

00:19:56 Robert Schmid: To explain this presentation to our respective RNO's it would be good to get a link to the slides.

00:20:19 Ean Tafoya - ZAP CO-Chair: we have it and can share it robert

00:25:50 Emmett Hobley: Hi, can we get the link in the chat, for affordable housing partnership?

00:35:59 Bradley Cameron: With all due respect, Ms. Aldrete's characterization of the Park Hill golf course is misleading. Instead, the City's process is a shame.

00:38:22 Stephen Eppler: I completely agree They are silencing dissenting voices who don't agree with their development agenda The developer initiated ballot initiative went down 2:1.

00:38:31 Drew Dutcher: Ms. Aldrete grossly misrepresents the PHGC process, the Steering Committee. The "prevailing vision" is a fabrication of the City and the developer, Westside.

00:38:48 Christine O'Connor -- CoChair ZAP: Remember INC Guidelines for meetings when you frame your question!

00:39:30 Cindy Sestrich: I think the people voted to keep it open space, with the second question. So the people spoke to keep as open space. Not sure how you construed the surrounding community saying they were misled comes out as approving what you proposed. Please explain further. Denver is at 6% open space and most peer cities are at 17%+. What are the plans for helping Denver's population to increase park space to the minimum standards for the health, safety and welfare of citizens?

00:41:51 MARIA FLORA: We have two valid sets of data showing the community's support for open space at the PHGC land. The first is last November's election in which voters chose to support open space and recreational activities versus turning the last contiguous open space in Denver into 155 acres of concrete, by nearly a 2 to 1 margin.

00:42:00 John Inzina: +1 to Cindy

00:42:20 Emmett Hobley: The Park Hill area has been Gentrified, and the displacement is rampant, something must be done.

00:44:10 MARIA FLORA: The second data set on the PHGC land is the 2019 survey by Greater Park Hill, including all of Park Hill, in which 77% of respondents want the land to remain 100% open space.
<https://greaterparkhill.org/wp-content/uploads/2020/03/GPHC-Neighborhood-Survey-Report-2019-for-Distribution-min.pdf>

00:44:41 Drew Dutcher: The City fails and has failed to address its own analysis and stated serious deficit of parkland and open space in Denver. According to the City's own evaluation of parkland (Game Plan, adopted 2019), Denver currently has an 1,800 acre deficit in parkland. Game Plan also warns that the gap will grow to 3,800 acres during the planning horizon by 2030. Question: How does the City plan to make up its deficit in open space/park land/access to nature?

00:46:44 Christine O'Connor -- CoChair ZAP: Will Advancing Equity in Rezoning CHANGE the criteria in Article 12?

00:48:15 Loretta, she her they Koehler: ADU are incredibly expensive and any equity would need to be included in changes.

00:48:19 Ean Tafoya - ZAP CO-Chair:
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/Advancing-Equity-in-Rezoning#section-5>

00:48:26 Ean Tafoya - ZAP CO-Chair: that is a link to equity in rezoning

00:52:49 Gertie Grant: When the outdoor eating expansion becoming permanent, will there be hearings at Excise and License and the opportunity to negotiate Good Neighbor Agreements?

00:54:07 myles tangalin: So it looks like the Equity Rezone will allow redevelopment of multi-family units in all single family zoning.

00:54:24 Christine O'Connor -- CoChair ZAP: Many interim regulations were adopted during the Covid health crisis, i.e. patio expansions into sidewalks and right-of-ways and temporary tent sites. Please explain CPD's approach after Oct. 2022.

00:56:33 Ean Tafoya - ZAP CO-Chair: <https://www.wastenomore-denver.org/>

00:57:08 Ean Tafoya - ZAP CO-Chair: Our Nov Ballot initiative addresses construction recycling

00:57:57 myles tangalin: What happens when a single family residence is replaced with two million dollar duplex's.

00:59:23 Ean Tafoya - ZAP CO-Chair: myles would you like to ask the next question?

01:10:02 Ean Tafoya - ZAP CO-Chair: drew would you like to ask a question?

01:10:27 Cindy Sestrich: Thank you for stating this importance to the neighborhood history and why people have wanted to live here. Smart zoning includes respect for existing needs of residential values.

01:10:42 Cindy Sestrich: This was for Myles.

01:10:47 Stephen Eppler: I agree.

