



DENVER
THE MILE HIGH CITY

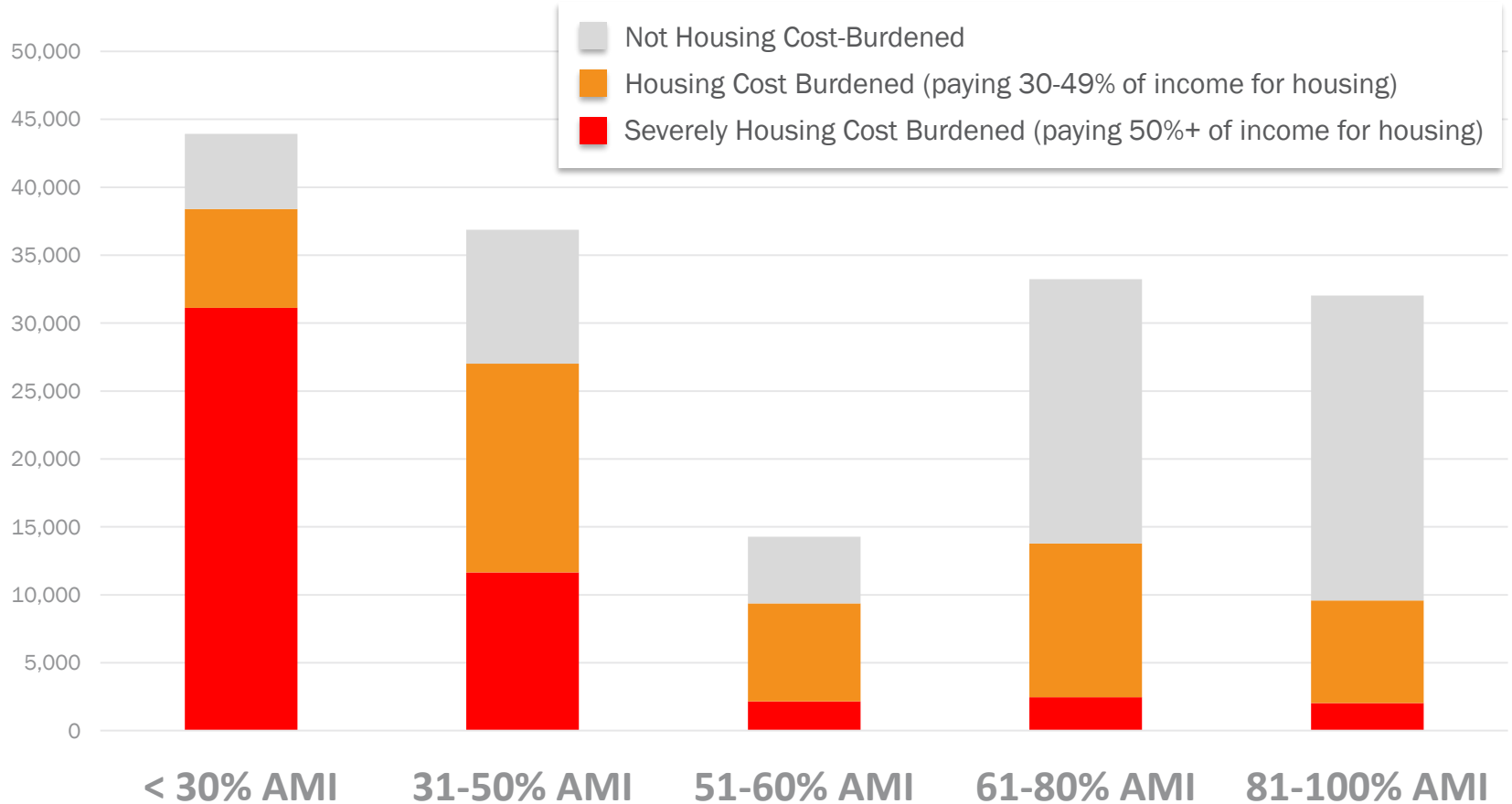
Housing the “Missing Middle” in Denver

Julianne Stern, Housing Development Officer
Office of Economic Development, City and County of Denver

