



August 14, 2014

Denver City Council Members
VIA Email Submission

Regarding: Revised Denver Inclusionary Housing Ordinance (IHO)

Dear Members of Denver City Council:

I am writing to you today *in support* of the revised Denver Inclusionary Housing Ordinance (IHO) as Executive Director of *Archway Housing & Services, Inc.*, and as a member representative of the *Neighborhood Development Collaborative (NDC)*

Archway Housing & Services Inc., (AHS) is a faith-based, non-profit housing development and management organization that serves the seven county Metro Area, with the mission to provide a range of affordable housing, from deeply targeted/very low to moderate income families, along with family services to those we house.

Our Denver residential community, *Cornerstone Residences at St Frances Center* was constructed in 2009 as a joint venture effort with The St. Francis Center, a day shelter for homeless persons and provides 50 units of housing for formerly homeless individuals and couples in near north Downtown Denver.

One of the advantages of creating this affordable housing community in downtown Denver was that the city had significant financial resources to bring to bear in the project. We all realize that those resources have been diminished by half in recent years.

The IHO currently provides resources that augment the loss of Federal funds to create affordable Housing for low income persons and with the proposed increase in the IHO funds, this will generate a resource to create more needed housing for both low income homeownership and rental housing, as a proposed alternative to homeownership, should that prove to be infeasible.

Whether the developers who will comply with the IHO undertake the task to provide this low-income housing within their planned developments or provide funds as a payment in lieu is immaterial...the IHO resource will expand the provision of much needed affordable housing...which is moving in the right direction for Denver to build a more economically diverse city, especially in light of the current expansion of housing development activities throughout the city.

In reviewing the comments presented by the Denver Housing Authority Memo of August 5th, 2014, AHS agrees with:

- A tiered system for calculating onsite MPDU subsidy and cash in lieu amounts for various statistical neighborhoods
- The approach of defining statistical neighborhoods as High, Average or Low for purposes of establishing the tiers of MPDU reimbursements or Cash in Lieu payments
- Additional flexibility in the Alternative satisfaction language

Last, I want to express gratitude to the City Council of Denver and particularly Councilwoman At-Large Robin Kniech for taking on the task of this crucial revision process to the IHO.

Sincerely,

A handwritten signature in blue ink that reads "Joyce Alms-Ransford". The signature is fluid and cursive, with the first name "Joyce" being particularly prominent.

Joyce Alms-Ransford,
Executive Director

From: saugden2@comcast.net
To: [dence - City Council](#)
Cc: [Ed Augden](#); [Cindy Sestrich](#); [Carol Anderson](#)
Subject: inclusionary housing ordinance
Date: Monday, August 18, 2014 1:12:05 PM

To all members of the Denver City Council:

I am sorry I will be unable to attend this evening's meeting to speak in favor of Councilwoman Kniech's proposed fixes to the Inclusionary Housing Ordinance. I am solidly in support of these "fixes."

My children are third generation Denver natives. My grandfather was a postal carrier and purchased a home in Denver around 1911 when my father was born. My father was a small businessman in Denver for the 50 years he owned his own auto repair business; my parents purchased our home at 5th and Emerson in 1942. My husband is a retired Denver Public Schools teacher. Although I taught in Jefferson County (they hired me before DPS was willing to make a decision), we chose to live in Denver, because we wanted to live in a community with diversity. The price of the first home we purchased (a well maintained, modest house of about 900 square feet) was roughly the same as our combined income as young teachers.

The combined income of two young teachers today might be in the \$80,000 to \$90,000 range. Can any of you think of a house in Denver in that price range? Not happening. Homes in the area of our first house are now selling in the \$300,000 range. In caving in to developers and business interests (rather than providing opportunity for young teachers, police officers, social workers, etc. who provide really important services to our citizens), our elected officials are creating ever more cynical voters. The Denver economy is vibrant. Why do we need to continue to line the pockets of the most wealthy rather than enhance our community with a diverse population.

While our personal wealth has been given a boost by our choice 44 years ago to live in Northwest Denver, we regret that our community is too quickly becoming home to only the well-off. Even our own children, who "did everything right," can't afford to live in our neighborhood. Ed and I know many of you personally. We hope you will do what is best for Denver's sense of community, not what is best for the developers bottom line.

