



Focus Points
FAMILY RESOURCE CENTER

Engagement Strategy
Focus Points Family Resource Center
March 2025



City Council Engagement

Focus Points Family Resource Center recognized the importance of speaking and meeting with Denver City Council Members. The following information provides dates of engagement of with Council Members.

Council Member	Date	Focus Points Family Resource Center Attendees
Paul Kashman	April 17, 2024	Jules Kelty Liz Adams
Chris Hinds	April 24, 2024	Jules Kelty Liz Adams
Stacy Gilmore	April 4, 2024	Jules Kelty Liz Adams
Flor Alvidrez	May 14, 2024	Jules Kelty Liz Adams
Sarah Parady	April 22, 2024	Jules Kelty Liz Adams
Serena Gonzales - Gutierrez	May 5, 2025	Jules Kelty Liz Adams
Darrell Watson	Multiple Times	Jules Kelty Will Wagenlander Liz Adams

Meeting with Council Members were primarily informational in character. Focus Points Family Resource Center presented the reasons why rezoning is being pursued and answered a range of diverse questions from Council Members.

Printed Materials:

Audiences and stakeholders Engaged:

The following stakeholder and audiences were engaged using printed materials:

Audiences:	Engaged ?
Adjacent Properties and Neighbors	X
City Council	
Register Neighborhood Organizations	
General Public	X

Printed Material Methodologies and Exhibits :



Door to Door Knocking and Flyer Distribution (Round 1)

Focus Points Family Resource Center wanted to provide information on the proposed rezoning to nearby residents and invite them to a community meeting where they could provide feedback and perspectives on the proposal. Neighbors were engaged through a door knocking exercise that allowed for one-on-one conversations. If not home, residents were provided with a flyer explaining the rezoning and the reason behind it. To ensure accessibility, letters were distributed in both English and Spanish to drive understanding and access to the information. The letter also provided emails and names of Focus Points Family Resource Center staff to contact with feedback if neighbors were unable to attend. Feedback could be communicated in both Spanish and English to the Focus Points Family Resource Center staff. The exhibit on this page illustrates the streets and related homes that were engaged through the door knocking and flyer distribution exercise. The total number of homes engaged was +/- 257 and occurred on January 10th & 17th 2024 and February 13, 2024

Door to Door Knocking and Flyer Distribution (Round 2)

Another round of door knocks was executed by Jules Kelty (*Focus Point Family Resource Center's executive Director*) and Damon Ramirez (*Focus Points Family Resource Center's Board Chair*). This activity featured conversations with neighbors (if available) and the dropping of a dual language letter at the door if residents were not available.

Door to Door Flyers:

The following flyers were left with neighbors during door knocking engagements. Flyers were provided in both English and Spanish.

Spanish Flyer:

11 de enero de 2024

Estimados Vecinos y Amigos:

¡Esperamos que al recibir esta carta se encuentren bien al igual que sus familias! Queríamos informarles que Focus Points se ha comprometido con la ciudad de Denver a través de una solicitud de rezonificación en el area de Elyria Swansea. Si se aprueba, la rezonificación permitiría la construcción de apartamentos multifamiliares permanentes y asequibles en el area existente de Focus Points. Los planes futuros incluyen:

- La continuación de la presencia de Focus Points y la preservación del edificio de Focus Points. Permitiéndonos continuar sirviendo a nuestras comunidades.
- La incorporación de apartamentos permanentes y asequibles de 1, 2 y 3 habitaciones que complementarán los servicios comunitarios existentes proporcionados por Focus Points.

La rezonificación también permitiría que Focus Points pueda:

- Rezonificar según el nuevo código de zonificación de Denver, permitiendo servicios de apoyo adicionales para nuestra comunidad.
- Ofrecer viviendas asequibles que urgen junto a servicios comunitarios claves, incluyendo el Centro Recreativo de Swansea, el Parque Swansea, la Escuela Primaria Swansea y los servicios de tránsito.

Nos encantaría tener la oportunidad de analizar más a fondo nuestros planes con ustedes y la comunidad de Elyria Swansea en el Centro de Recursos Familiares Focus Points el 18 de enero de 6:00 p.m. a 7:00 p.m. ¡Esperamos verlos allí! Si tienen alguna pregunta adicional, no duden en enviar un correo electrónico a jules@focuspoints.org

Gracias por tu tiempo.

