



HOUSING

WESTERN PLACES / WESTERN SPACES

DISRUPTION, INNOVATION, AND PROGRESS:

PLANNING FOR AN UNCERTAIN FUTURE



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BONUS WORKSHOP / MARCH 7
The Real Estate Law For Planners

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WESTERN PLACES/WESTERN SPACES: DISRUPTION, INNOVATION, AND PROGRESS

How do we plan for the future when we don't know what it holds? This is a common dilemma for planners and land use practitioners everywhere. Despite the best-laid plans, new practices or technology can disrupt the entire process. The sharing economy—with the advent of Uber, Lyft, Airbnb, and others—has already made an impact on transportation and housing. Cities are exploring how to become smarter through the use of responsive infrastructure, but question how to integrate this model into the existing city-scape. And with fleets of driverless cars on the horizon, what will this mean for our mobility networks and parking structures?

Disruptive influences impact more than just cities. Landscape managers can now track livestock and grazing, map remote areas, and monitor plant and animal species using drones and GIS mapping. The rise of e-commerce is disrupting both big-box stores and Main Street shops. What additional impacts will drone delivery have on brick-and-mortar retail? And how can rural communities improve their communication and data networks so their residents can also benefit from the smart economy?

In addition to all the change being brought about by technology and innovation, communities also have to contend with the disruptions brought on by natural processes. How do communities embed resilience and adaptation in their long-range planning to address potential impacts caused by climate change, for example, including prolonged droughts, heat waves, and extreme weather events? What adaptive strategies can cities employ to protect public health and safety in the face of extreme weather? How do rural communities manage the risk of wildfire at the wildland-urban interface?

In a world full of disruptions, how do we build infrastructure and craft policies that not only meet our present-day needs, but also have the flexibility to adapt to future scenarios? These questions will help frame our discussions at the 2018 Western Places/Western Spaces conference.

HOUSING

The four sessions in this course on housing address one of the biggest issues facing communities across the West: affordable housing. These sessions examine look at how some communities are working to bring in more housing options for their residents, as well as a discussion of some of the factors impacting the housing market. Also included in this course is a session on alternative forms of housing that promote social well-being.

DISRUPTIVE RESPONSES TO HOUSING AFFORDABILITY

The housing affordability challenge will not go away—it's going to get worse. This session will review some of the disruptive changes to the form, density, occupancy, and character of housing that planners can expect to see in the future—and how some Colorado communities are responding to those changes.

MODERATOR:

Don Elliott

Director, Clarion Associates
Denver, CO

Topics: Zoning for residential development and related parking

Expertise: Don's practice focuses on land planning and zoning, growth management, and international land and urban development issues. He has managed planning and zoning projects that have been state level award recipients from the American Planning Association in Colorado, Arizona, Indiana, New Mexico, and Pennsylvania. Don teaches graduate level course on Land Use Regulation at the University of Colorado at Denver School of Architecture and Planning and is a member of the Denver Planning Board. He is the author of *A Better Way to Zone* (Island Press 2008), co-author of *The Rules that Shape Urban Form* (APA 2012) and *The Citizen's Guide to Planning* (APA 2009) and has served as the editor of *Colorado Land Planning and Development Law* for over 20 years.

SPEAKERS:

George Adams

Director, Aurora Planning Department
Aurora, CO

Topics: Pressures for more very small lot development

Expertise: George Adams relocated to the Denver Metro area from Austin, Texas in August 2016 to take a position as the Director of the Planning and Development Services Department for the City of Aurora. George served in a variety positions with the City of Austin over 25 years and was Assistant Director of the Development Services Department from 2009-2016. His professional interests are focused on promoting high quality urban design, placemaking, sustainable development and great customer service. The Denver Metro area is a dynamic and innovative region and George is grateful to be able to learn from and contribute to the area.

Joelle Greenland

Community Development and Long Range Planning Manager, Adams County
Brighton, CO

Topic: Increased multi-household occupancy of single-family structures.