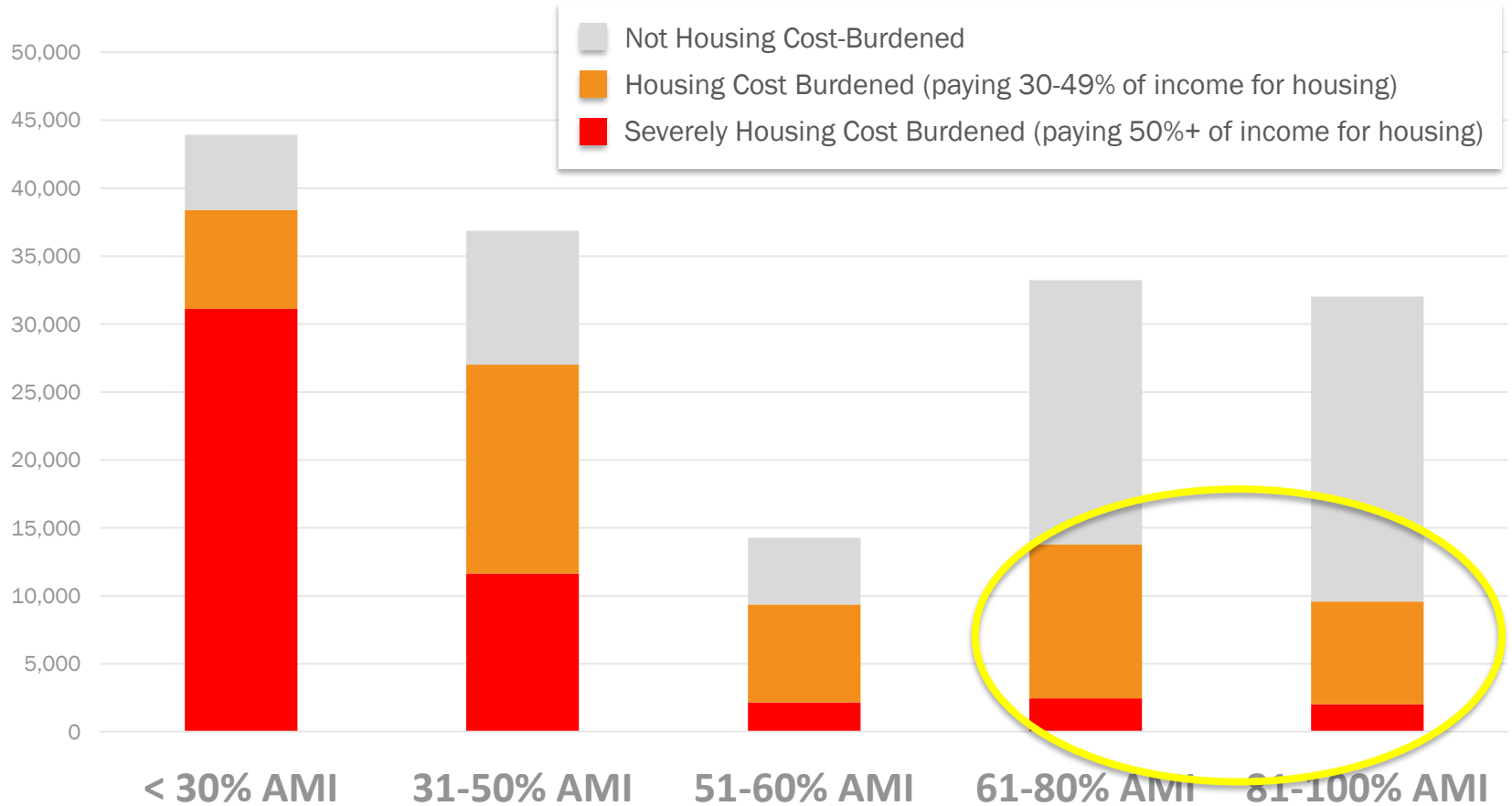
Thursday, October 12, 2017

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

