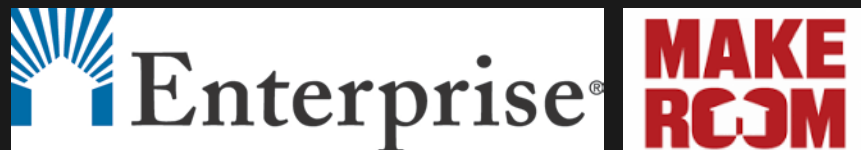




All In Denver Presents...

Results of the Affordable Housing Poll

In conjunction with Enterprise Community Partners



May 4, 2017

Housing Prices Continue to Rise...

BUSINESS > REAL ESTATE

Denver rents actually inch up as apartments rise at near-record clip

The 3,200-plus new units is the most the city has seen since 2002

Denver apartment rents among nation's least affordable for teachers, says

Metro area is 11th-least-affordable, according to ApartmentList

BUSINESS > REAL ESTATE

Metro Denver had more starter homes for sale at the beginning of 2017, but still not enough

But already slim pickings suggest there still could be bidding wars among first-time homebuyers

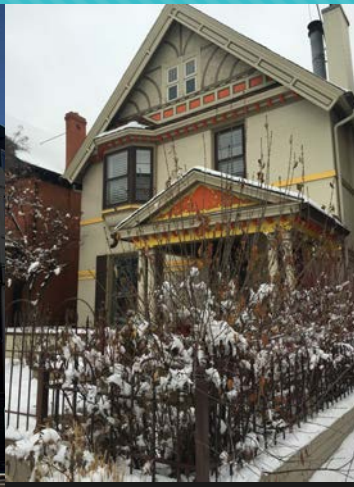
BUSINESS

Denver's apartment boom is creating entry-level jobs — but housing costs make help hard to find

Denver's tight labor market, expensive rent make \$28,000 per year jobs harder to fill



Affordable Housing



homeless
growth
community
reasonable
young
artists
mobility
attainable
tenants
worker
units
DIY
students
workforce
livable
rents
accessible
transitional
mixed
middle-class
accommodate
family
professional
subsidized
living



Tenant Protections

- Common sense protections for renters against evictions and unfair treatment
- Colorado ranks LOW





Bonds

- Allows a community to borrow on future revenues or taxes; a large sum of funds created upfront
- Denver has used bonds successfully in the past for transit, stadiums, schools, and cultural institutions





Housing Plan

- Last fall City Council adopted a new dedicated fund for housing, amounting to \$15 million per year
- As part of this new fund, the City is currently working on a **housing plan** to determine how these funds will be used





Action

- Do Something!