Atentamente,

Jules Kelty

Damon Ramirez



Director Ejecutiva
English Flyer:

Presidente de la Junta

January 11th, 2024

Dear Neighbors and Friends:

We hope this letter finds you and your families well! We wanted to reach out and let you know that Focus Points has engaged the City of Denver through a rezoning request for the Elyria Swansea Campus. If approved, the rezoning would permit the construction of permanently affordable multifamily apartment homes on Focus Point's existing campus. Future plans include:

- The continued presence of Focus Points and preservation of the Focus Points building. Allowing us to continue to serve our communities.
- The addition of permanently affordable 1, 2, and 3 -bedroom apartment homes that will complement existing community services provided by Focus Points.

Rezoning would also allow Focus Points to:

- Rezone into Denver's new zoning code, allowing and permitting additional support services for our communities.
- Offer critically needed affordable housing adjacent to key community amenities including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit services.

We would love the opportunity to discuss our plans further with you and the Elyria Swansea community at the Focus Points Family resource center on January 18th from 6:00 PM – 7:00 PM. Hope to see you there! Should you have any additional questions please feel free to email jules@focuspoints.org.

Thank you for your time.

Best regards,

Jules Kelty
Executive Director

Damon Ramirez
Board Chair

Digital / Electronic Materials

Audiences and stakeholders Engaged:

The following stakeholder and audiences were engaged using digital engagement communications:

Audiences:	Engaged ?
Adjacent Properties	X
City Council	X
Register Neighborhood Organizations	X
General Public	X

Focus Points provided digital notifications for community information meetings across multiple channels, including Facebook and the Focus Points website.

The following communications were used to notify both English and Spanish notifications for public meetings:



Focus Points Family Resource Center recognized that the community needed to be engaged using multiple methodologies in order to obtain a complete picture of community perspectives related to the rezoning. The following channels were used to educate and then invite feedback on the proposed rezoning. This included:

- *Inclusion of rezoning information, meetings, and feedback channels in Focus Points Family Resource Center’s newsletter.*
- *Inclusion of rezoning information, meetings, and feedback channels on the Focus Points Family Resource Center’s website.*
- *Social media posts on Facebook that included the inclusion of rezoning information, meetings, and feedback channels.*



In-Person and Virtual Engagement

In-Person

Audiences and stakeholders engaged:

The following stakeholder and audiences were invited to and engaged through in-person engagement meetings:

Audiences:	Engaged ?
Adjacent Properties	X
City Council	X
Register Neighborhood Organizations	X
General Public	X

Using door knocks and digital notifications Focus Points held the Following In-Person Meetings:

Meeting	Date	Attendees	Location
#1 Community Informational Meeting	January 18, 2024	Focus Points Staff, Board members, and Community Members	Focus Points Family Resource Center
#2 Meeting with the Globeville Elyria Swansea Coalition (GESC)	February 20, 2024	Focus Points Staff, Board members, and Community Members	Focus Points Family Resource Center
#3 Meeting with the GESC	March 10, 2024	Focus Points Staff, Board members, and Community Members	Swansea Recreation Center
#4 Meeting with Focus Points Staff and Community Members	March 5th, 2024	Focus Points Staff, Board members, and Community Members	Focus Points Family Resource Center
#5 Guided Mediation with GESC	January 13, 2025	Focus Points Staff, GESC	Swansea Recreation Center

- All meetings included Spanish language interpretation services

Meeting synopsis:

Meeting #1 (See presentation in Appendix A: Presentations):

Meeting number 1 was held with the larger GES community. The meeting included:

- A presentation that outlined CCD CPD zoning findings and recommendations as well as equity analysis findings.
- A presentation of the reasons why Focus Points Family Resource Center is pursuing the rezoning.
- An open question and answer session where community perspectives were gathered and catalogued.