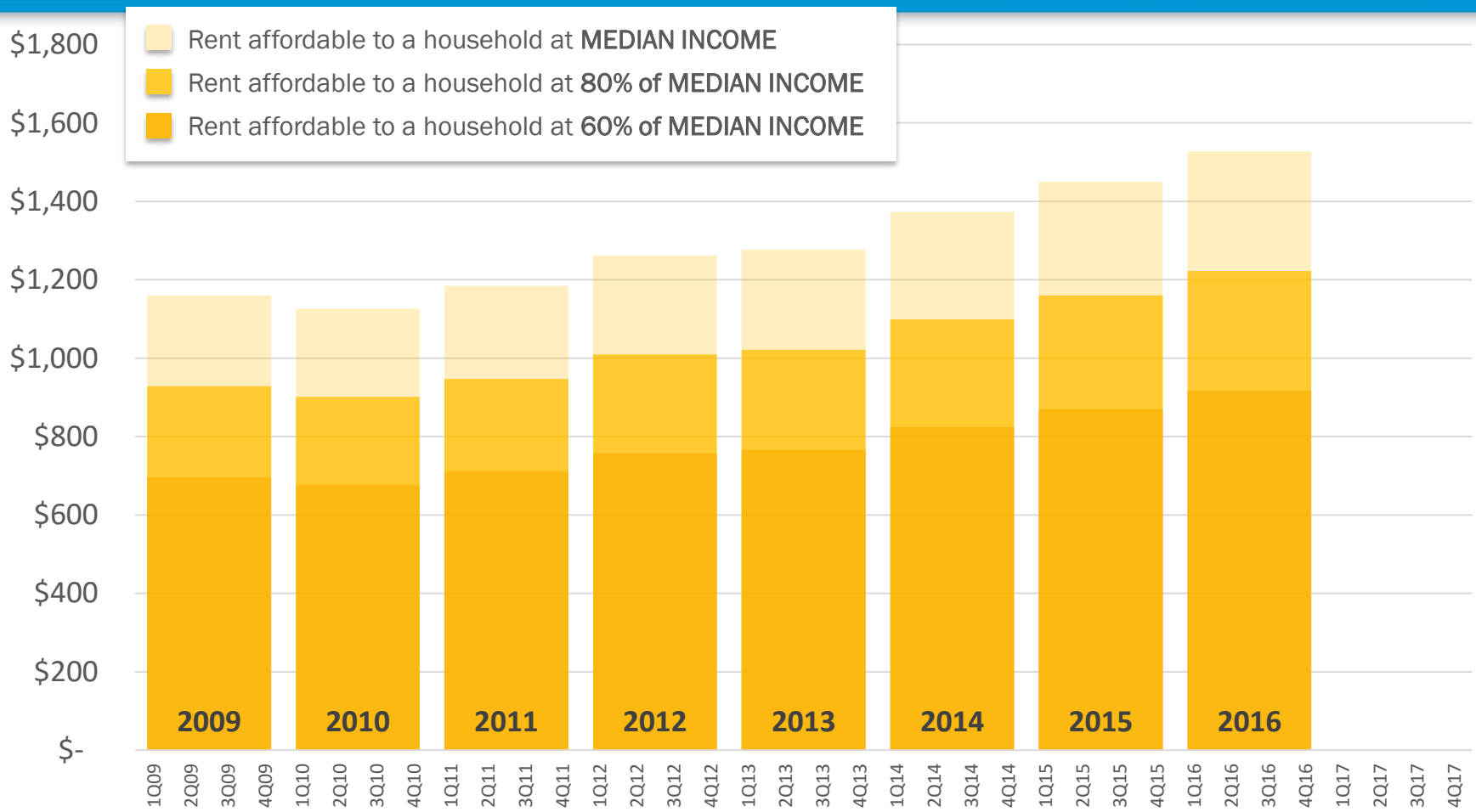
Balancing Needs Across the Income Spectrum



