



2022 Chair
Mayor Bud Starker, Wheat Ridge

2022 Vice-Chair
Mayor Adam Paul, Lakewood

**METRO MAYORS CAUCUS
AUGUST 3, 2022
DENVER METRO CHAMBER OF COMMERCE
7:30 TO 10:00 AM**

Welcome

Welcome

- Special Visitors: Superior Youth Council Advisory Committee

Building for Economic and Environmental Resiliency

See PowerPoints

Gene Myers, Thrive Homebuilders

- Most energy efficient builder in N. America
- Indoor air quality focus prior to pandemic - became even more important
- Carbon neutrality by 2023 - on utilities being used - electric + solar
- Superior fire outcome - didn't lose a single home or home under construction - act of god or building practice
- 271 townhomes in Central Park - at 80% of AMI, income qualified by Denver HOST
- 220-240k - 40% of median home 2-3 bed units
- No trade off of energy efficiency on affordable homes
- Typical resale home HERS of. 130 - these at 26 HERS
- Money saved of \$1380 annual energy usage - but doesn't factor into calculation of monthly payment
- Cities with affordability calculations should factor in savings of energy

- Difficult to finance - banks are not familiar with for-profits building affordable
- Had to do gap financing
- Subsidy of 50-75k unit with free lot and cash subsidy

Carl Koebel, Koebel Company

- 12 years of using tax credits to develop affordable housing
- Also do commercial
- Costs driven by risk and delays
- Role for mayors to reduce processing time - get staff back in the office - many city employees still virtual
- Builders often need to adjudicate arguments among individual employees - this is harder when everyone is virtual
- Plan approval in Denver has gone from 6 months to now 14 months
- Cost associated with unnecessary revision and updates to site plans
- What can cities do:
- Incentive Zoning - e.g., Denver Zoning Overlay with height bump if you included affordable (River North)
 - Single family to allow duplexes or ADUs as example of what cities can do that don't have higher height allowances
- Industry has not experienced that much disruption
 - Panelization etc., have not made much headway
- Cost benefits vs. zero harm for rezones
- Permits and fees abatement or loans
- TIF/URA - MF rental adaptive reuse with TIF (get info from Carl)
- Offsite fee abatement, preemptive infrastructure improvements (sewers, roads, etc.)
- SB 232 - middle market income workforce housing - rental (proceeds ultimately help with homeownership)
 - Tax exempt municipal bonds
 - Site plan to permit in 90 days
 - ARPA - get yourselves ready with density and planning so that you can fit with in the 90 day permit window - must be out the door in 3 months
 - Construction pricing ratchet - softening the market?

David Ware, McStain Neighborhoods

- Since 1966
- Focus on promoting wellness, high quality and efficient homes
- High performance, fresh air, water sense
- Built better on front end - better value, less costly, more equity
- Simple Homes - 2019 panelized construction cost, time, increase safety, reduce waste
 - Delivered 400 homes to date
 - Goal to get home built and certificate of occupancy in 90 days through off site solutions
- Painted Prairie 60% reduction in framing cycle time for 50 units
- Telluride Foundation partnership - Telluride, Nucla, Norwood, Ouray, Ridgeway
 - Fading West - full modular construction
 - Reduced \$485k House to \$200k

- Working with DOLA to codify how to do this so it can be replicated in other communities
- Fading West - \$120SF instead of \$185SF market rate
- Hard to do this - efficiency requires repetition - doesn't allow for the diversity of styles that cities often desire
- Creation of small lot zones is critical - increase productivity of land, mix of housing, parking reductions

Q&A

- What type of regulatory restrictions in metro prevent these manufactured homes?
 - No major barriers in the code
 - Barriers arise from objections to design guidelines
 - Elevations
 - Limits on repeat
 - Efficiency is found in having 6 housing types
 - Site planning can provide diversity
- Density restrictions are problematic
 - Forced to go through PUD to get the necessary densities
 - Being preemptive - create a small lot ordinance and attach it to certain zones
 - 3k SF lot - should have lower tap fee particularly if xeriscaped and Waterwise
- Real costs that are ultimately passed on to homeowners
 - How can elected officials and builders work better together to educate on what the real costs are
 - Critical to create a culture of YES within building departments
 - Decide the type of growth you want and promote it
 - If you have a challenge - don't pass a regulation - if you do take a step back and look at impact
 - Get building staff back in building
 - Small lot ordinance won't work everywhere - what advice can you give on where density makes sense?
 - "Some places density doesn't work" - translates to "the NIMBYs in this area are really aggressive"
 - Failing retail centers - fill with multi-family - need to contend with loss of retail revenues
 - Focus on tired retail strips as opportunity for infill
 - "Residential doesn't pay for itself"
 - Broomfield has 6k affordable units coming on line
 - "Every residential unit costs county \$1500" cities have to balance revenues and affordability
 - Creating mixed use zoning codes - adjusting
 - Commercial decline is problematic for cities as well - structural problems
 - Construction defects still deterring builders from building attached housing
 - Cost prohibitive due to insurance cost and cost of doing business in state
 - 6% of any project is insurance cost