Expertise: Joelle S. Greenland, AICP, is the Community Development and Long Range Planning Manager at Adams County where she manages the County's numerous HUD related programs (CDBG, HOME, NSP, Section 108), and other community and housing programs including the County's Housing Needs Assessment and Balanced Housing Plan. Prior to her current position, she was the County's Long Range Planner and oversaw long-range planning programs, regulation amendments and other special projects. Previously, she has engaged in a wide variety of planning activities in both urban and rural settings as a Senior Planner and Project Manager with a private firm in Philadelphia and as a Regional Planner and Brownfields Program Manager for a regional planning commission in Vermont. She has extensive knowledge and experience in community development, housing initiatives, brownfields remediation and redevelopment, and is the author of *Resurrecting an Icon: a Brownfields Success Story* (Planning, March 2013), and *Paying For It All* (Planning, February 2017), the success story of using a \$10 million HUD Section 108 Loan to assist with the redevelopment of the Globe Plant, one of the most polluted sites in Metro Denver. She holds a Bachelor of Science degree in Biology from the University of Richmond, and a Master of Urban and Regional Planning, from the University of Colorado, Denver.

OUTLINE:

1. Introduction:
 - a. Review of housing affordability pressures and trends (Elliott 5 min)
2. The push for ever smaller lots:
 - a. Aurora's story (Adams -- 20 min)
3. More than one household in a house:
 - a. Adams County's story (Greenland -- 20 min)
4. The push to reduce required parking
 - a. Denver's story (Elliott -- 15 min)
5. Questions and Answers (10 min)

LEARNING OBJECTIVES:

- Understand the forces behind the affordable housing challenge and why those trends will not reverse.
- Understand the types of new affordable housing products and parking standards are being promoted by the real estate market -- and their impacts on surrounding areas
- Understand how multiple occupancy of single family homes will affect different types of residential neighborhoods -- and what can be done to mitigate those impacts

HOUSING MARKET DISRUPTORS: ADAPTING TO SPECULATION AND SHARING

As communities struggle to meet diverse housing needs, three factors threaten market stability. First, global investors view North American real estate as a means to offshore and preserve wealth. According to the U.N., this “new colonialism” creates “...greater income inequality, spatial segregation, inadequate housing provision and growing homeless populations.” Second, the short-term rental trend is creating ghost neighborhoods and pricing locals and millennials out of housing markets. Finally, federal funds that stabilize vulnerable families and neighborhoods are at risk. We will explore ripple effects of these challenges, language needed for productive conversations, and current legal and policy strategies to preserve opportunity and prosperity.

SPEAKERS:

Erik Kingston

Housing Resources Coordinator, Idaho Housing and Finance Association
Boise, ID

Erik Kingston, PCED, is Housing Resources Coordinator for Idaho Housing and Finance Association (IHFA), and board member with the Idaho Rural Partnership. He created IHFA’s Housing Information and Referral Center and Housing Hotline in 1997. Since then he has spoken to over 30,000 individuals experiencing housing instability, coordinated statewide strategic planning efforts and worked in dozens of rural communities struggling with change. Erik is a regular presenter on housing issues and a faculty member of the NW Community Development Institute, where he teaches a course entitled ‘Housing as a Second Language.’ He is a contributor to Workforce Housing: Simple Steps for Stronger Communities and the Community Builders’ Affordable Housing Guidebook for Communities in the Rocky Mountain West. His larger goal is to foster awareness of housing among diverse industry and audience groups, promote healthy housing ecosystems, and support the conditions required for durable and vital economies and communities.

Arthur C. Nelson

Professor of urban Planning & Real Estate Development, University of Arizona
Phoenix, AZ

Arthur C. (Christian "Chris") Nelson, FAICP, is Professor of Urban Planning and Real Estate Development at the University of Arizona. He is also Presidential Professor Emeritus of City & Metropolitan Planning at the University of Utah where, from 2008-2014, he served as founding Director of the Metropolitan Research Center, Adjunct Professor of Finance in the David Eccles School of Business, and founding Co-Director of the Master of Real Estate Development program. Dr. Nelson has made significant contributions to the fields of: real estate analysis, including the role of changing demographics in shifting long-term real estate development trends; urban growth management and open space preservation, central city revitalization; infrastructure financing; planning effectiveness; transportation and land use outcomes; metropolitan development patterns; the economic effects of facility location; the role of suburban redevelopment in reshaping metropolitan America; and the new “megapolitan” geography of the United States.