Sincerely,

Sally Augden
4482 Quitman Street
Denver 80212
303-455-5800

From: [Shayne Brady](#)
To: [dence - City Council](#)
Cc: [shaynebrady@comcast.net](#); [Robb, Jeanne - City Council Dist. #10](#); [Sapp, Michael - Mayor's Office](#); [MileHighMayor - Mayor's Office](#)
Subject: Plz Share with City Council Members Ref: 25th Aug VOTE Inclusionary Housing Ordinance (IHO)
Date: Thursday, August 21, 2014 8:25:31 AM

Letter of Support from Constituent
Inclusionary Housing Ordinance (IHO), 25th August Vote by City Council

Dear City Council Members,

I am writing to each of you requesting that you support with your "yes" vote, this Monday, the Inclusionary Housing Ordinance, sponsored by Councilwoman Robin Kniech.

I appreciate that she is addressing housing as a platform to creating diverse and enriching neighborhoods.

I live in Congress Park Neighborhood, represented by Jeanne Robb. My two-person income household allows my husband and I to own a home in this neighborhood. We feel 'privileged' to be able to live here. If I were a single person, with my upper middle income salary, I would not be able to afford to buy a home in Congress Park Neighborhood. I'd still be living in an apartment, since I want to be close to my employer and services, and be able to choose modes of transportation.

I attended many of the IHO meetings which were so well attended. The last meeting of about 90 persons, was standing room only. People in the audience voiced their concerns of not being able to afford a home in Denver, near places they want to live. There were single young and old persons, families, people in wheelchairs attending this meeting. (Why should moderate income persons have to live where they can afford a home, instead of where they prefer to live?) It was a powerful experience.

In my neighborhood, I have lost three different neighbors who wanted to buy their first homes but could not afford to live in my neighborhood. I was very sad to lose them, and they did not want to leave. They were single young people, which we don't have enough of in my neighborhood.

While the IHO is not 'perfect', it is a step in the right direction, and I understand the options the ordinance expresses. It would be another tool to helping people buy a home of their own, where they want to live. I commend Councilwoman Kniech for taking on this issue. Those of you who have reservations, should vote "yes" and then help improve this ordinance, rather than allow the status quo. It is not fair and equal. (Household expenditures are growing because people have to spend money on transportation and this expenditure especially hurts moderate and lower income households.) Let's create diverse, mixed-income neighborhoods.

Thank you each for your time, and please support this Inclusionary Housing Ordinance; then roll up your sleeves to improve it.

Sincerely,
Ms. Shayne Brady
944 Saint Paul Street, 80206
Congress Park Neighborhood
shaynebrady@comcast.net



August 18, 2014

Councilmember Robin Kniech
Denver City Council, At-Large
1437 Bannock Street
Suite 488
Denver, CO 80202

Dear Councilmember Kniech,

L. C. Fulenwider, Inc. (LCF) greatly appreciates your and the task force's efforts toward addressing the many challenges that exist with the City's current affordable housing ordinance – the Inclusionary Housing Ordinance (IHO) and for including LCF in this process. LCF is a long-time supporter of diversity of housing options in Denver and the region. Currently, LCF is master planning a large, transit –oriented development (TOD) in northeast Denver that will be mixed-use and mixed-income.

Besides LCF attending several of the task force meetings, you were gracious enough to come to our office to discuss the proposed amendment to the IHO with the entire LCF staff. At that meeting, we brought up several concerns with the amendment. Foremost, was the need for flexibility for large, multi-year, multi-phase developments and crafting the ordinance to what we believe is a City policy of affordable housing near transit. The proposed amendment specifically address the former – flexibility (thank you) but provides that the specifics of the latter be determined by forthcoming rules and regulations, albeit proximity to transit being one of the criteria. Obviously, this would require much more dialogue during the preparation of those. We appreciate and support these revisions.

However, while LCF appreciates the effort to improve the existing IHO, we are concerned that the current IHO and this proposed amendment continues to place the funding of affordable housing through City ordinance largely on the real estate industry and primarily focused on for-sale housing developers. LCF believes this is not a balanced approach and through unintended consequences, may actually be counterproductive. LCF believes a broader approach (perhaps similar to what we all saw in Seattle this past June) is what is required and we are committed to participating in any effort toward that end.

