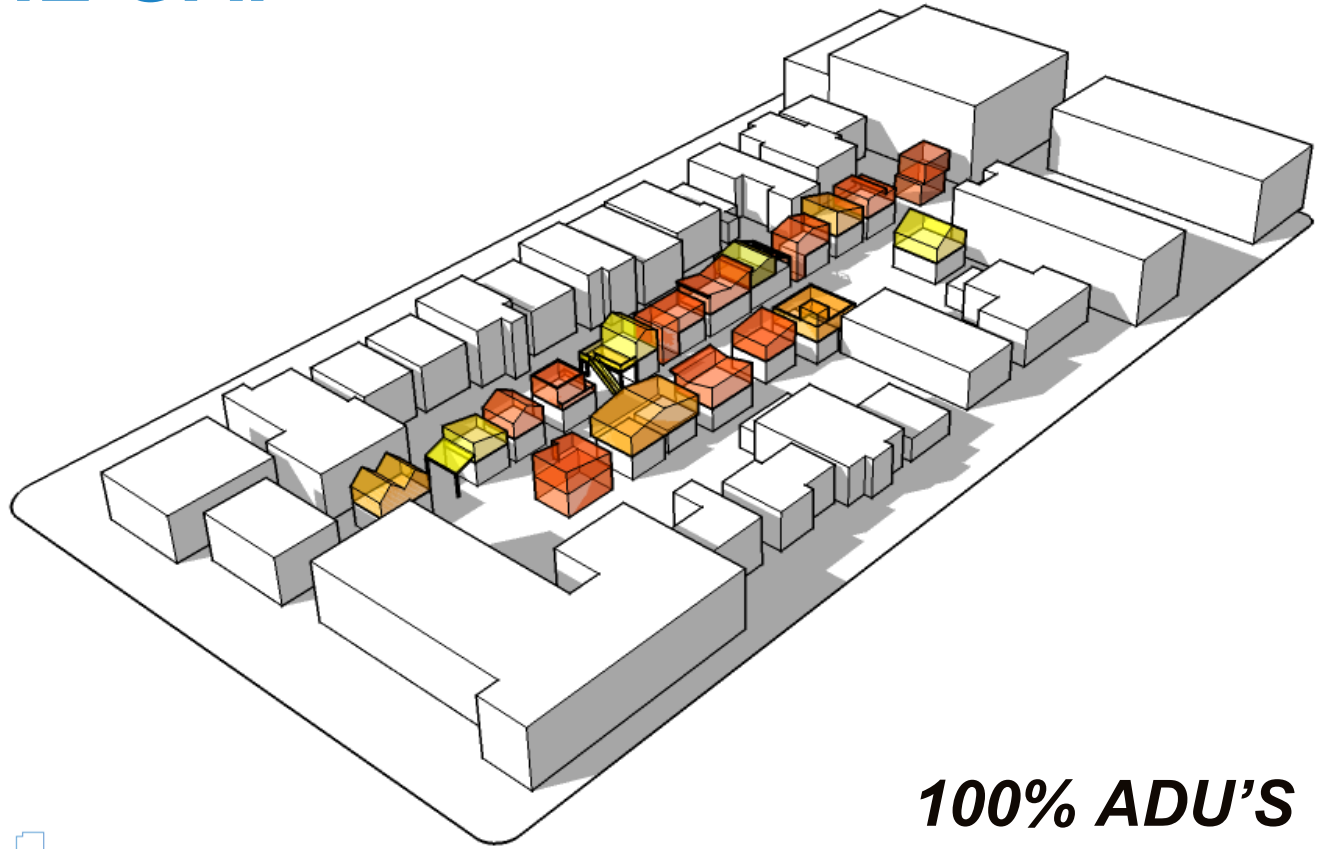


**10-20 ADU'S  
PER BLOCK**

**50% ADU'S**

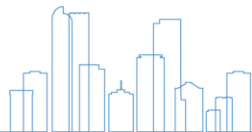


# BRIDGING THE GAP



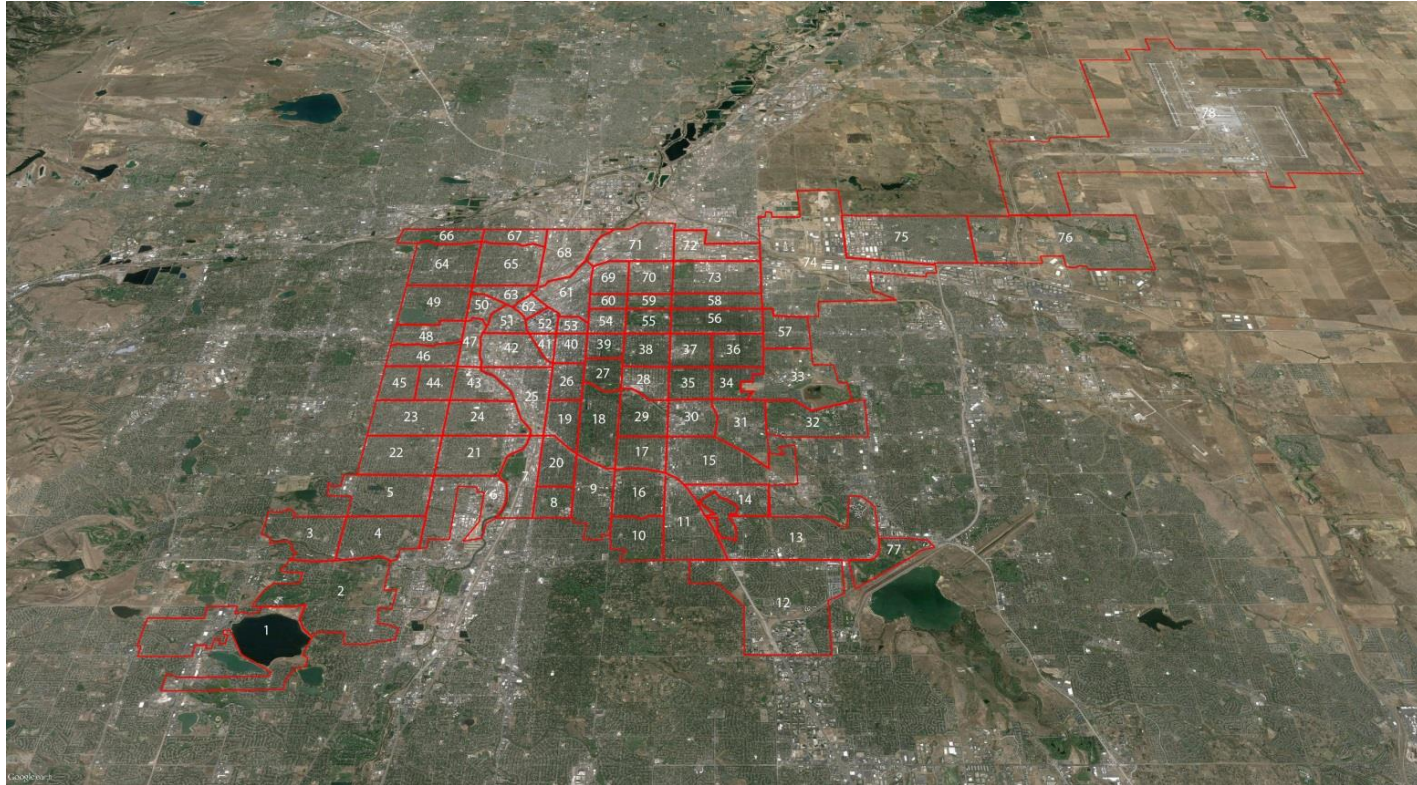
***20-30 ADU'S  
PER BLOCK***

***100% ADU'S***

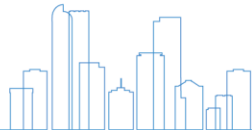




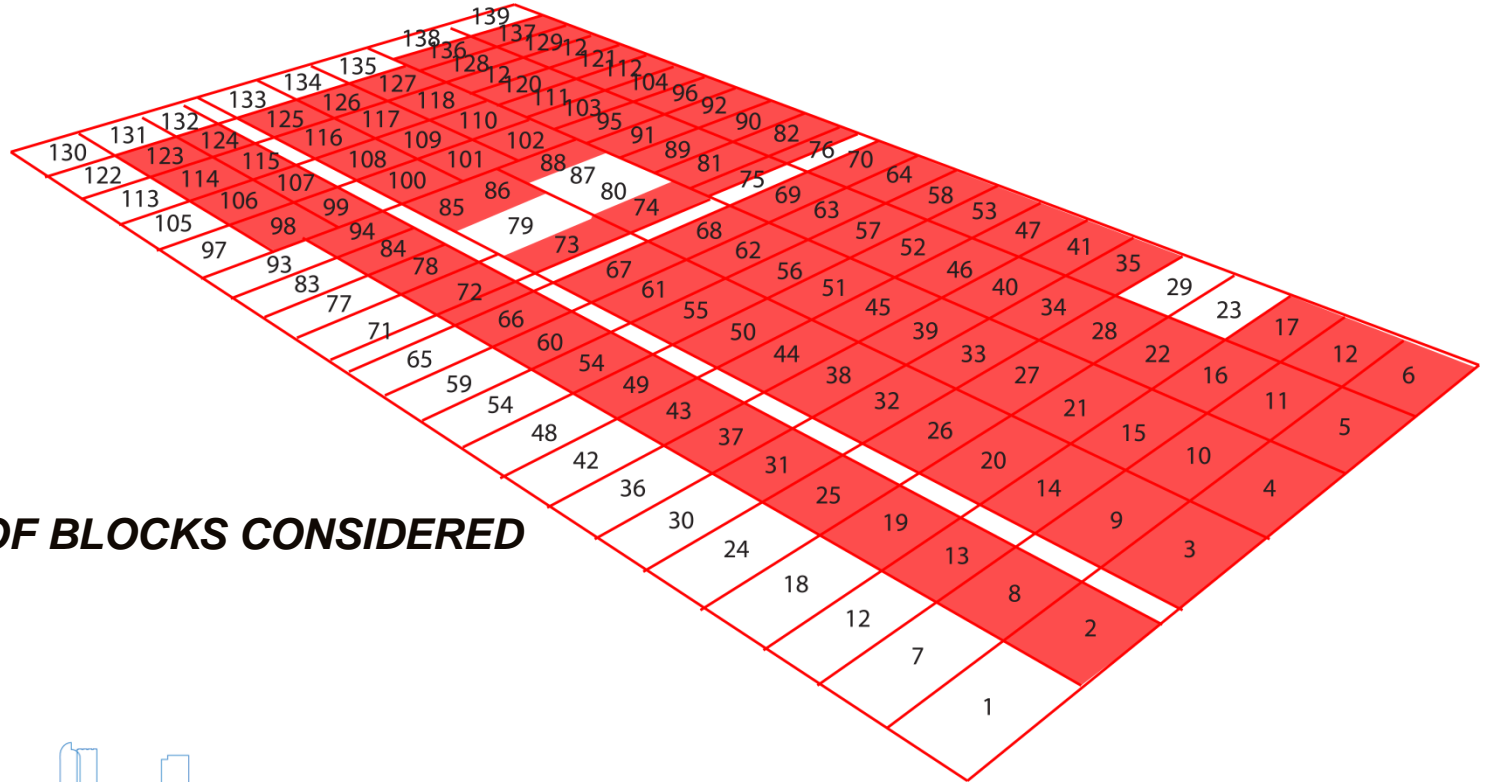
