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**As Denver Grapples with Housing Crisis, Survey Indicates
Denver Voters Are Willing to Step Up with More Local Funding**

Affordable housing ranks as #1 issue on citywide survey

DENVER – A new survey of Denver voters reveals that Denver’s high-cost housing market is the most pressing local concern, and that voters are supportive of increasing local funding for solutions to the housing crunch. The survey was commissioned by All In Denver, an advocacy organization that focuses on social equity and community impacts of Denver’s fast-growing economy.

The survey results show that voters rank affordable housing as the top local issue that they want to see addressed by Mayor Hancock and Denver City Council. Thirty-five percent of survey respondents identified affordable housing as their number one issue, a five percent increase from a similar survey conducted last year by All In Denver. Education, which ranked at the top of the list in the 2017 survey, ranked second at 31 percent in this recent survey, followed by homelessness at 24 percent, and the cost of living at 21 percent. Also, 96 percent of survey respondents agreed that homelessness is a serious problem in Denver, and 94 percent said the same of the lack of affordability in Denver home purchase and rents. Two out of three (66 percent) respondents agreed that Denver's elected officials are not taking enough action to make housing more affordable and address homelessness.

The survey also gauged voter support for potential new funding to support strategic investments in affordable housing. A strong majority of 68 percent supported a proposal that would allow the City & County of Denver to issue a \$116 million housing bond backed by a property tax increase of one-half mill (about \$16 per year increase for the owner of a median-priced home in Denver), and 64 percent supported an increase of one full mill (\$32 increase per year) for a \$232 million housing bond. Nearly three-out-of-four (73 percent) of survey respondents supported a proposal to increase Denver’s local sales tax by one-tenth of a percent (or one penny on a ten-dollar purchase) to finance a housing bond of approximately \$200 million.



The research project was sponsored by All In Denver, Close to Home, Colorado Coalition for the Homeless, Del Norte Community Development Corporation, Denver Foundation, Gates Family Foundation, Gorman & Company, Habitat for Humanity of Metro Denver, and the Urban Land Conservancy. The poll was conducted by Denver research firm Strategies 360 between February 15-18, with live phone interviews of 404 likely November 2018 voters in the City & County of Denver. Topline results have a margin of error of ± 4.9 percent.

“The results of this poll again shine a spotlight on Denverites’ strong desire to prioritize affordable housing because it impacts everyone in our fast-growing city,” said Brad Segal, co-founder of All In Denver and a community development practitioner. “Denver’s housing market is increasingly out of reach for even moderate-income families, which threatens our city’s economic and cultural vitality. For Denver to remain a community of opportunity—where our residents can find quality, affordable homes with access to jobs, neighborhood amenities and resources—we have to make greater investments in housing. And this survey indicates that Denver voters are supportive of a bolder approach than our current strategies.”

“We have no shortage of ideas on how to create more home affordability in Denver,” added Andrew Romero, an All In Denver board member and affordable housing finance professional. “Denver’s new 5-Year Housing Plan features strategies for transitional housing for people experiencing homelessness, community land trusts, accessory dwelling units to stabilize neighborhoods, down payment assistance to increase home ownership, and land acquisition. We know that zoning and land use policy also can make an impact. But we currently lack the financial resources to implement our strategies. The results of this survey clearly show that Denver voters see this as a citywide challenge that needs more energy, focus and funding.”

“Denver is one of the highest-cost cities in the U.S., which has broad impacts on our local economy, community health, neighborhood stability, and even our schools,” said Kimball Crangle, a co-founder of All In Denver and Colorado Market President for Gorman & Company, a national affordable housing and mixed-use developer. “Voters in similarly sized cities experiencing rapid growth—including Austin, Seattle and Portland—have approved more local funding to increase the availability of affordable homes. Now is the time for Denver to step up with bolder, more strategic investments.”

According to data from the City & County of Denver Office of Economic Development, nearly 68,000 renter households in Denver across all income ranges pay more than 30 percent of their income toward monthly housing costs. On the homeownership side, Denver median home prices have increased significantly: between 2012 and 2016, prices rose 43 percent for single-family detached homes, and 96 percent for attached townhomes and condominiums. Skyrocketing housing costs and stagnant wages have put most rental units out of reach for low and moderate-



income families, and Denver’s shortage of approximately 26,000 homes that are affordable for the lowest earners which puts them at risk of homelessness—especially those living on fixed incomes such as seniors and people on disability. Further, more than 40 percent of those experiencing homelessness in Denver are working but cannot afford a place to live.

The survey results coincide with City Council’s recent approval of Denver’s 5-Year Comprehensive Housing Plan, which outlines assistance and stabilization programs for low-income renters, homeowners, and people experiencing homelessness. All In Denver and its members have advocated for more aggressive strategies, policies and funding for Denver’s affordable housing crisis.

More information on the 2017 and 2018 All In Denver housing surveys, as well as the organization’s policy papers on affordable housing, can be found at www.AllInDenver.org.

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All In Denver is a 501(c)4 non-profit advocacy organization that believes an equitable city where all people prosper and thrive is within our reach. Together, we support equitable policies and civic investments that grow prosperity for all, and we identify and launch bold leaders that advance the greater good. To learn more—including how to become a member of All In Denver—visit www.AllInDenver.org.