Councilmember Robin Kniech
August 18, 2014
Page 2

Thank you for your leadership on this essential but difficult endeavor.

Sincerely,



L. C. Fulenwider, III
President, L.C. Fulenwider, Inc.




Ferdinand Belz
Senior Vice President, L. C. Fulenwider, Inc.

cc: Denver City Council Members:
Albus Brooks
Charlie Brown
Jeanne Faatz
Christopher Herndon
Peggy Lehmann
Paul Lopez
Judy Montero
Chris Nevitt
Debbie Ortega
Jeanne Robb
Susan K. Shepherd
Mary Beth Susman



Date: August 5, 2014

To: Ms. Robin Kniech, Denver Councilwoman At-Large
From: Ismael Guerrero, Executive Director 

Re: Support for proposed IHO Amendments

Dear Councilwoman Kniech:

The Denver Housing Authority (DHA) appreciates and supports your many efforts to retain and improve the City of Denver Inclusionary Housing Ordinance. As a member of the IHO Task Force, I appreciate the approach and the detailed information that has been exchanged at the stakeholder meetings. DHA is also a member of the Neighborhood Development Collaborative (NDC), which has also participated actively in the meetings. NDC is comprised of 12 Denver-based nonprofits providing a variety of housing counseling and economic development activities. NDC has not had an opportunity to vote on the proposed draft ordinance; however, members have reviewed the amendments and expressed their support. We expect at the next meeting we will vote in favor of supporting the proposed improvements to the IHO.

DHA believes that the amendments proposed in the draft ordinance will result in a more effective tool to address the City's growing affordable housing needs. We specifically support the following major amendments to the current IHO because we expect these will result in more consistent production of affordable units in high opportunity neighborhoods with the greatest need for additional affordable housing.

I. DHA supports the concept of a tiered system for calculating both the onsite MPDU subsidy and the Cash In Lieu amounts for various statistical neighborhoods. We think that because development costs are different in various neighborhoods, reflecting the differences in submarkets will provide a more realistic and market driven system for the IHO policies. We are comfortable with future revisions in the actual amounts as long as the tiered system remains in place in the revised Ordinance.

II. DHA agrees with the approach of defining statistical neighborhoods as High, Average, or Low need, for purposes of establishing tiers for the MPDU reimbursements and the Contribution Alternative Payments. The IHO revision should reflect the reality that development costs will be different in different neighborhoods.

III. DHA supports the additional flexibility emphasized in the Alternative satisfaction language. We believe that this language will encourage market rate developers to work with experienced affordable housing developers to identify alternative development options that will lead to creation of more diverse unit types to meet the continuum of affordable housing needs in Denver.

We believe these items are crucial for a more a useful ordinance that will be simpler for developers to work within, while at the same time provide more accountability and flexibility in utilizing a program that is critical for addressing the City's affordable housing shortfall. DHA looks forward to continuing to work with your office and the Office of Economic Development to participate in any additional discussion and evaluation of the IHO as well as broader City housing policy.

A RESOLUTION IN SUPPORT OF COUNCILWOMAN KNIECH'S PROPOSED REVISION TO DENVER'S INCLUSIONARY HOUSING ORDINANCE

Presented to: The Democratic Party of Denver Executive Committee on August 19, 2014.

WHEREAS the Democratic Party of Denver's core principles include economic well-being and environmental responsibility; and

WHEREAS ensuring that Denver's workforce has adequate access to affordable housing near work and mass transit advances progressive economic, social, and environmental justice goals as well as the core principles of the Party; and

WHEREAS Housing and transportation costs are typically the largest costs faced by working families in Denver; and

WHEREAS according to Apartment List the average monthly rent for a one-bedroom apartment in Denver is \$1,180; and

WHEREAS according to the U.S. Census Bureau, Denver's apartment vacancy rate is 4.8 percent, significantly below the national rate of 8.4 percent; and

WHEREAS according to Apartment List, monthly rents in Denver have increased 5.2 percent compared to 2013 which is almost double the national average of 2.7 percent; and

