

09:38:32 From Robert Schmid : Also, I would be interested in speaking off-line to anyone who has had experience with MOU's vs GNA. rcsdesign@me.com

09:47:40 From Greg Holm : Has there been any discussion of charging an affordable housing fee to developers of office, retail and industrial development? These developers compete with housing for land, which drives up the cost of land, and thereby increases the cost of housing. It would be fair for developers of other product types contribute to support of affordable housing.

09:48:02 From Brad Weinig - HOST : Yes that is exactly what the linkage fee is designed to do

09:48:26 From Greg Holm : Are Helsinki or Vienna among the cities studied?

09:49:39 From Brad Weinig - HOST : Greg - no, we limited our studies primarily to domestic cities with comparable legal and government programs

09:50:37 From Greg Holm : Thanks Brad

09:50:46 From Loretta Koehler : Denver really needs mostly 70-80% AMI housing

09:51:18 From Loretta Koehler : opps - I mean 40-50% for lowing income folks

09:51:22 From Adrian Brown : You don't have to Europe to see success stories. Take a peek at El Paso, with lots of nice \$125,000 family housing available within a mile two of downtown. And to my eye, as of last week, no homeless, encampments, or trash on the streets.

09:51:32 From Emmett Hobley : I agree

09:53:49 From Greg Holm : Don't know the cost of land in El Paso, but would be willing to bet it's lower than in Denver, which makes building affordable housing more challenging

09:56:02 From Loretta Koehler : Good article in High Country News about Casitas (ADUs) helping with displacement of Latinos in Tucson downtown area.

10:01:15 From Greg Holm : Would like to point out that this map shows how people who live in multi-unit buildings are treated as second class citizens forced to live along arterial streets or highways, and not allowed in more desirable areas.

10:01:53 From Greg Holm : Results from the fact 77% of land in Denver is zoned single family only.

10:02:32 From Greg Holm : Love the linkage fee - great!

10:06:22 From Brad Weinig - HOST : Summary of proposal here - detail on LInkage Fee on page 2:
<https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/text-amendments/housing-affordability/eha-draft-proposal-summary.pdf>

10:07:48 From Emmett Hobley : Is there a linkage fee for ADU'S?

10:08:11 From Emmett Hobley : THANK YOU

10:12:18 From Luchia Brown - Baker & UAC : Wouldn't it be less expensive and better over all for the city if we just got rid of single unit zoning throughout the city and allowed gentle density to organically take place?

10:12:28 From Emmett Hobley : Will these units stay at that level in perpetuity?

10:12:54 From Brad Weinig - HOST : 99 years is what we are proposing

10:13:43 From Emmett Hobley : so they are following Land trust law?

10:14:50 From Loretta Koehler : Greg & Luchia - group living amend change tried to address this a bit

10:15:07 From Brad Weinig - HOST : Not necessarily, though part of our reasons for proposing 99 years is what we see Land Trusts doing in terms of stewardship. And we anticipate that some of the funds generated will likely be used to support Land Trust projects.

10:15:54 From Emmett Hobley : Land trust agreements can be changed every 20 years

10:16:02 From Abe Barge : As Analiese said,, we have City Council-adopted policy to look at opportunities for additional housing options in lower scale residential neighborhoods, but we've paused the effort to implement that objective to give more space to the many other ongoing zoning discussions (including Expanding Housing Affordability). We are moving forward with the ADUs in Denver project, which will address a smaller set of objectives in lower scale neighborhoods. We do still intend to continue the larger discussion regarding other housing options in lower scale residential neighborhoods in the future.

10:16:44 From Greg Holm : Would someone explain why single family homes have no parking requirement but multi

10:17:00 From Greg Holm : family does. Seems grossly unfair

10:20:07 From Gertie Grant : Did the RTD parking study look at how many occupant have cars they park off-site because they don't want to pay the additional fee for on-site parking?

10:21:36 From Greg Holm : Should neighbors have the influence they currently have. The average home is owned for 8 years (up from 4 years before the pandemic) and the average rental term is 2.5 to 3 years. Shouldn't decisions be based on what is best for the city / society overall rather the wants / preferences of current neighbors who likely will be gone in just a few years.