01:13:45 Robert Schmid: There should be no discussion or consideration of up-zoning or eliminating SU zone districts until such time as all under utilized land along transportation corridors is fully developed to its extent as currently zoned.

01:16:44 Emmett Hobley: should older homes be grandfathered in?

01:20:33 John Inzina: Thanks Laura! I really appreciate the answers you've provided today.

01:21:00 Loretta, she her they Koehler: Thanks Laura - we look forward to you coming back again

01:29:04 MARIA FLORA: What is "alternative compliance"?

01:31:10 Drew Dutcher: Under current system, developers almost never build the units, they pay the fee. Wondering how this changes.

01:31:40 Christine O'Connor -- CoChair ZAP: I hear the goal is true mixed income building; does this rule out what has been termed "poor doors" – like the separate building on less desirable site built behind the property such as we saw at Zocalo's Sloan's Lake luxury units?

01:33:57 Bill Tanner: In our neighborhood, for a recent large development, in a neighborhood agreement, we tried to write in clauses to prevent "poor doors" and income segregated units [ghettos in the lux buildings]. We need support from CPD to ensure that these are included since the developer refused to include them.

01:35:15 Christine O'Connor -- CoChair ZAP: Do incentives NOT come in until first ____%age of affordable units is met?

01:35:34 Stephen Eppler: Although it is well intended, the track record of such intervention in the housing market is poor because the economics dont word. The net effect is that housing costs for all continue to increase. Could you comment?

01:35:58 Stephen Eppler: Should be "don't work"

01:36:33 Nola Miguel: the fee in lieu affordable housing dollars would stay in the neighborhood in areas vulnerable to displacement (if the development is there) that was an ammendment in the new version

01:40:11 Greg Sorensen: What mechanism will be used to ensure that affordable units remain affordable in 3, 5, or 10 years?

01:40:26 Bill Tanner: A concern is that declaring some units affordable, raises the costs of remaining units. So while there are more units for people <\$40K, people in the next income cohort [say\$60k - 80K] cant find units that they can afford. Interested in economic research/ facts on the subject that CPD has reviewed

01:43:23 Darcy Wilson: Will these slides be made available to us?

01:43:47 Ean Tafoya - ZAP CO-Chair: yes darcy we will get them for you

01:44:34 Christine O'Connor -- CoChair ZAP: Darcy, hopefully yes on slides. Problem is PDFs and PPTs need a hyperlink so I am working on getting hyperlinks for each of two presentations today.

01:44:52 John Inzina: @Bill Tanner, I've heard other CPD presentations about this. They acknowledge that the other units in buildings with affordable units are more expensive, but their analysis basically shows the people paying market rates can afford the increase.

01:45:22 Jennifer Biess: To Greg's question on the mechanism for affordability - To ensure affordable units remain affordable for the required period, the City records a legally binding document, typically a covenant on the property, that requires that use.

01:46:00 Greg Sorensen: Thanks, Jennifer.

01:47:06 Jennifer Biess: I should add that the Department of Housing Stability also monitors properties for ongoing compliance.

01:47:19 Christine O'Connor -- CoChair ZAP: Bill and John, look at city website on EHA(google Denver Expanding Housing Affordability) and look around for that research. I am not sure it is there but after looking you can do open records request for that data if you can't find it.

01:47:31 Ean Tafoya - ZAP CO-Chair: up next

cindy
david
darcy
gertie

01:50:28 Drew Dutcher: Eleni Sarris' comments and questions are excellent. She is questioning the one-sideddecision-making that I personally feel prevails at CPD and the City as a whole. A "market-based" approach means developers, and -- I have to say -- the mayor's campaign contributors. I'm sorry if this is a bit harsh. I hope it's within INC's rules, but it needs to be said.

01:50:41 Emmett Hobley: I agree, Denver is in the tertiary stages of gentrification and displacement.

01:50:56 Nola Miguel: I have to tune out but I want to express my concerns that this policy as stands is NOT equitable nor intentionally reversing harm from exclusionary policies and practices that are now displacing neighbors especially in NEST neighborhoods. by having an across the board standard you are driving development to areas vulnerable to displacement even more.

01:51:37 Christine O'Connor -- CoChair ZAP: Nola, please explain second sentence further....