OUTLINE:

1. Housing stability and diversity are fundamental to sustaining economies, cultivating social capital and attracting healthy investment. As communities struggle to meet local housing needs, several forces are converged to push housing out of reach for a many Americans—even as federal housing programs face significant cuts. Global real estate investment is surging, as outside investors use North American housing markets to offshore wealth. A 2017 U.N. report warns that “...global financial factors have led to greater income inequality, spatial segregation, inadequate housing provision and growing homeless populations.”
2. At the same time, the sharing economy and speculative investment are converting existing homes to short-term rentals, replacing them with higher-priced versions or simply ‘flipping’ them to strip-mine value from neighborhoods; in all cases, this means fewer housing units available to local residents and essential workers. This in turn has a profound impact on surrounding neighbors, community services and retail activity. New evidence indicates that these speculators or ‘flippers’—higher-income households juggling multiple mortgages—contributed to the recent housing bubble and recession, and may do so again.

3. This roundtable session explores the implications of these factors on housing and economic stability, and on the ability to recruit and retain workers. We will analyze the impacts of current disruptors, look to strategies that compensate for these factors and preserve social capital and economic vitality. To be effective, we must develop language and strategies to define this issue and commit to practical responses.

LEARNING OBJECTIVES:

- Participants will explore the ripple effects and community and economic changes resulting from modification of housing stock. These include impacts on employment and education to retail activity, social stability and infrastructure.
- Attendees will share and discuss best practices to preserve the essentials of community and economic stability; we will look to existing policy models and traditional and compatible land uses and social stability zoning and policy
- Together, we will work to create a vocabulary and logic model to facilitate communication about the current challenges with the general public, elected officials and policy makers. The magnitude and complexity of the current disruption means communities need all hands on deck.

LIVING ALONE IS HAZARDOUS TO YOUR HEALTH: COHOUSING, MULTIGENERATIONAL LIVING, AND AGING-IN-PLACE TO THE RESCUE

Newsflash: New research identifies loneliness as hazardous to your health, more dangerous than smoking fourteen cigarettes a day! Yet record numbers are living alone, in what is anticipated to be a lasting trend. Thankfully with creativity and knowledge, we can plan in ways that maximize the benefits of solitude while providing easy access to mutually supportive connections and community, thus producing better health outcomes. The social determinants of health will be examined within the context of housing, mixed-use development, and enhanced well-being. Quantifying the value of social support will be discussed, in conjunction with new building standards and health technologies aimed at improved health outcomes. Examples of cohousing, co-living, multigenerational living, and aging-in-place will be examined.

MODERATOR:

Wendy Willbanks Wiesner

Executive Director, Partnerships for Affordable Cohousing (PFAC)
Denver, CO

My organization brings the best community-oriented practices in design, development, management and governance from co-housing and other shared living solutions into the affordable housing and community development industries (and vice-versa). I do a variety of education and training programs, including a one-day workshop on incremental development and finance, presentations that address working with the public sector and anchor institutions to create more highly-contributing housing, effective ways to deal with an angry (or NIMBY) public, and developing multi-generational housing solutions to address caregiving shortages.

SPEAKERS:

Barbara Bailey

CFO, The Housing Fellowship
Iowa City, IA

Barbara Bailey is one of the founders of Prairie Hill Cohousing, the first multi-generational co-housing community in Iowa. Iowa City has won numerous awards for being an age-friendly city. and has developed innovative solutions for supporting healthy families and helping residents age in place affordably.

Clifford May

Board Member, Partnerships for Affordable Cohousing
Austin, TX

Clifford is involved in community development in Austin, and has created the critical connections between co-housing, UT Austin Dell Medical Center, and the burgeoning telemedicine industry which is favorably evolving in TX.

OUTLINE:

1. The numbers, the challenges of so many Americans living alone (Eric Klinenberg, *Going Solo*).
2. The epidemic of chronic disease—from lead paint to asthma to diabetes, housing plays a crucial role and design is key.
3. The social determinants of health, and how they apply specifically to child raising and caring for elders.
4. Key organizations pursuing the link between health and the built environment.
 - a. CDC's Health People 2020 initiative
 - b. International Well Being Institute and the WELL standard that works in conjunction with LEED
5. Multifamily passive house comes into its' own, with cleaner air and natural light the hallmarks
 - a. An evolving example in our own backyard—Geos, Arvada, CO
6. Healthy food that's affordable, where the community reaps the benefits
 - a. Growing food in the backyard for the Westwood Food Cooperative; walking from home to the Manzanita Cooperative in ABQ and preparing food together

7. Telemedicine in the condominium club and common house house
 - a. Diagnosing ear infections from afar and managing high blood pressure remotely; lessons from Texas, the nation's telemedicine hub
 - b. Observing the effects of social support in managing kidney disease
8. Home health care cooperatives and caregivers living on site
 - a. Canada does it right
9. Coliving, shared extended family living, co-housing and housing cooperatives—hybrids of living alone with the benefits of living together
 - a. Sweden's 15 million home initiative that balances living alone with mutual support and services

LEARNING OBJECTIVES:

- Knowledge of the pilots and projects from around the country and the world;
- What's working, what's not, and why; Examining scalability and replicability as objectives. Thinking about evidence-based objectives in planning and development.
- How to start and/or support a project in your municipality or jurisdiction.