Meeting #2 (See presentation in Appendix A: Presentations):

Meeting number 2 was held with the larger GES community. This meeting included:

- *A presentation that outlined CCD CPD zoning findings and recommendations as well as equity analysis findings.*
- *A presentation of the reasons why Focus Points Family Resource Center is pursuing the rezoning.*
- *An open question and answer session where GES perspectives were gathered and catalogued.*
- *Capturing GESC questions related to the rezoning that Focus Points Family Resource Center Staff would respond to later once more information.*

Meeting #3

Meeting number 3 was held with the GESC and was scheduled to provide follow-up information and answers to questions rendered at meeting number 2. This meeting included:

- *Focus Points Family Resource Center Staff and Board members providing answers to questions from the GESC collected during meeting number 2 and related follow-up conversations.*
- *Open discussion related to GES and Focus Points Family Resource Center perspectives related to the rezoning.*

Meeting #4: Focus Points Family Resource Center Staff and Providers:

Focus Points, in an effort to broaden the equitable distribution of information related to the rezoning request held an all-staff meeting with Focus Points Family Resource staff and community service providers for the purpose of leveraging their community connections to drive knowledge of the rezoning and to obtain corresponding feedback (03.05.2024). The meeting included:

- *A zoning 101 presentation that outlined the City of Denver rezoning process and its related steps.*
- *An explanation of why the rezoning is being pursued and the benefits it will convey to the GES community.*
- *An open question and answer session.*

Following the meeting, staff were equipped with the knowledge and information to answer questions they had been receiving about the rezoning during the provision of community services and programs in the community.

Community Feedback:

The following provides an overview of the information and feedback that Focus Points Received from GES community members and GESC. Pertinent points communicated during the engagement process will be carried forward as the rezoning process progresses.

- The community was relieved to hear that Focus Points Family Resource Center is not leaving the campus, that the building would remain, and that Focus Points will continue to provide the services the community needs. (Number 1 concern)
 - *FP responded by saying the rezoning provides an opportunity for the expansion of community services on campus. That Focus Points Family Resource Center is not leaving, rather the rezoning is a demonstration of their commitment to the community.*

- The community desires that future jobs created, whether as a result of programmatic expansion or the construction of improvements be offered to the community. In past instances they were promised employment within GES project, but it was never fully realized.
 - *FP responded by saying that many of the current employees are existing or former GES residents. That when improvements are developed FP will work to find ways for local employment both during both construction and for operations.*
- The community desired more services for seniors and an expansion of services in general within the GES community.
 - *FP responded with these individuals one-on-one to understand what was needed and how it could be added to future services. In one case, a community member was immediately connected with services.*
- The community asked why the rezoning was being pursued, why it was needed, and for what purposes.
 - *FP responded by saying that rezoning is being pursued to updated into the New Denver Zoning Code, that rezoning would allow for the expansion of community programs, and that future affordable housing could be added in the future.*
- The community asked that if affordable housing is added in the future that it matches GES AMI levels and not broader City of Denver AMI levels. They affordable housing to be an asset to the community and as a way to prevent displacement.
 - *FP responded by saying this is critical and important feedback that will be used once FP is ready to formally engage an affordable housing partner in the future.*
- The community also asked, that if affordable housing is added in the future that it includes 2- and 3-bedroom units to accommodate families.
 - *FP responded by saying that this is critical feedback which will be carried forward into conversations when an affordable housing provider is formally engaged.*
- The community asked how potential on-campus improvements could impact neighbors.
 - *FP responded by saying that future improvements are undetermined at this time. When improvements are identified, Focus Points Family Resource Center will work to minimize the improvements impacts to neighbors.*
- After the community meetings several participants asked about Focus Points Family Resource Center programs and ways to enroll in them.
 - *Focus Points staff were able to provide direction and provide services for these community members immediately.*
- The community asked about the reach, impact, and metrics of Focus Points Family Resource Center programs.
 - *Focus Points provided information on the impact and reach of existing Focus Points Family Resource Center community programs.*

Engagement of Globeville, Elyria, Swansea Neighborhood Coalition (GESC):

Focus Points Family Resource Center Staff and Board Members also engaged community members, community leaders, including the GES Coalition via one-on-one exchanges (both in-person and virtually). These included:

- *Emails and texts with the GESC that included scheduling of meetings, provision of answers to GESC questions, and communication of perspectives.*
- *One-on-one meetings with GESC, Nola Miguel, and Candi CedeBaca, and Robin Reichhardt.*

On May 9th Focus Points Family Resource Center responded to a letter submitted by GESC. The GESC letter provided an overview of the issues and questions GESC and the Focus Points Family Resource Center had been discussing through the process. Many of the issues and perspectives in the letter were discussed previously and were important perspectives and observations that Focus Points Family Resource Center will be carrying forward and keep in-mind as the rezoning process progresses and as campus improvements are realized.