# BRIDGING THE GAP



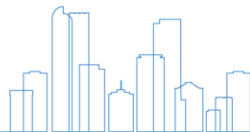
**78 TOTAL DENVER “NEIGHBORHOODS”**



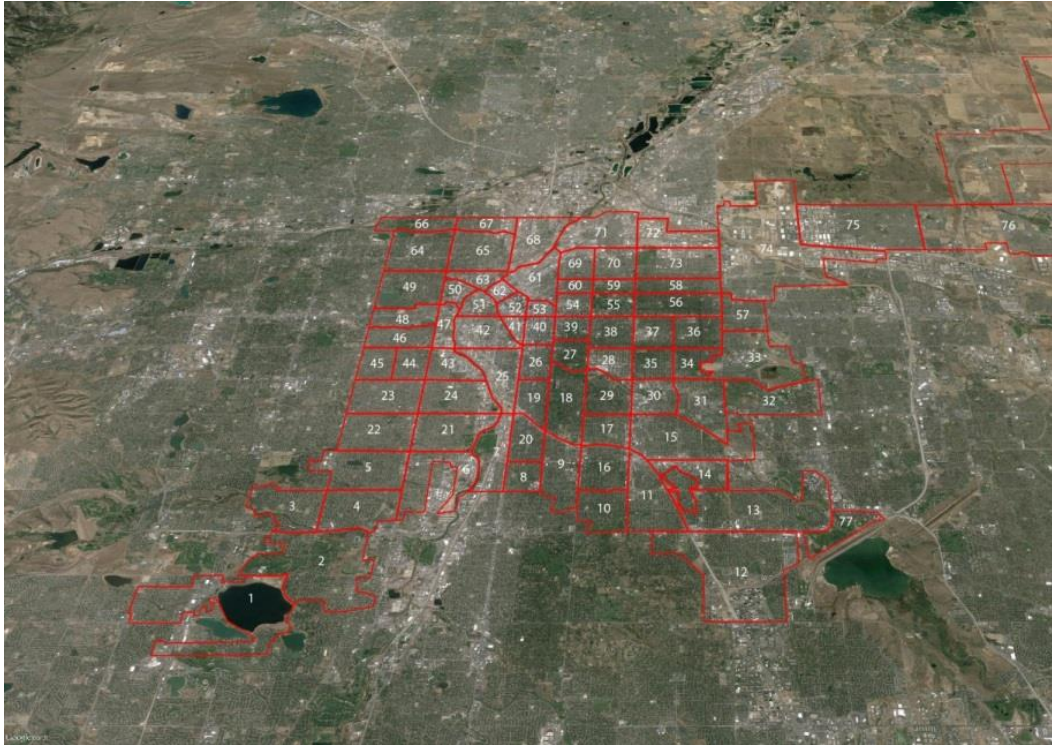
# BRIDGING THE GAP



**70% OF BLOCKS CONSIDERED**



# BRIDGING THE GAP



**87,000 UNIT DEFICIT FOR HOUSING IN DENVER**

25% Absorption = +/- 750 PER Neighborhood

50% Absorption = +/- 1,500 PER Neighborhood

10% Absorption

300 ADU's x 70 Neighborhoods = **21,000 ADU's**

25% Absorption

750 ADU's x 70 Neighborhoods = **52,500 ADU's**

50% Absorption

1,500 ADU's x 70 Neighborhoods = **105,000 ADU's**

TINY HOMES = +/- **1,000 Units**

CO-HOUSING = +/- **500 Units**

**TOTAL UNITS GAINED = A LOT!**