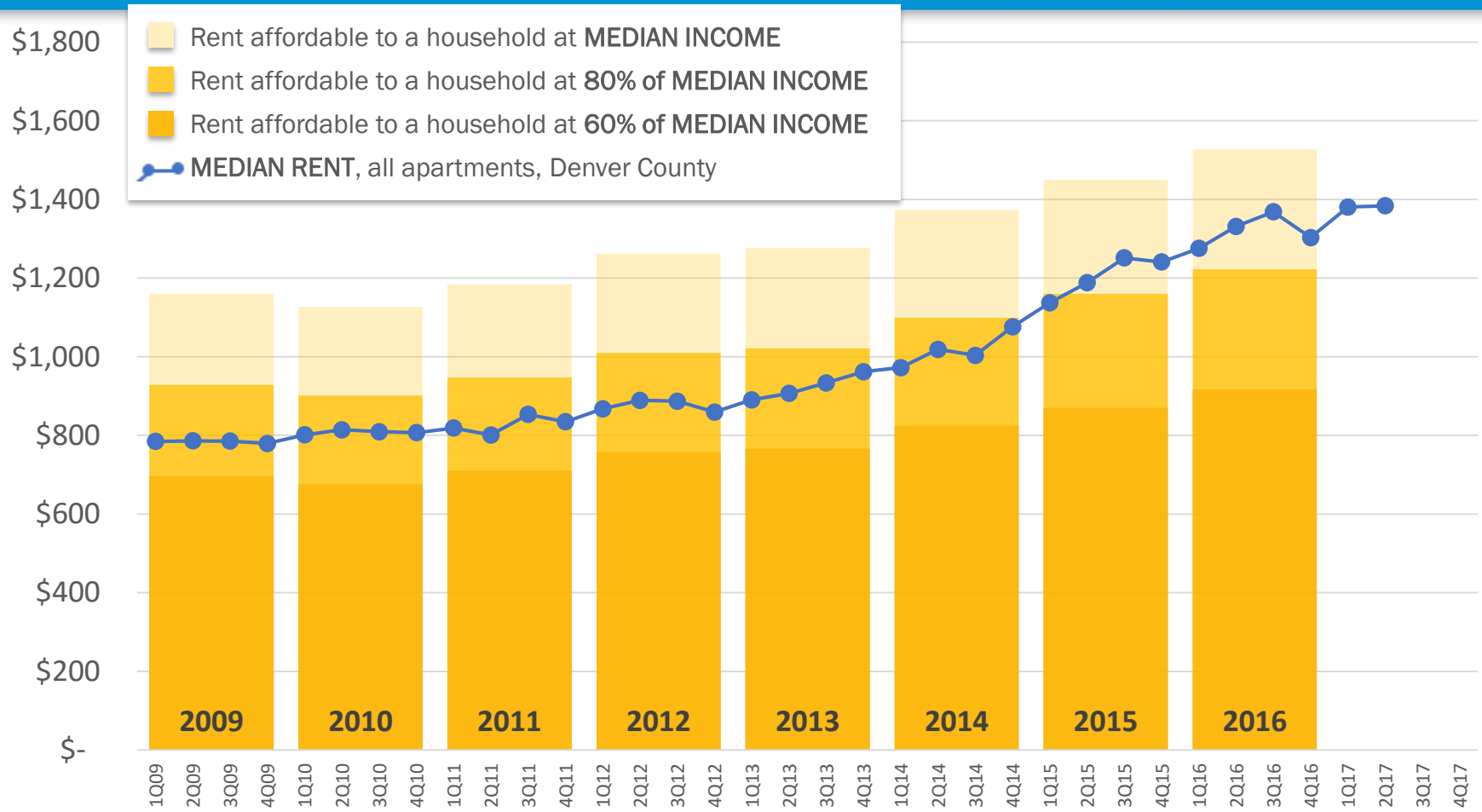
Balancing Needs Across the Income Spectrum



The Growing Affordability Gap



The Growing Affordability Gap



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Licensed Practical Nurse
84% OF MEDIAN INCOME
Affordable Rent: **\$1,280**