GESC Feedback and Corresponding Focus Points Actions:

- Emphasis on “out of compliance” is not accurate (for being in the old zoning code) and doesn’t seem to reflect what is driving this process.
 - *Focus Point’s team acknowledged this oversight and started using the term “within the old Denver Zoning Code”*
- We should start with end goals and emphasize those- asking for feedback on rezone instead of end goals.
 - *Focus Point’s team acknowledged that the end goals of the rezoning process was to develop the infrastructure to realize new community programs, explore the future addition of permanently affordable housing, and rezone into the new Denver Zoning Code. This was based on past interactions with CCD CPD related to the permitting of infrastructure for the expansion of the Huerta Urban Farm and the need to be in the new Denver zoning code to permit improvements.*
- Most of Denver is not correctly zoned (old zoning code).
 - *FP agreed. Much of Denver still sits within the old Denver zoning code.*
- Rezoning is not required for a land trust.
 - *FP agreed. However, rezoning is required to expand the infrastructure needed to serve the GES community.*
- Questions should be: Does the community want affordable housing here...what else is wanted / desired of the community relative to Focus Points?
 - *The groups collectively agreed that affordable and attainable housing is needed in GES ASAP. The group also collectively agreed that the more people in GES who are served by Focus Points community services the better.*
- R1 Zoning can accommodate some kinds of affordable housing. However, is this possible on this land? Density concerns.
 - *Focus Points responded by saying that: Yes, R-1 can accommodate single-family home affordable housing. However, R-1 does not allow for many of the uses on campus today.*

That CMP-EI2 zone district better represents who Focus Points is now, the services and programs it currently provides, and is best path forward for the expansion of services and programs to serve the GES community in the future.

- Self-determination is part of the legacy we want to preserve.
 - *Focus Points agreed. Most participants and staff are part of the GES community. That the rezoning and the CLT is the best way to preserve the community-serving legacy of the campus to ensure that it continues serve in this function into the future.*
- Did not partner with organization that is trusted, need a local and established organization to help drive community self-determination.
 - *Focus Points recognized this perspective and pledges to work with the entire GES community as the processes progresses to understand what is needed across both future community programs and potential affordable housing.*
- What would be the impacts to streets / traffic?
 - *Focus Points responded by saying that because the areas transit access, traffic impacts should be minimal for improvements related to the expansion of infrastructure to support community programs and that a traffic impact study will be required later in the process by CCD related to the possible addition of affordable housing.*
- The community would like to understand Focus Points financial position / be transparent about any financial motivations.
 - *Focus Points provided metrics related to the people they serve, where they live, and what programs they access.*
- What programs if any, are in jeopardy that are motivating the rezoning desire? This will help people understand the reasons behind the rezoning.
 - *Focus Points responded by saying no programs are in jeopardy. Rather, rezoning will help to expand the impact of existing programs and the services they can offer to the GES community.*
- ULC's has a history of changing plans, not maintaining promises to the community, no commitment to community stewardship. Heritage of the neighborhood is very important.
 - *Focus Points has not yet signed a formal agreement with any affordable housing developers. However, FP was thankful to learn of these concerns. During the exploration of affordable housing FP will keep these elements front and center in order to better serve the entire GES community.*
- Vina Apartments are an example. ULC was approached by the community asking why rents were raised 12% and ULC said they just own the land and rent is the developer's purview. GES Coalition should have been the natural partner.
 - *Focus Points recognized this perspective and pledges to work with the entire GES community as the processes progresses to understand what is needed across both future community programs and potential affordable housing.*
- Question the judgement of Focus Points leadership if this decision is critical for the organization. If this is a critical / last resort, Focus Points should state why. Impression that ULC was picked

because of...(unclear). Doing a rezoning first invites external involvement in internal community businesses.