01:53:20 Nola Miguel: thing to change: geographic distinctions with

higher % in areas vulnerable to displacement, higher linkage fee with commitment to 0-30AMI, alignment with equity analysis that affirms and analyzes impact and equity analysis that centers the most exploited in that area

01:56:57 Nola Miguel: because the land is cheaper and there are the most industrial transitioning areas in NEST neighborhoods development will go there more because it is cheaper to acquire land there, so if there is not a higher requirement that will not be balanced out. also the impact of those developments in areas that don't have stable deed restricted housing (NOAH) is not being looked at as far as the need for affordability being so much higher for people to stay in their neighborhoods. the costs of displacement are not being accounted for

01:58:17 Eleni Sarris: Great point Nola and Drew. Swansea, Globeville, and Elyria neighborhoods are ungoing rapid rate of displacement due to policies already in place. This proposed policy needs to be reworked with equity lens given the history of disinvestment and displacement that some neighborhoods have experienced for decades. The fact that we would think about permanent permits for restaurants to operate in the right of way and don't consider how the city sweeps our unhoused neighbors from the right of way. All seems like we are missing some key points in our policy initiatives.

01:58:22 Christine O'Connor -- CoChair ZAP: Thanks Nola!

02:00:32 Drew Dutcher: Nola's points are excellent. What drives costs of housing the most are land values. Areas of cheaper land SHOULD be producing more affordable units, but they don't. Just look at Brighton Boulevard. 10 years ago land/lots were dirt cheap. Now, long time GES residents are being priced out of their own area.

02:01:41 Eleni Sarris: Thanks Drew and Nola.

02:02:41 Drew Dutcher: Denargo Market is another extreme (normal) example. Now only VERY high end units are being built. Used to be no one even knew about or when to Denargo Market. Now nothing but joggers and their golden retrievers.

02:04:15 Loretta, she her they Koehler: Hi Nola! thanks for your thoughts and I hope they see what you are writing and can respond on this thread

02:04:38 Drew Dutcher: Perhaps Denver should look at an income tax for high earners (\$200K+annual). When I lived in New York City in the 80s, everyone also paid an income tax. But I feel we got something for it: infrastructure, subways, parks ...

02:05:23 Jennifer Biess: Thanks all for this discussion. I recognize that the feedback is that there is a desire to see a higher requirement around affordable unit count in neighborhoods facing involuntary displacement. I've noted that feedback for our City team. I will add that EHA as proposed would require a forthcoming prioritization policy - which would give priority access to residents who experienced or are at risk of displacement to newly developed and preserved affordable units - for units in areas vulnerable to displacement.

02:07:09 Nola Miguel: we need a real estate transaction fee for sales over 1M that goes to affordable housing

02:07:34 Eleni Sarris: Large corporations and foreign investors are buying housing across the country. Blackstone and equity firms are contributing to this process and we are not protecting the naturally affordable housing and areas that have been historically disinvested and experienced eminent domain. Great idea Nola about real estate transaction fees.

02:08:51 David Pardo: Adding a tax on transactions of different sizes sounds like a great idea, so that we raise money from sales of existing luxury

houses (dwellings only affordable to folks making \$200k+)

02:09:32 Nola Miguel: thanks jennifer for bringing that back and for your response. yes prioritization policy is also super important

02:10:25 Nola Miguel: yes they just did it in Baltimore mostly cause of outside investors coming in

02:13:34 Jeanne Granville: Thank you Laura, Sarah and Jennifer for meeting with us and to all of the ZAP members for your insightful issues/questions. I learn so much from all of you and hope we can follow-up on some of these issues again in the near future.

02:14:46 Drew Dutcher: One that last exchange about upzoning yielding developer's new development, I'm not sure I'm comfortable with CPD making a decision "based on input from the development community."

02:15:45 Drew Dutcher: Gertie's point was excellent; where upzoning yields more development, there should be an increased burden to build affordable units. An exchange for their increased profit. Hope I understand this correctly.

02:16:53 Jennifer Biess: Family-sized units is also a priority for creation and preservation of affordable housing in HOST's five-year plan. EHA helps us do that as do other tools HOST uses for affordable housing (e.g., gap financing).

02:17:07 Darcy Wilson: Thank you all

02:17:16 Jennifer Biess: Thanks everyone!

02:17:35 Bill Tanner: Thanks to the INC team and presenters! Many great lessons.

02:17:37 Drew Dutcher: Thanks for the presentations and discussion today. Very good dialogue from all participants and presenters.

02:18:37 Robert Schmid: Send as a PDF