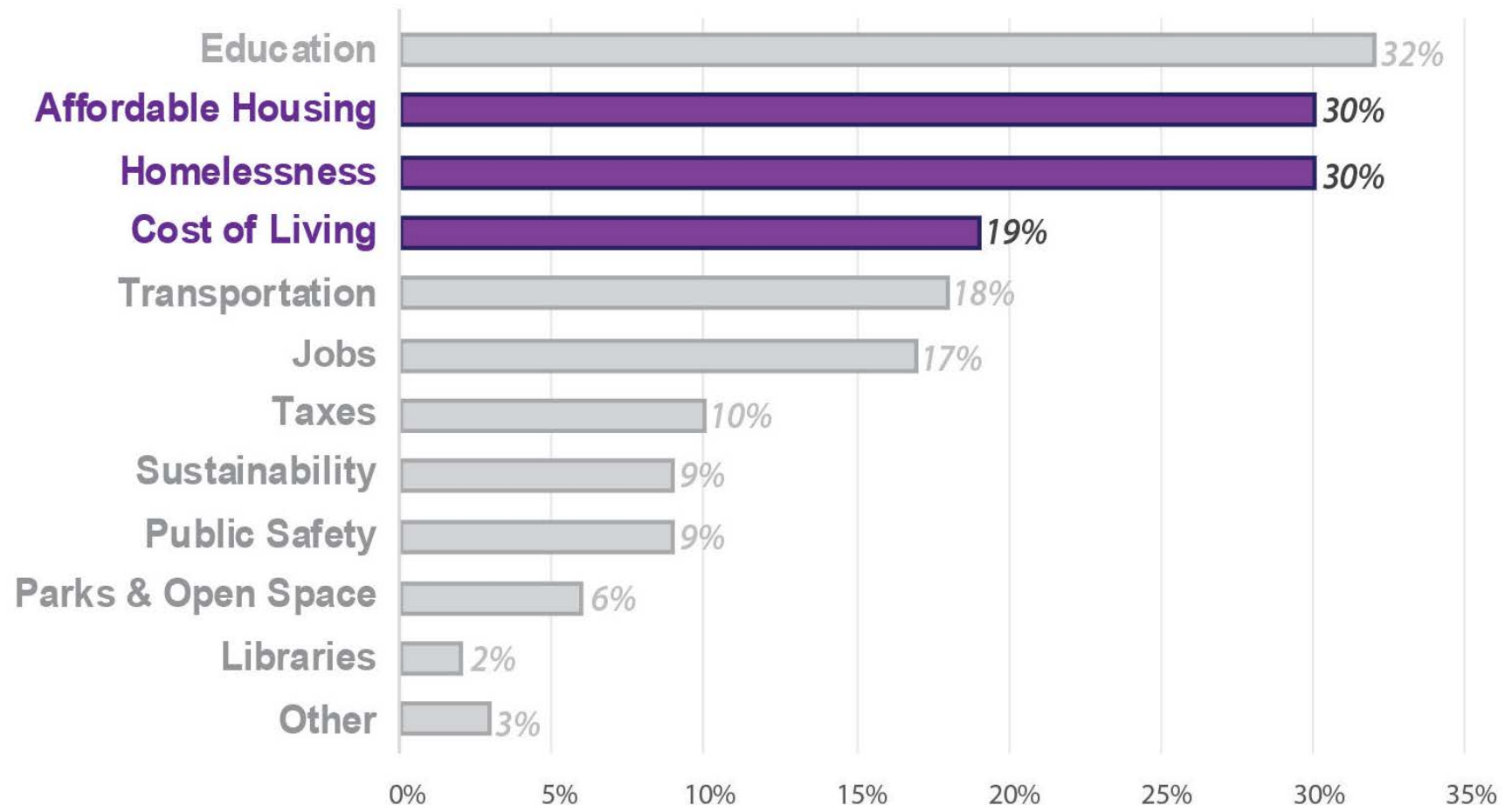
Background on Housing Poll



- Conducted by Strategies 360
- Live telephone survey of 402 likely November 2018 voters in Denver
- February 11-14, 2017
- Combination of landline and mobile phones to ensure greatest coverage of population sampled
- 4.9% margin of error; 95% confidence level

Denver Residents Rank Housing as a High Priority for City Action

“Which two issues would you like to see Denver’s mayor and city council address?”