- *Focus Points responded by saying its mission is to provide resources for underserved individuals and families. The rezoning will allow for the expansion of existing and future services for the GES community. The rezoning is critical to realize these benefits.*
- Affordable housing should be pegged to neighborhood AMI levels, not City levels. Needs to serve the surrounding community directly. Important to address this feedback and not just move forward with process as shown in presentation.
 - *FP responded by saying this is critical and important feedback that will be used once FP is ready to formally engage an affordable housing partner in the future.*
- Desire a community process with specific community members within a two-block radius
 - *FP conducted door knocks, dropped flyers, and spoke with community members within close proximity to the FP campus.*
- We all want Focus Points to stay and be successful. What are the financial issues and what is at stake? How will future financial concerns be addressed?
 - *FP provided detailed information as to why the rezoning is directly related to the expansion of their services.*
- What percent of the 113,000 served live in GES – 80216? What services do they use?
 - *Focus Points provided information on the impact and reach of existing Focus Points Family Resource Center community programs.*
- Would like to see a land trust that includes members of the community involved in long-term governance.
 - *FP responded by saying this is critical and important feedback that will be used once FP is ready to formally engage an affordable housing partner in the future.*
- If land trust is not met – the community will have issues. There are not enough community members present to make a final decision (to support rezoning).
 - *Throughout the rezoning process Focus Points has used virtual, in-person, and community navigators (FP in-home staff) to educate and then gather feedback on the rezoning and its reasons.*
- How many more community meetings will take place?
 - *In addition to door knocks, one-on-one meetings and virtual engagement actions Focus Points Family Resource Center held two community-wide meetings and one GES Coalition specific meetings.*
- What was the identified zoning district for rezoning? What code will be used for rezoning?
 - *CMP-EI*
- Where will housing be placed? How many floors?
 - *FP: Nothing has been designed at this point of time. However, with the existing building to remain, housing would most likely be located closer to Swansea Park rather than 48th Street. The Campus is directly adjacent to a protected district and cant exceed 75.'*

- Are fire codes being considered?
 - *Yes, during design and permitting phases fire codes and access will be addressed.*
- How can this include community stewardship? Opportunity for community leadership?
 - *Yes, once a formal agreement with a housing provider is established FP will work to use lessons learned from other affordable housing in the area so that future affordable housing meets specific GES needs.*
- How can the \$10 gift (land sale) be returned to the community?
 - *Rezoning will allow the land to stay community serving, this is how the legacy of the land can be carried forward.*
- Why do you speak about CLT? (Community Land Trust)
 - *A CLT is a way to preserve the land for community use and as a way to preserve the legacy of the land.*
- Who will build?
 - *This process is related to the rezoning. No builders or contractors have been formally engaged.*

Presentations used at Meetings may be found in *Appendix A: Community and Stakeholder Presentations*



Mediation

Audiences and stakeholders engaged:

The following stakeholders were engaged through mediation.

Audiences:	Engaged ?
Adjacent Properties	
City Council	
Register Neighborhood Organizations	X
General Public	

In late 2024 and early 2025 Focus Points was asked by the CCD to participate in mediation sessions with GESC concerning the rezoning request. On January 13, 2025 Focus Points and GESC met in-person at the Swansea Recreation center for guided mediation (organized by CCD mediation consultants). This conversation revolved around two major areas of GESC concern:

- GESC was concerned that if and when future residential development occurs that it would not be beneficial to the specific housing needs of the GES community.
- GESC was concerned that potential building heights allowed under the CMP-EI would not be in conformance with the built form of the project area and could negatively impact the neighborhood.

In response to this important community feedback Focus Point agreed to the following commitments with the City and County of Denver:

- Focus Points agrees to provide at minimum 18% of future rental dwelling units at 70% AMI when development occurs. This agreement was formalized with CCD HOST through the accompanying Affordable Housing Plan submitted with this application.
- Focus Points has agreed to a heigh waver with CCD CPD limiting future building height across the site to 75' (maximum).



Agreements

Audiences and stakeholders engaged:

The following stakeholders were engaged through agreements

Agreement	Organization
Adjacent Properties	
City and County of Denver	X
Register Neighborhood Organizations	X
General Public	

City and County of Denver Community Development:

- Based on important community input Focus Points has agreed to a height waver request that will limit building heights to 75' across the entire parcel.

City and County of Denver Department of Housing Stability:

- Based on important community Focus Points has agreed to providing 18% affordable units at 70% AMI if and when residential development occurs.

Globeville Elyria Swansea Coalition:

- As a result of collaborative mediation processes Focus Points Family Resource Center and GESC have signed a memorandum of understanding that outlines the agreements with the City of Denver (described above) and for future collaborations and communications. This agreement can be found in *Appendix B: Memorandum of Understanding between Focus Points Family Resource Center and the Globeville Elyria Swansea Coalition*.

Appendix A:

Community and Stakeholder Presentations

Focus Points Community Meeting: Rezoning



Focus Points
FAMILY RESOURCE CENTER



Thank You for Your Time!





Hello!