PRESERVING AFFORDABILITY AND DIVERSITY IN RAPIDLY CHANGING COMMUNITIES

Across Colorado and throughout the West, home prices are increasing exponentially and housing construction is not able to keep up. Our panel will discuss the pros and cons of a broad range of solutions to preserve what is already affordable and innovative approaches to add housing choices in constrained environments. Learn about ADUs, co-housing, community land trusts, mobile home park preservation, and other tools being deployed to preserve affordability in rapidly changing communities.

MODERATOR:

Darvin Ayre

President & Owner, Ayre & Associates
Boulder, CO

Darvin specializes in Change Acceleration, Leadership & Team Development, Strategic Formulation and developing innovative stakeholder engagement strategies for organizations and communities. He has worked with a variety of companies and non-profit organizations on strategy development, designing and facilitating organizational planning and developing alignment from frontline to executive levels in executing strategy for change. Recent work has centered around the importance of community engagement as it relates to the development industry.

SPEAKERS:

Danica Powell

Founder & Owner, Trestle Strategy Group
Boulder, CO

A former member of the City of Boulder's planning board, Danica has a comprehensive understanding of land use complexities and the importance of affordable housing. Danica is passionate about and plans to discuss in detail the importance of technical analysis and community engagement as it relates to affordable housing.

Anne Kuechenmeister

Planner II, Michael Baker International
Lakewood, CO

Anne specializes in public engagement strategies and urban design with diverse and underserved communities. She builds a thoughtful process paired with effective, creative and innovative tools and strategies for engagement and collaborative design. Anne's area of discussion will focus on the tools available to encourage community participation.

Bryan Bowen

Cofounder & Managing Architect, Caddis PC
Boulder, CO

Bryan Bowen has been a practicing architect since 1995, dedicated to the design of neighborhoods and eco-buildings, all with the vision of making baby steps toward a sustainable permaculture planet. Bryan's main niche is cohousing, though his work includes single-family homes, eco-retrofits, multifamily housing, mixed-use projects, community planning, and commercial work. Bryan is currently a member of the City of Boulder Planning Board.

OUTLINE:

Format: This session will highlight tools and strategies for housing design, funding, resident organization and collaboration, and interagency collaboration through the story of the Ponderosa Mobile Home Park. The story will include video, images and explanation of the challenges, strategies to overcome and ways that this process and these tools can be used in other communities.

Presentation Outline:

1. Introduction/Goals for Session (Anne Kuechenmeister, 5 minutes)
2. History of the Ponderosa Mobile Home Park (Danica Powell, 5 minutes)
3. Phase I: Feasibility Analysis
 - a. Overview (Danica Powell, 5 minutes)
 - b. Strategies, tools and Funding (Danica Powell, 7 minutes)
 - c. Video of residents from 2015/City as Play (Anne Kuechenmeister, 5 minutes)
 - d. Outcomes (Anne Kuechenmeister, 5 minutes)
 - e. Key takeaways to replicate (Anne Kuechenmeister, 3 minutes)
4. Phase II: Community Stabilization
 - a. Overview (Danica Powell, 5 minutes)
 - b. Strategies, tools and funding (Danica Powell, 7 minutes)
 - c. Resident Leadership Committee (Anne Kuechenmeister, 10 minutes)
 - d. Rebuild by Design Charrette Process and Outcomes (Danica Powell, 10 minutes)
 - e. Continuing work and next steps (Danica Powell, 5 minutes)
 - f. Key takeaways to replicate (Danica Powell, 3 minutes)
5. Questions and Answer (All, 15 minutes)

LEARNING OBJECTIVES:

- Upon completion participants will be able to understand the sequencing and elements of the technical process for the preservation of affordable housing; including annexation, rezoning, entitlement, funding and design.
- Upon completion participants will be able to replicate community engagement strategies for low-income and diverse communities to build community technical capacity and ability to provide input in housing processes.
- Upon completion participants will be able to identify and seek further information on innovative resources and strategies for the preservation of affordable housing.