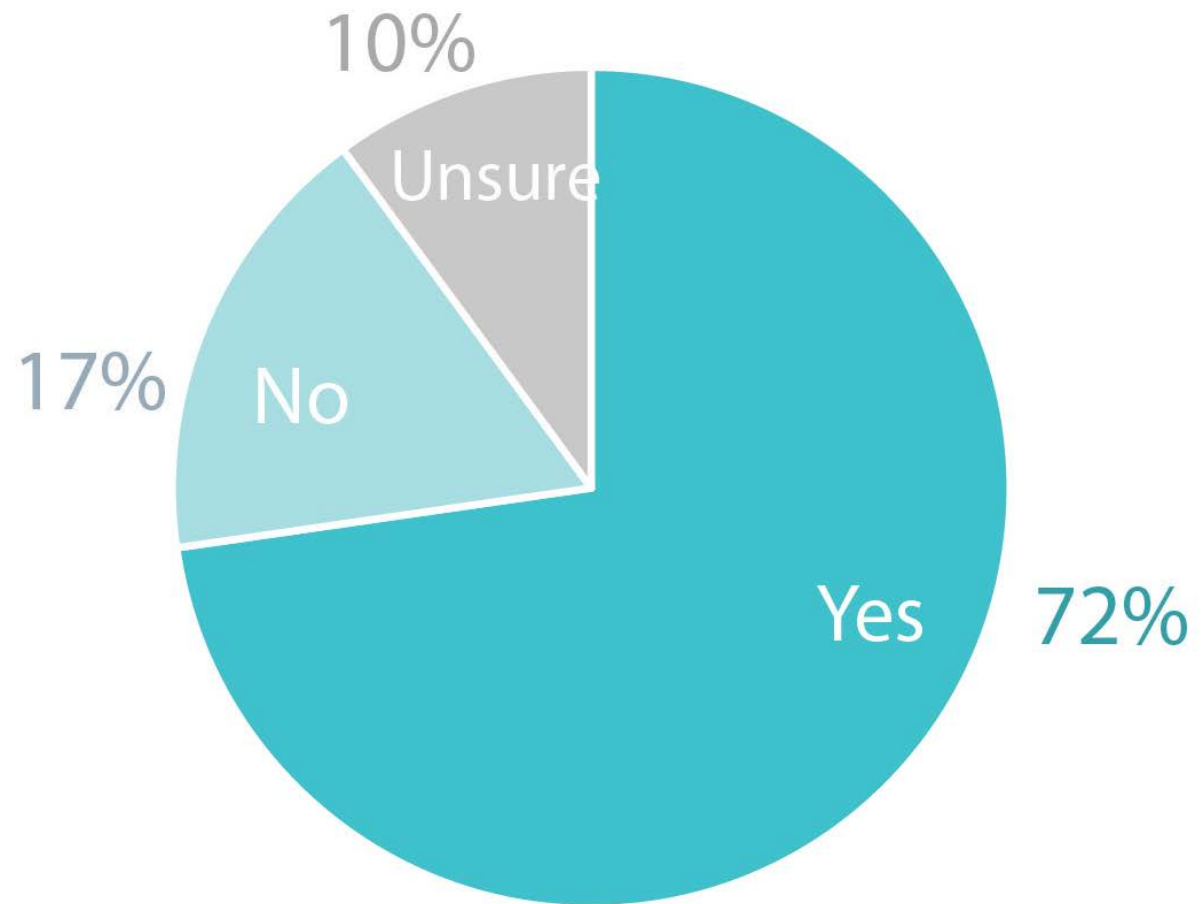
More Affordable Housing Benefits Everyone

7 out of 10
Denver voters
agree
affordable
housing
provides
*significant value
to the entire
community*