- Will Wagenlander, *RVi Planning + Landscape Architecture*
- Jules Kelty, *Focus Points Executive Director*
- Lori Huertas, *Focus Points Director of Program Impact*
- Damon Ramirez, *Board of Directors Land Committee*
- John Martinez, *Board of Directors Land Committee*
- Keyur Parikh, *Board of Directors Land Committee*



Why Are We Here?

Listen to community perspectives regarding a potential rezoning.

Focus Points is not going anywhere!



Focus Points
FAMILY RESOURCE CENTER

**Mission: Build better communities by
strengthening families**

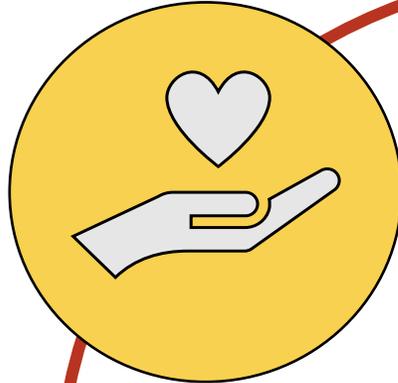
**Misión: Construir mejores comunidades
fortaleciendo a las familias**



Multigenerational, Community Impact

Family
Support Services

Servicios de apoyo de
Familias



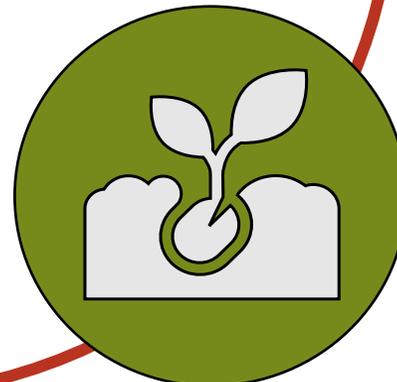
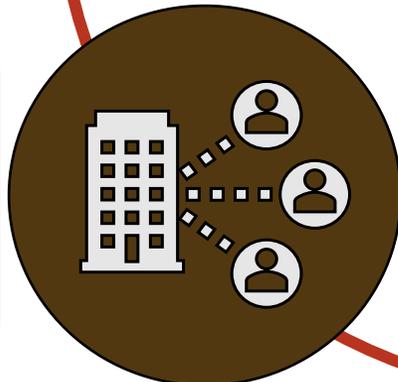
Education

Educación


Focus Points
FAMILY RESOURCE CENTER
.....
Learn. Grow. Achieve.

Community Resources

Recursos de la
Comunidad



Economic Inclusion

Inclusión Económica



Programas

Family Support Services

Servicios de apoyo de Familias

- Goal setting
- Assistance services
- Mental Health Counseling
- DPS Community Hub

Education

Educación

- Wildflowers English Classes= Refugees
- DPS Community Hub= English class program

Community Resources

Recursos de la Comunidad

- We Don't Waste
- Wee Cycle
- CSU
- NETC
- Tepeyac Community Health Center
- Colorado Immigrant Rights Coalition (CIRC)

Economic Inclusion

Inclusión Económica

- Comal Heritage Food Incubator
- Huerta Urbana
- Farmer's Market







Why Rezone?

- Current zoning (R-1) is out of date, rezoning would bring Focus Points into compliance with existing City regulations.
- Permit existing community services and new community services.
- Part of Focus Points process to creating a community land trust (preserving land for community serving uses)
 - *With a future affordable housing developer*



The Process

- 1) *Pre-Application Review*
- 2) *Informal Public Outreach* ← **We are here**
- 3) *Submit Application*
- 4) *City / Agency Review*
- 5) *Planning Board* ← **Opportunity for public comment**
- 6) *Land Use, Transportation, and Infrastructure Committee*
- 7) *Mayor-Council Meeting*
- 8) *City Council First Reading*
- 9) *City Council Public Hearing* ← **Opportunity for public comment**
- 10) *Mayor Signature and Publication*



Rezoning Criteria

Consistency with Adopted Plans:

- *Comp Plan 2040 | Blueprint Denver | Elyria Swansea Neighborhood Plan*

Uniformity of District Regulations and Restrictions

Public, Health, Safety, and General Welfare.