10:25:37 From Robert Schmid : To Luchia and Greg, unfortunately “gentle density” and “organic” planning development is not a given if SU/TU zoning is eliminated. There are just as many bad actors as good and this will become a loophole to destroy fabric of a given neighborhood. There will also be a decrease in home equity values and severely tax infrastructure.

10:26:51 From Luchia Brown - Baker & UAC : “Fabric of the neighborhood”? Did you actually just say that out loud?

10:28:35 From Loretta Koehler : cities have been becoming more dense and will continue to change. With less and less land, folks will realize the future doesn't look like single family homes of post WWII through the 1970s. Single family homes will continue to be removed and more dense housing will continue to take their place.

10:29:07 From Emmett Hobley : That is why a strong Land trust must be in place

10:29:48 From Christine - CoHost To Brad Weinig - HOST(privately) : Thanks for doing questions....might be an age thing but too much for me to find the hands AND the Questions in chat.

10:31:12 From Greg Holm : Robert - you raise common objections. Do you have data so support them? I've never seen any data. Since there are virtually no areas where this has happened, no data exists. I would also venture that home values need to decrease (although this has never been proven to my knowledge), that would be a positive outcome for society. As for infrastructure, it can be beefed up to support additional housing, and since our infrastructure is in bad shape, that is also a good thing for society

10:31:26 From Loretta Koehler : And Emmett - will you be discussing that at a future INC meeting?

10:31:57 From Luchia Brown - Baker & UAC : Regardless of cost, a landlord can't charge higher rent than the market will bear...

10:32:45 From Brad Weinig - HOST : @Luchia - you are correct

10:33:38 From Loretta Koehler : Although folks are forced to have more

roommates to share the cost of housing - that is how they can "bear" the cost

10:33:43 From Brad Weinig - HOST : Thank you all for your time. I don't want to take away from Abe and your conversation with him. Feel free to provide add'l feedback via the Expanding Housing Affordability Website or contact Analiese or me.

10:34:14 From Abe Barge : I can be quick, so feel free to keep talking!

10:34:56 From Christine - CoHost : Thanks, Abe. If we have a couple more questions on this proposal, we can take them.

10:37:16 From Greg Holm : For a good overview of the impact of privileged neighborhood voices and their impact on the current housing shortage I recommend the book "Neighborhood Defenders" by Glick, Einstein, Palmer

10:37:20 From Abe Barge : Sounds good Christine - It actually sounds like Brad and Analiese need to jump off shortly, so we should switch over to the next agenda item soon...

10:37:57 From Loretta Koehler : Greg - thank you for the book suggestion

10:39:02 From blakechambliss172 : The assumption of this program based on market-based development clearly fails to serve lower-income residents of Denver. Even the 8-10% 'affordable' barely addresses the bulk of mid-income family's housing needs. Where is the public in this process.

10:39:08 From Greg Holm : Would you send the powerpoint to me as well

10:39:47 From Robert Schmid : Greg, Unfortunately for your premise for our neighborhood of 14 homes does not apply. The average length of ownership is 13.5 years, with 4 being in excess of 25 years.

10:41:21 From David Pardo : 14 homes is a block, not a neighborhood. The smallest neighborhoods in Denver have hundreds of homes

10:41:51 From Greg Holm : Nice for your neighborhood, but not applicable to society overall. I've lived in my house in WWP for 32 years but am not typical of my neighborhood on most neighborhood.

10:46:46 From steve harley - Baker : audio is a throughput issue

11:06:06 From Loretta Koehler : Baker has mostly 25 ft wide lots -

11:07:02 From Gregory Holm : Even with high construction costs, the smaller size makes them more affordable

11:07:37 From Loretta Koehler : Also - Baker doesn't have many basements as many homes built prior to 1900

11:08:19 From Loretta Koehler : Additionally, many homes in west Denver - Barnharm, etc don't have basements

11:10:24 From Loretta Koehler : many lower income home owners cannot afford ADUs at \$150,000-\$250,000 cost

11:14:52 From Adrian Brown-Baker : Thanks Abe!

11:20:13 From Ean Tafoya : i stand corrected Adrian - I apolgize