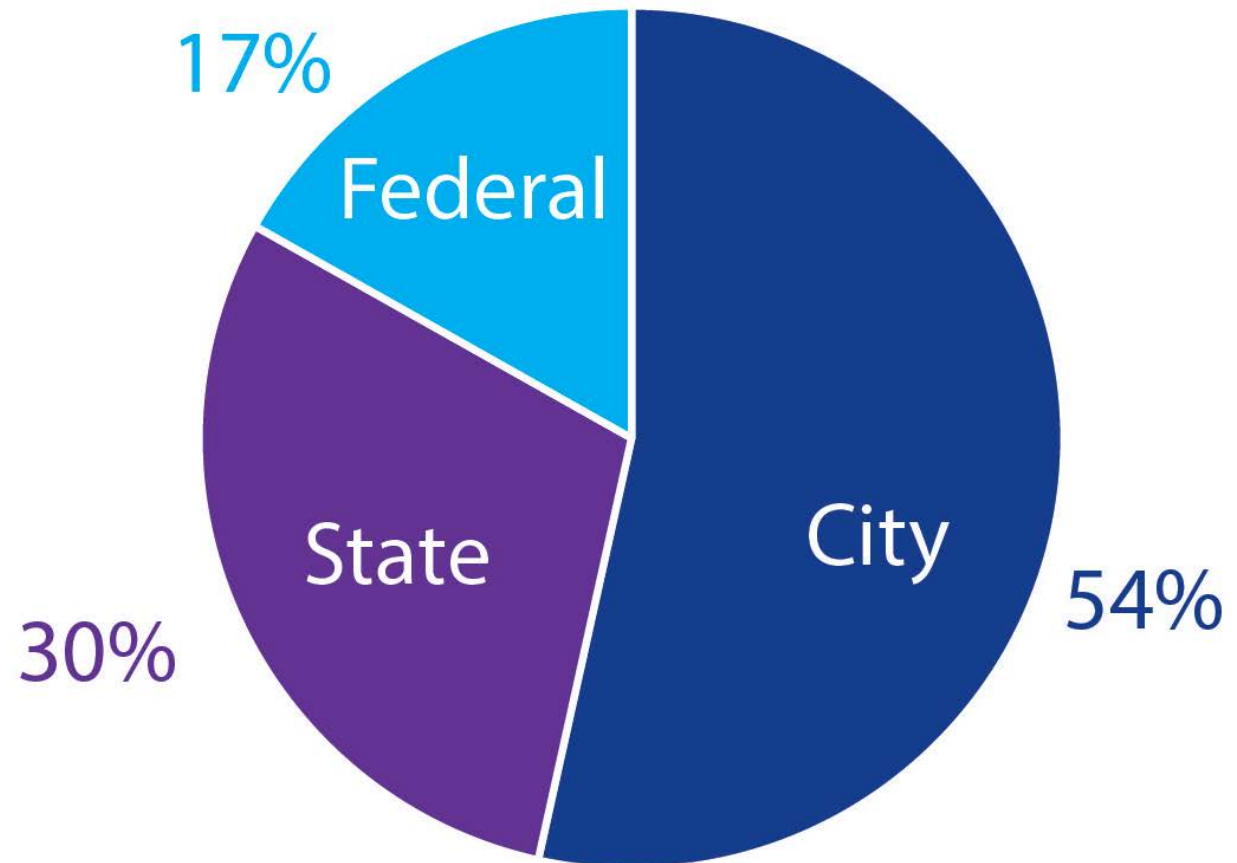
Strong Support for Public Action on Affordable Housing

"Should government take responsibility for addressing Denver's shortage of affordable housing?"