WHEREAS according to the Federal Home Loan Mortgage Corporation the median home price in Denver has increased 23.8 percent since March 2012, the highest increase of any metropolitan area in Colorado; and

WHEREAS according to Zillow the average sale price of a home in Denver is now \$292,500; and

WHEREAS according to the Denver Business Journal, residential real estate in Denver has been ranked as the least affordable of any major inland city; and

WHEREAS the City and County of Denver's inclusionary housing ordinance (IHO), which requires developers of certain for-sale multifamily real estate to construct or finance affordable for-sale housing units, is one of several tools the City uses to provide affordable housing; and

WHEREAS the current IHO has produced only 589 units since its inception twelve years ago, and needs to be changed;

WHEREAS Councilwoman Robin Kniech has introduced CB 14-0625, a bill to revise the IHO that will strengthen incentives for developing affordable for-sale

housing in the neighborhoods that need it most;

THEREFORE, BE IT RESOLVED that the Executive Committee of the Democratic Party of Denver supports CB 14-0625, requests that all members of the City Council support the bill, and urges all Denver Democrats to contact their representatives on the City Council to convey their support.



August 13, 2014

Members, Denver City Council
Via email delivery

Dear Councilman/woman:

The Neighborhood Development Collaborative (NDC) is comprised of twelve Denver-based nonprofits that provide housing counseling, housing development and business development for low and moderate income residents of the City of Denver: Archway Housing & Services, Rocky Mountain Communities, Colorado Resources and Housing Development Corp., The Colorado Coalition for the Homeless, the Colorado Housing Assistance Corp., Del Norte Neighborhood Development Corp., the Denver Housing Authority, the Denver Urban Renewal Authority, Habitat for Humanity Metro Denver, NEWSED Community Development Corp., Northeast Denver Housing Center, and the Urban Land Conservancy.

Over the last 9 years, NDC members have:

- Produced 4,300 affordable and workforce apartments & single family homes;
- Developed over 560,000 square feet of office space;
- Touched over 95,500 people in Metro Denver through housing and housing counseling; and
- Invested over \$660 Million in real estate and housing programs.

At a duly called meeting of the NDC held on August 13, members approved support for the Amendments to the Inclusionary Housing Ordinance (BR14-0625).

Members are keenly aware of the concerns voiced at the meeting of Council's Safety and Well Being Committee, namely that the amendments may not "go far enough" or the amendments will not solve Denver's affordable housing "crisis." There is widespread agreement within NDC with these positions. However, to do nothing and let the problem fester is not a wise choice.

We believe that the proposed amendments to the IHO will be one of many steps that City leaders and we as partners need to take to build a more economically diverse Denver and provide residents with an opportunity to build wealth.

Thank you for your consideration.

Sincerely Yours,

Marvin Kelly
NDC Board Chair

NDC Members:

Archway Housing & Services, Inc.

Joyce Alms-Ransford, Executive Director

Colorado Coalition for the Homeless

Bill Windsor, Executive Director

Colorado Housing Assistance Corp.

Michelle Mitchell, President

Community Resources & Housing Development Corp.

Al Gold, Executive Director

Del Norte Neighborhood Development Corp.

Marvin Kelly, Executive Director

Denver Housing Authority

Ismael Guerrero, Executive Director

Denver Urban Renewal Authority

Tracy Huggins, Executive Director

Habitat for Humanity Metro Denver

Heather Lafferty, Executive Director

NEWSED Community Development Corp.

Veronica Barela, Executive Director

Northeast Denver Housing Center

Gete Mekonnen, Executive Director

Rocky Mountain Communities

Dick Taft, President and CEO

Urban Land Conservancy

Aaron Miripol, President and CEO



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Habitat ReStores

303-421-5300

Denver

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Fax: 303-871-9900

Littleton

7890 W. Quincy Ave
Denver, CO 80123

Wheat Ridge

(I-70 and Ward Rd.)
10625 West I-70 Frontage Road
Wheat Ridge, CO 80033
Fax: 303-421-5301



August 15, 2014

SUBJ: Letter of Support for Amendments to the Inclusionary Housing Ordinance
(BR14-0625)

Dear Councilmember,

Habitat for Humanity of Metro Denver builds and sells homes in partnership with hard-working families who are seeking to create a permanent solution for their housing struggles. We believe that stable housing is the foundation that allows families, neighborhoods, and the City of Denver to thrive.

