

Mini Bundle - Public Comments

Completion time	Your Name	Your comments and/or questions:
11/16/25 22:44:36	Andy Cushman	I appreciate that expedited review becomes newly possible for projects in the AHRT pipeline, and that avoiding the Design Review boards of the city is a way to expedite them. Especially as the Downtown Area Plan recommends new affordable housing throughout Downtown AND an expansion of the Downtown Design Advisory Board, I think this text amendment is a sensible way not to pit two strategic actions against each other. Additionally, I think it's good that we're lengthening the overall period of time that SDPs stay valid, as market conditions can change and we don't want a good project to die when it's still on the vine just because of a short window of market volatility. Also, removing staff discretion to extend the length of a valid SDP in favor of a longer window for all SDPs is equitable and rewards all parties, not just those who are educated about the SDP process.
11/20/25 8:04:34	Susan Fry	I do not think that the Denver Housing Authority should be the only entity removed from the owner occupancy requirements for building Accessory Dwelling Units. All property owners should be allowed to build an ADU if they meet the other requirements. Why would a City Agency be removed? If building more housing is a goal in Denver then we should be allowing every property owner the same opportunity to add to the inventory. What is the assumption that a private property owner who does not occupy the property and wants to build additional housing is in any way a problem? This leans toward way to much control by the government. How do we add all property owners to this mini-bundle?
11/20/25 11:51:42	Alejandra X. Castañeda	We should be removing the owner-occupancy requirements for all ADUs not just those related to Primary Dwelling Units owned by the Housing Authority of the City and County of Denver. It's a small, more equitable step towards increasing home ownership and support households with lower incomes. Thank you.
11/25/25 12:51:52	Lia Campbell	I would like to encourage the city to reconsider their owner-occupier permit policy for ADUs. Under policy memo Admin 131.3, ISSUANCE OF OWNER-OCCUPIER (HOMEOWNER) PERMITS, ADUs are not considered single unit dwellings, and therefore, owner-occupiers cannot pull building permits for ADUs. I feel that this policy is restrictive and adds to the already burdensome cost of building an ADU. Please consider amending this policy to allow for owner-occupiers to pull ADU permits.
11/25/25 13:08:51	Peter Hufford	Please consider updating Building Permit Admin Policy 131.4 to allow homeowner permits for ADUs. Doing so could make ADUs more affordable and would support Denver's housing affordability goals. Admin Policy 131.4 has the following note in the definition of Single-Unit Dwelling: "Note: For the purposes of this section, accessory dwelling units are not considered single-unit dwellings." this note could simply be updated to remove the word "not".
12/9/25 13:05:34	EJ Lorimer	<p>As an RNO leader, I personally object to exemption from permits, lack of enforcement for old PUD prohibitions. It could lead to integrity of building in Denver affordable or higher. If Denver becomes lax in enforcement of permit requirement and other, we build slums. Slums drive crime. Let's be smarter than that. Affordability doesn't mean shoddy building codes.</p> <p>It's bad enough we have a transit system that is folding in on itself and Denver still pushes no parking in hopes people will ride a bus for an hour v. driving a car for 20 minutes (emissions???).</p> <p>Wireless Telecommunications: Minor facility changes exempt from zoning permits and some design reviews.</p> <p>ADUs: Cleans up PUD language, ensures ADUs are allowed where single-unit homes are allowed, and clarifies that old PUD prohibitions won't be enforced.</p>

12/10/25 16:52:24 Darcy Wilson

If Denver Housing Authority is allow to remove the owner occupancy from the properties they own other single family homeowner's should be allow exemption from the same requirement.

12/14/25 16:30:22 Susan Fry

I am writing to express my strong opposition to the DHA request to build ADUs on its property without complying with owner occupancy requirements that applies to every other homeowner, landlord and property owner in the City and County of Denver. This proposal is fundamentally inequitable. It creates a privileged class of property owner - DHA- who is permitted to bypass rules that Denver residents must follow. A zoning system that selectively exempts the city's largest landlord while enforcing stricter requirements on families and private homeowners is unjustifiable and undermines public trust in the planning process. If the owner - occupancy rule is unnecessary or outdated then it should amend the rule for everyone through a transparent, citywide process- not through an ad hoc exemption hidden in a bundle for a single institution. DHA should not be granted exclusive rights. Adding housing to the City inventory through ADUs should be allowed for everyone who meets the space to do so. Allowing DHA to build ADUs in scattered neighborhoods that the public were told would only be owner occupied options is in direct opposite of what neighbors were told. Interestingly the Community Planning Department has no idea where these properties are or how many neighborhoods would be impacted. At least that is what I was told. For these and other reasons I urge the Planning Dept, Planning Board and City Council to deny this request from DHA or rewrite the amendment to include all Denver property owners. The request could be postponed until the City provides a broader ADU Policy update that applies to all property owners and until that is complete, require DHA to comply with the same rules that apply to the public. It is not acceptable for zoning privileges to be extended selectively. Rules must be transparent, fair and applied consistently or they cease to be legitimate. This proposed exemption is inconsistent with the values of equity, accountability and zoning fairness that Denver's framework is supposed to uphold. I urge you to reject DHA's request or make the amendment available for all.

Thank you for your attention to this matter.

Planning Board Comments



Submitted on 17 December 2025, 10:45AM
Receipt number 1016
Related form version 3

Your information

Name Susan E Fry
Address or neighborhood 3081 S Race Street Denver Colorado
ZIP code 80210
Email denverstreets2020@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name Bundle - DHA Request for ADU Owner - Occupancy Exemption

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I am writing to strongly oppose The Denver Housing Authority's request to build accessory dwelling units without complying with the owner-occupancy requirement that applies to all other Denver residents, property owners and landlords. The proposal creates an unequal zoning standard by granting a special favor and exemption to a single government landlord while denying the same flexibility to the public. Zoning rules must be applied consistently to remain credible and enforceable. If the owner - occupancy requirement is no longer necessary it should be removed citywide - not waived for DHA. Owner-occupancy was retained to promote stability, accountability and responsible transparent management of much needed additional housing and density in single-family zones. The planning department admittedly has no idea where these dispersed properties are. They are spread across the city. I have requested a list from both Planning and DHA and have not received this list. How can you grant this exemption without even knowing the impact to neighborhoods who were told all ADU's must be owner occupied? Granting DHA an exemption undermines those goals and sets a troubling discriminating precedent for unequal treatment under Denver's land use code. I urge the Planning Board to deny this request, rewrite it to include all Denver property owners or to consider any change to the owner-occupancy requirement only through a uniform, transparent city-wide policy process. We can all provide affordable housing if we work together. Hiding this request in a "Bundle" decreases the trust in City Government and the committees that are tasked with giving sound advice and approval. Please deny this request to give DHA a blanket approval to build ADU's. Respectfully Susan Fry (Sorry I was not available to attend today)

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.