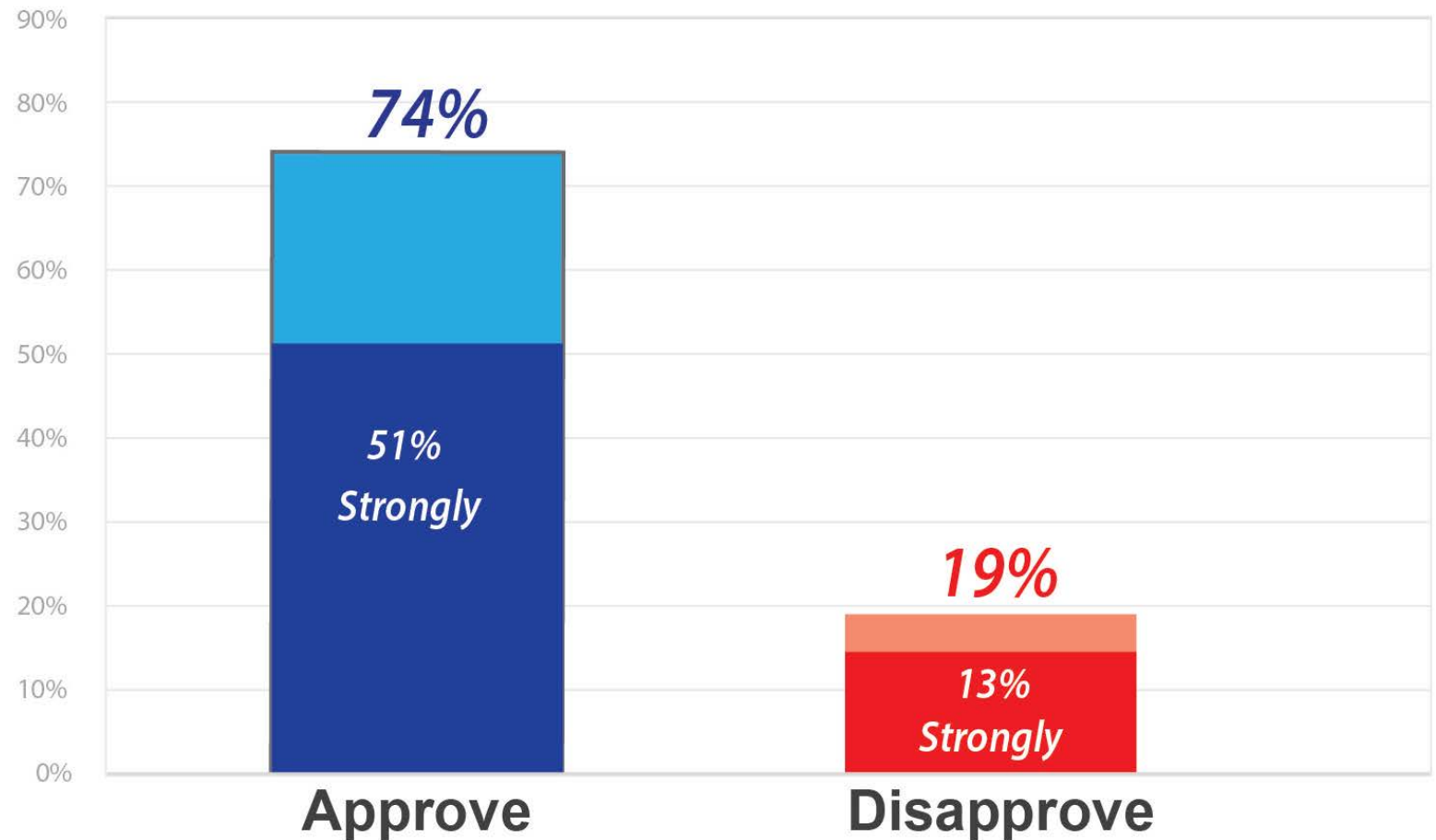
Denver Residents Want Local, City-Level Action

“Which level of government bears the most responsibility?”



Strong Support for Denver's New Affordable Housing Fund

Survey participants provided with details on housing fund, and asked if they approved of its creation by City Council and Mayor Hancock