We are therefore writing to express our support for the Amendments to the Inclusionary Housing Ordinance (BR14-0625). We stand with many of our colleagues in the affordable housing and development communities who are calling on you and your fellow Councilmembers to maximize our tools for affordably priced for-sale homes in Denver.

While we are keenly aware of the concerns voiced at the meeting of the Council's Safety and Well Being Committee, namely that the amendments may not "go far enough" or the amendments will not solve Denver's affordable housing crisis. However, to do nothing and lose a tool that built or financed 589 homes without a plan to replace it is not a wise choice.

In May 2014, Denver home prices reached an all-time high, and high market prices are not showing signs of decreasing. At the same time, work-force wages are not increasing. In fact, they are not even keeping up with inflation. These market conditions are evidenced by the fact every day we receive 8-10 phone calls from families struggling with housing that is not affordable to them. At Habitat for Humanity, we know that affordable housing is an urgent issue that impacts the sustainability of our City and needs action. We understand these trends and meet the families impacted by them, and we are asking our Councilmembers to take solution-oriented action by voting in favor of the IHO amendments.

We believe that the proposed amendments to the IHO will be one of many steps that City leaders and we as partners need to take to build a more economically diverse Denver and provide residents with an opportunity to build wealth.

Our vision is a world where everyone has a decent place to live. You can make a difference by voting to improve housing solutions in Denver. Thank you for your consideration.

In partnership,

A handwritten signature in black ink that reads "Heather Lafferty".

Heather Lafferty
Chief Executive Officer



August 8, 2014

To: Denver City Council Members

RE: Inclusionary Housing Ordinance Amendment (IHO)

Dear Council Members:

The City of Denver has experienced a great deal of growth and is continuing to be a magnet for people that look for a vibrant, diverse and healthy community they can live, work and play in. The work the citizen of Denver and their elected officials do, contributes immensely to this success. Success comes with the right policies, rules and directions as the city plans for its future.

The proposed inclusionary housing ordinance amendment has the right policy, rules and direction for the future of Denver. The growth of the city is putting a lot of demand on city resources one of which is the need for affordable work force housing. Without the IHO and the needed changes, Denver will continue to lag behind the demand for housing. It is a tool that has been crafted and currently being proposed to be amended with the future in mind. While it may not meet all of the demand, it certainly can and will play a significant role.

Northeast Denver Housing Center / its representatives have participated in the more than 1 year process of engaging different stakeholders. The process has been transparent, engaging and balanced to all. While we did not get all what we as non-profit low income advocates wanted, we felt as part of the bigger community we can accept the proposed solution for a better Denver.

Our community needs the IHO and we strongly support the proposed amendment and request that you amend the IHO as proposed and put in place as one of the many tools that is needed for the people of Denver.

On behalf of the community we serve.



Getabecha Mekonnen "Gete"
Executive Director

August 4, 2014

Denver City Council Members,

Urban Land Conservancy (ULC) supports City Council Member Kniech's work to retain and improve the Inclusionary Housing Ordinance (IHO). As a nonprofit real estate developer, we saw first-hand the problems of the original IHO program and its lack of flexibility, and limited production. Although we are not a direct benefactor of IHO, several of our housing partners, who we land bank for, are having current success with IHO flexibility, including cash in lieu for permanent affordable rental housing.

ULC has invested over \$40M in Denver real estate (22 properties) over the last 8 years. Thanks to a great partnership with the City our investments are leveraging over \$250M in redevelopment including schools, libraries, nonprofit facilities and affordable housing. To expand our leveraging success, the proposed changes to IHO will better support a portion of the affordable housing gap. However, IHO is not the panacea for the affordable housing production....and until we have a dedicated revenue source our success will be limited.