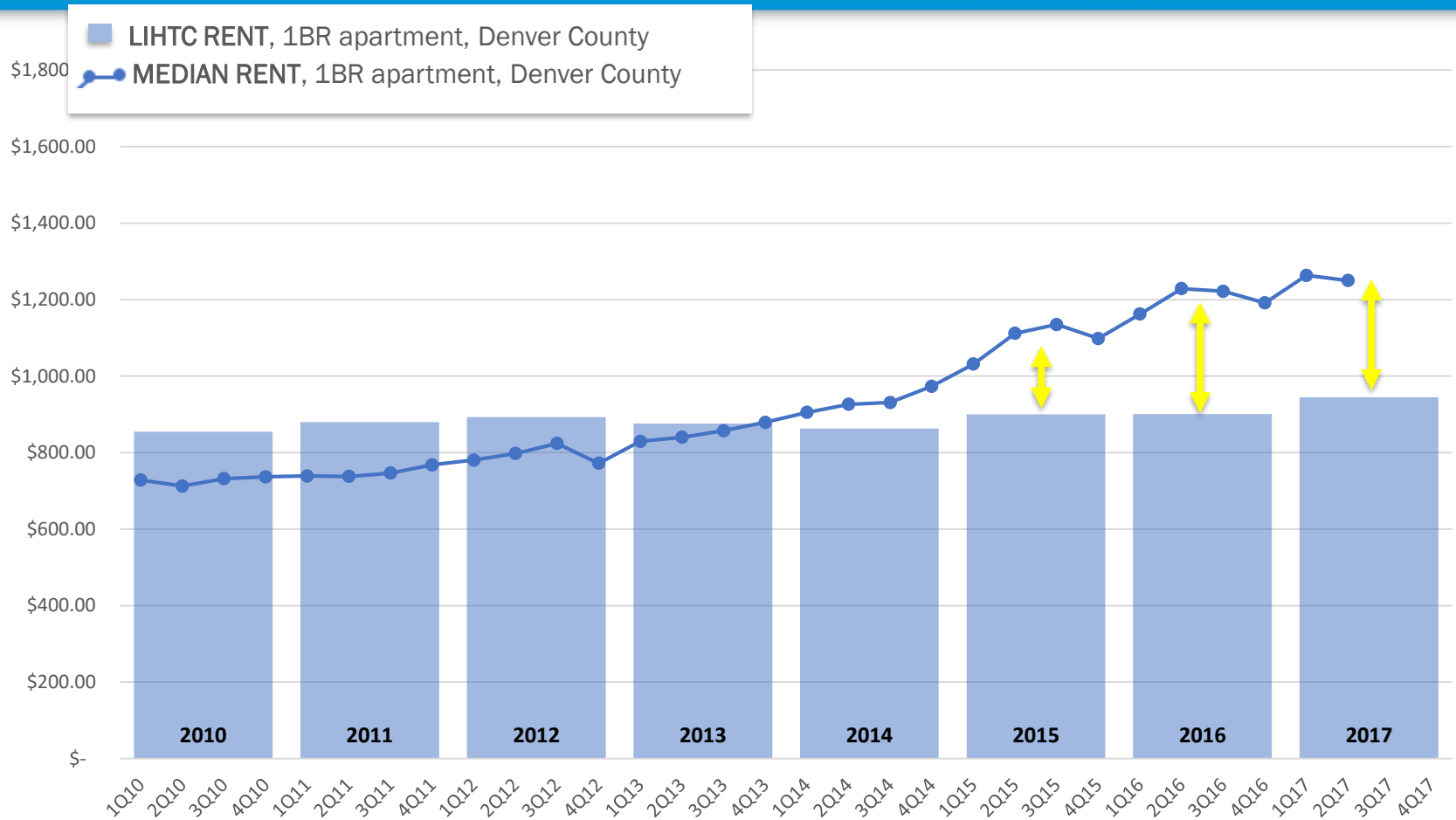
Plumber/Pipefitter
81% OF MEDIAN INCOME
Affordable Rent: **\$1,235**

2017 Q2 Median Rent:
\$1,384



Kindergarten Teacher
81% OF MEDIAN INCOME
Affordable Rent: **\$1,235**

Building between LIHTC & the Market



Strategies for the two Missing Middle



- Affordable Condo Pilot
- Financing Product for Mixed-Income Rental

- Single-Family Plus (SF+) Pilot