Emergency Management Lessons from the Marshall Fire

Kevin Klein, Dept Homeland Security and Emergency Management

- Recovery is on a continuum and starts prior to incident
- Still doing projects from 2013 floods - and this is ahead of typical federal recovery timelines
- Hazard mitigation - ROI is 4:1 for wildfire, 6:1 for flood mitigation
- Recovery is everyone's job - but unless it is assigned, its nobody's job - having a Recovery Plan in key
- Mutual aid agreements - make sure these are in place
- Have contracts in advance for elements like debris removal
- Alerts and warning utilize WEA - wireless emergency alerts
 - Boulder County didn't and this created problems
- Have evacuation routes - make them known
 - Train blocked evacuation route in Louisville - required call to Neguse to get it moved
- Damage assessment starts during the disaster and is time sensitive
- Debris removal - federal assistance usually not provided (was for Marshall)
 - Long term debris removal - procurement issues - two lawsuits
- Every week of response = year of recovery

Michael Conway, Colorado Insurance Commissioner

- Threat of natural disaster: Western half of country - fire and drought - other side of US is hurricanes and tornadoes
- Underinsurance is a nationwide problem
- No real data on scope of underinsurance
- DOI got all claims from fire
- Total losses - not focused on partial losses (this was majority of claims)
 - 951 total losses
 - \$1B in total losses projected (doesn't include partial losses) thinks this will go higher
 - Guaranteed replacement cost coverage - most people don't have this
 - Only 8% of total losses had this
 - Extended loss coverage - DOI requires offer of 20% extended replacement coverage
 - 83% had this - but believe it contributes to underinsurance
 - Cannot estimate cost to rebuild at this point - won't know until rebuilt
 - HBA estimate \$260-\$335/SF
 - Used several cost SF to estimate how many were underinsured
 - Range of \$100k to \$242k short to rebuild
 - Many people have higher cost per SF to build and are much further underwater
 - Community impact - \$34-\$155M short to rebuild
 - Rep. Amabile leading Marshall Fire and East Troublesome Fire victim, insurers solutions

Congressman Joe Neguse, 2nd District

- Large Northern Colorado district - 10 counties - bigger than New Jersey
- Wildfire has become the norm in 2nd Congressional district
- Cameron Peak and East Troublesome - two largest fires in Colorado at same time
- Marshall was most destructive even though only a day
- Minimal loss of life and that is due to the emergency response
- Cannot anticipate permutation of every possible variable - must have network that can respond immediately
 - Have your phone tree ready to go
- Greatest lesson - what happened in Superior and Louisville could happen in any city
- Future of wildfire of Colorado is everywhere
- You will not get assistance from Feds unless you ask and your ask is more likely to be funded if you work together

Clint Folsom, Mayor of Superior

- Most challenging event of his life
- Took the day off to go skiing - kids were not with him. Got calls on the lift. Lost 3 homes in family
- Gridlocked traffic
- 7 months in mostly through debris removal
- 20 building permits issued
- Need to develop mindset that you will have to respond to disaster
- Prepare to be the PIO - mayors are the face of the community
- Build and maintain relationships with federal, state, and local partners

Q&A

- Evacuation timelines - how do you determine pre evacuation/evacuation/ and how is it communicated
 - Need consistent information to people - opt in system doesn't work
 - Need reliable alert system - there are multiple alert systems - there is an art to releasing the information
 - Working with local emergency managers to use WEA
 - Hesitation because it broadcasts to a large area
 - Make sure that emergency managers know how to use it
 - Lyons Fire District is going neighborhood to neighborhood to work on mitigation and evacuation planning
 - Using goats for mitigation for hard to mitigate areas
 - Lyons is just finishing up mitigation of 2013 flood
 - What are the mitigation procedures for existing development?
 - Requiring new subdivisions to have at least two ways in and out
 - Are there 3 questions that homeowners should ask their insurer
 - What am I covered for at price per square foot to rebuild? (Not total dollar amount - this is not the important number)
 - What kind of riders do I have - e.g., guaranteed replacement coverage? Extension coverage?
 - Get them on record that you have enough to rebuild?

- This is not enough - will have to have policy solutions in place to require insurance companies to provide transparency to homeowners
- Buy flood insurance!
 - Burn scars are massive flood risk
- Insurance - contents coverage - not an underinsurance problem - typically people have enough to replace
 - Look at HB22-1111 insurance
- Encourage people to revisit their insurance agent annually
- Add an emergency manager to your staff or share it with other cities
- How are we meeting the growing need for emergency personnel - police and fire
 - Superior contracts
- Opportunity for funding from DHSEM on larger scale mitigation efforts
- Crisis Counseling from DHSEM - Behavioral Health for Disaster Impacted (FEMA) funded - distributed via Crisis Center

Adjourned at 11:00 AM

Mayors In Attendance

John	Beltrone	Edgewater
Guyleen	Castriotta	Broomfield
Mike	Coffman	Aurora
Evan	Dreyer	Denver
Tracy	Engerman	Castle Pines
Clint	Folsom	Superior
Michael	Hancock	Denver
George	Lantz	Greenwood Village
Meredith	Leighty	Northglenn
J.D.	Mangat	Lafayette
Nancy	McNally	Westminster
Jackie	Millet	Lone Tree
Greg	Mills	Brighton
Adam	Paul	Lakewood
Stephanie	Piko	Centennial
Hollie	Rogin	Lyons

Bud	Starker	Wheat Ridge
Russell	Stewart	Cherry Hills Village
Laura	Weinberg	Golden