ULC believes the following amendments to the draft ordinance will help:

1. We support the concept of a tiered system for calculating both the onsite MPDU subsidy and the Cash In Lieu amounts for various statistical neighborhoods. Because land costs are different in various neighborhoods, reflecting the differences in submarkets will provide a more realistic and market driven system for the IHO policies.
2. We support the needed **flexibility** emphasized in the Alternative satisfaction language. We believe this language will encourage market rate developers to work with mission driven housing developers to identify alternative development options that will lead to creation of greater number of units and more diverse housing types to meet the continuum of affordable housing needs in Denver.

ULC views the above items as critical for a successful ordinance that will be simpler for our development partners, while at the same time provide more accountability and flexibility. We encourage you to support these need changes to IHO. Thank you for your attention.

Aaron Miripol

Aaron Miripol
President & CEO



July 29, 2014

Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Members of the Council:

Enterprise Community Partners is a national non-profit organization with expertise in affordable-housing finance and policy with many years of experience in Denver. Much of our work over the past decade has focused on enhancing the region's transit investment by co-locating affordable housing and community facilities in station areas whose housing costs have rapidly increased.

Closely aligned with our mission, Enterprise worked diligently with Councilwoman Kniech as she led stakeholder engagement regarding her proposal to strengthen the City's inclusionary-housing ordinance. By applying different per-unit subsidies based on a combination of neighborhood demographics and transit proximity, the proposal thoughtfully advances the City's commitment to geographic and economic diversity and considerably prepares for Denver's ongoing and equitable growth.

Enterprise commends Economic Planning Systems for testing the proposal across development types and neighborhoods. The agency has helped us as a stakeholder committee to refine the proposal to one that will support and incent developers to build in neighborhoods with fleeting affordability and in greatest need of workforce housing. As an advocate for myriad housing options, Enterprise is optimistic that these changes will result in a flexible but consistent program in a creative suite of affordable and workforce housing tools intended to expand the City's overall effort to address our dire housing needs.

Thank you in advance for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Pollack", written over a light gray horizontal line.

Melinda Pollack
Vice President, Transit-Oriented Development
Enterprise Community Partners

From: [Kniech, Robin L. - City Council](#)
To: [Velez, Kelly - City Council](#)
Subject: FW: Thanks for Affordable Housing Efforts
Date: Monday, August 18, 2014 1:14:43 PM

Thanks,

Laura Brudzynski
Aide to Councilwoman Robin Kniech
Denver City Council, At-Large
1437 Bannock St, Room 488
Denver, CO 80202
(720) 337-7731

Follow Robin Kniech:



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From: kniechatlarge
Sent: Friday, August 08, 2014 10:06 AM
To: Kniech, Robin L. - City Council; Brudzynski, Laura R - City Council Operations
Subject: FW: Thanks for Affordable Housing Efforts

FYI

Feven Netsanet Council Aide | Denver City Councilwoman Robin Kniech, At-Large
City & County Building, 1437 Bannock Street, Room 488 | Denver, CO 80202 | ☎ 720-337-7724
Feven.Netsanet@denvergov.org

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From: Marshall [<mailto:schec2@msn.com>]
Sent: Friday, August 08, 2014 9:58 AM
To: kniechatlarge
Subject: Thanks for Affordable Housing Efforts

Hello Robin,

I read your article in today's Denver Post regarding the issue of Affordable Housing in Denver. I could not agree more that this is a growing issue for Denver. While I applaud the many vigorous and lively developments in Denver neighborhoods (i.e., Lo Do, Ballpark, LoHi, etc.), it's clear that these successful developments are not

accessible to low-moderate income individuals and families. The fear is that Denver will become only the “playground for the wealthy”.

I applaud your many efforts to keep this issue alive, and more importantly, to educate Denver citizens and its leaders about not only the issues, but to present thoughtful solutions. Because some of the causes of the lack of affordable housing are often complicated, and because the solutions themselves are also often quite difficult to understand, I believe your efforts are so critically important to help us all become better educated on this problem.

It would be wonderful to have other city leaders join you in taking a leadership role on this issue. However, so far, yours seems to be the lonely voice. So, keep working with your City Council colleagues and the Mayor's office to keep this issue alive and to, hopefully, gain a broader group of voices joining you in leading on this issue.

Thanks again for your great work.

Sincerely,

Marshall Schechter

(A 63-year old, comfortably-retired Denver resident, who is concerned about young families being able to afford Denver living.)