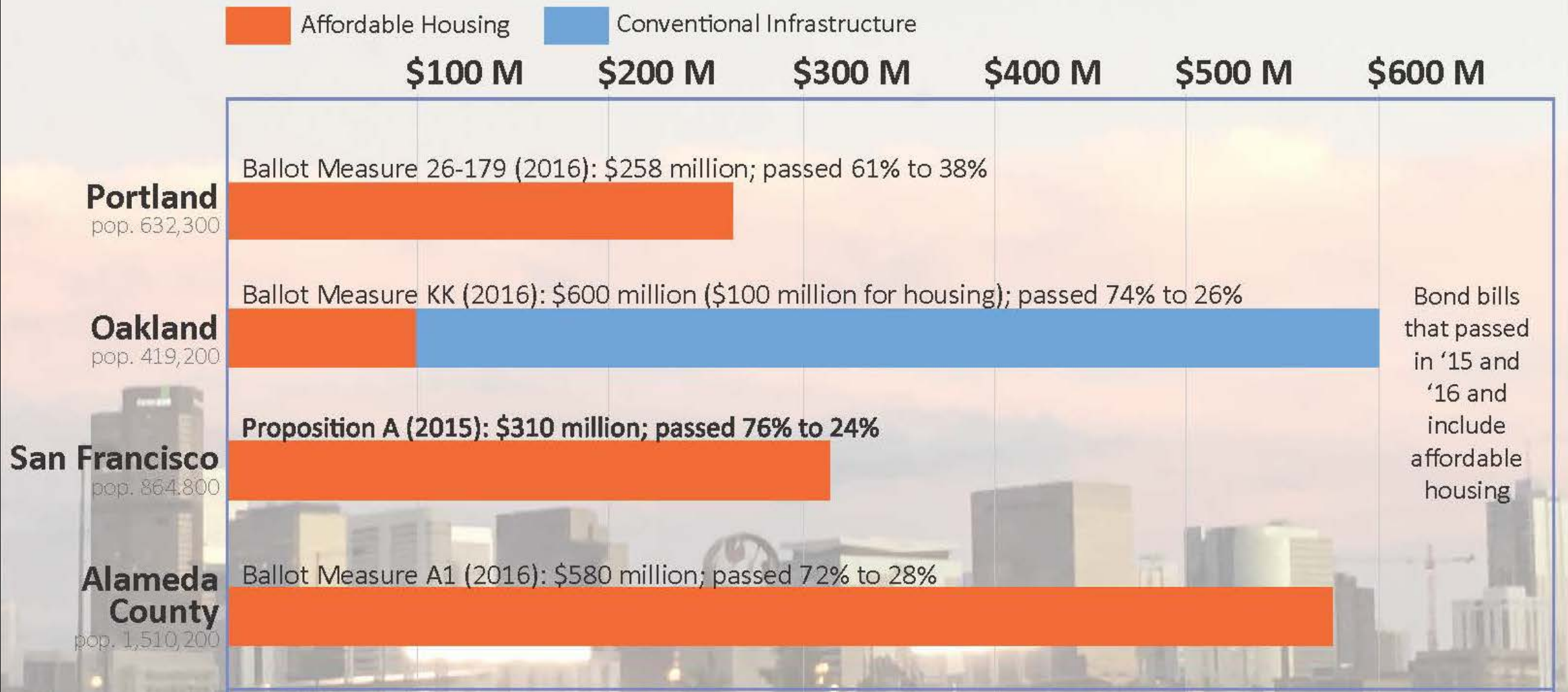


Strong Support for Common Sense Tenant Protections

Most Important Tenant Protections

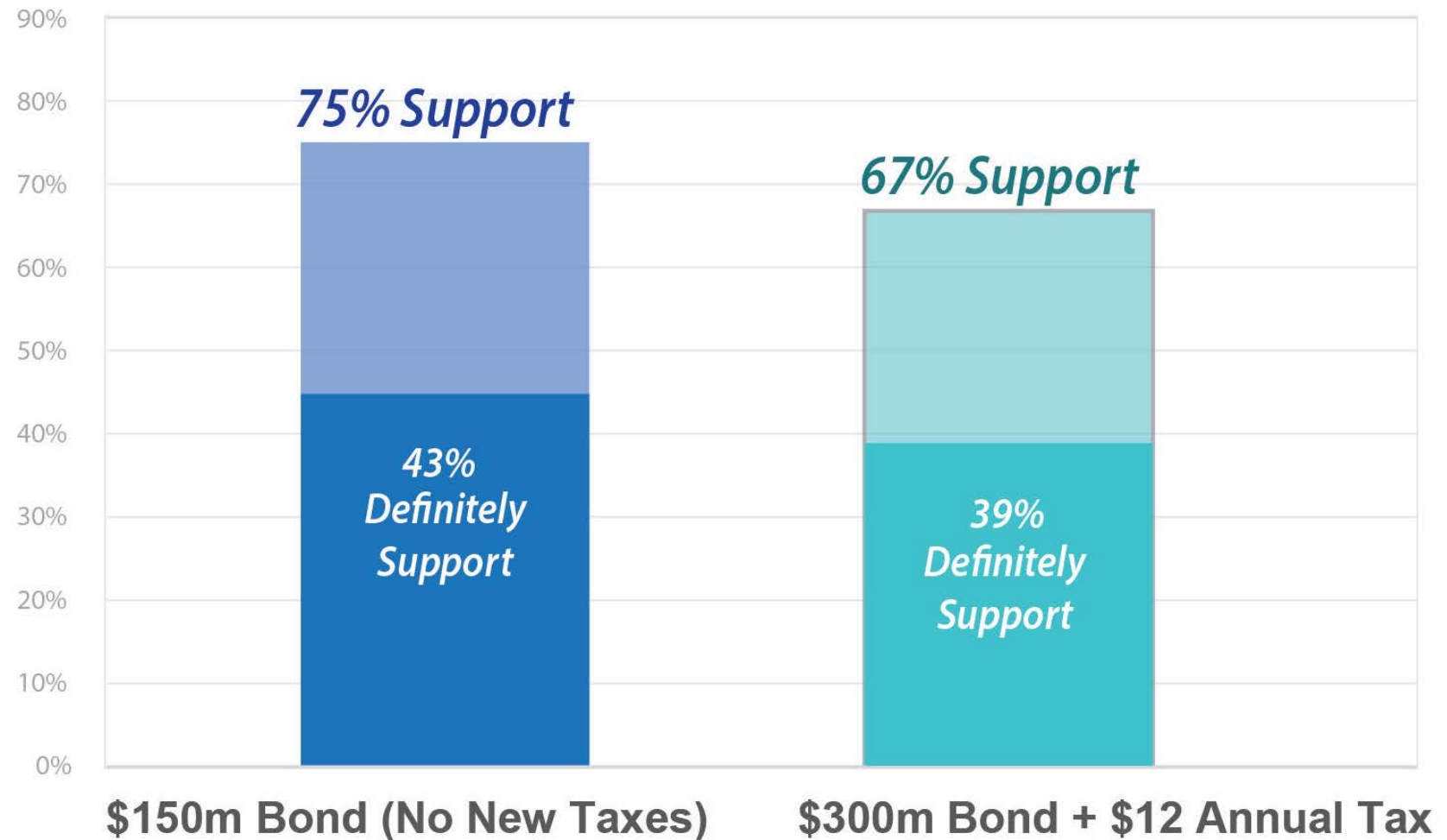
<i>Total</i>	<i>Strong</i>	
82%	66%	Prevent landlords from making a profit on application fees
79%	61%	Landlords must have good cause, instead of being able to evict tenants at any time and for any reason
76%	54%	Allow potential tenants to use all eligible sources of income, including vouchers or government assistance, to qualify for housing.

Peer Cities are Accelerating Investment in Affordable Housing



Denver Voters Indicate Support for More Funding for Affordable Housing

Levels of voter support for two conceptual versions of a Denver affordable housing bond.



Support Among a Strong Base of Denverites

Support for the specific bond proposals is widespread across demographic and political lines

Subgroup	% Support
Lived in Denver: <20 years	79%
>20 years	53%
Renters	80%
Owners	67%
HH Income: <\$100k	76%
\$100k+	71%
Democrats	75%
Republicans	50%
Whites	72%
Voters of Color	68%

The Path Forward

1. Urge Mayor and City Council to take action on renter protections
2. Start conversation for a housing bond in 2018
3. City's Housing Plan should inform how more resources can be used
4. Forge alliance with transportation advocates to fund these issues jointly

Action: Examples

1. Monitor Denver City Council Meetings
2. Sit in on Denver Affordable Housing Task Forces
3. Apply to serve on a City of Denver Board or Commission
4. Engage in meaningful dialogue via social media
5. Join an All In Denver Working Group (Housing, Mobility or Education)



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