Equity Analysis:

Four Categories of Measurement :

- Expand Housing Diversity.
 - *Score: 2/5*
- Access to Opportunity
 - *Score: 3.2 / 5*
- Reducing Vulnerability to Displacement
 - *Score: 3/3 (most vulnerable)*
- Expand Job Diversity
 - *Score: Heavily skewed to Manufacturing*

Focus Points Contributions:

Reduce housing costs by participating in a community land trust

Existing and future healthy food, early childhood education, and health & wellness programs

Provide on-site income-restricted units for vulnerable populations (>30% AMI, veterans, disabled)

Existing and future workforce training and small business support programs



Potentials

- New zoning would allow and permit for Focus Points to expand community services
- Creation of a Community Land Trust with a future affordable housing developer
- Preservation of existing Focus Points building and urban farm



Small Group Discussions





Conversation Starters:

- What should Focus Points keep in mind as we move through the rezoning process?
- What services are important to you?
- Report out to group when complete



Thank You!

Landcommittee@focuspoints.org
jules@focuspoints.org

Focus Points Community Meeting #2



Focus Points
FAMILY RESOURCE CENTER



Thank You for Your Time





Hello! | Hola!

- Will Wagenlander, *RVi Planning + Landscape Architecture*
- Jules Kelty, *Focus Points Executive Director*
- Lori Huertas, *Focus Points Director of Program Impact*
- Damon Ramirez, *Board of Directors Land Committee*
- John Martinez, *Board of Directors Land Committee*
- Keyur Parikh, *Board of Directors Land Committee*



Who We Are | Quienes Somos

Mission: *Build better communities by strengthening families*

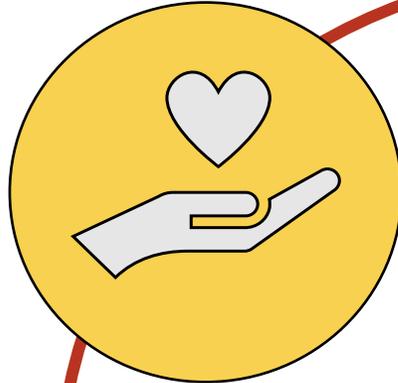
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Multigenerational, Community Impact

Family
Support Services

Servicios de apoyo de
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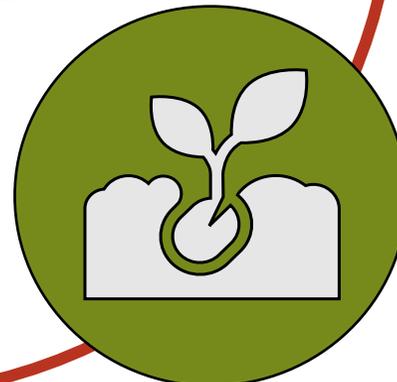
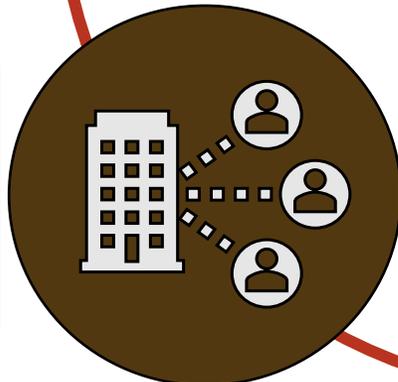
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Economic Inclusion

Inclusión Económica

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- Huerta Urbana
- Farmer's Market





www.focuspoints.org

2501 E. 48th Ave. Denver, CO 80216

303-292-0770



When We Last Met....

- Focus Point's services are critical for the community
- Neighborhood residents are ready to work on projects
- Affordable housing is a critical need and should be reserved for Globeville, Elyria, and Swansea residents
- Incorporate lessons learned from other affordable projects in the neighborhood
- The community serving legacy of the Focus Points property needs to be protected and formalized

Critical feedback that will serve as an important foundation and touchpoint as Focus Points moves forward



History.....

2019:

- Focus Points is in Denver's old zoning code. Creates issues new and future services when FP makes improvements that need to be approved by the City.
- Wanted to explore agreements to keep the property as community serving in perpetuity
- Engaged community partners, leaders, and the City of Denver to discuss process and related agreements
- COVID 19



Rezoning Allows...

- Brings property into Denver's new zoning code. Guaranteeing the continuation of community services
(R-1 Currently / Identifying future potential districts with the City of Denver)
- Exploration of agreements that keep the property as community serving in perpetuity
- Engagement of community partners and leaders to understand community perspectives and lessons learned for all potential improvements
- Once complete, allows Focus Points to engage in a Community Land Trust process

Does not mean Focus Points is leaving. Rezoning creates permanence and security for Focus Points and its continued ability to serve the community!



Community Land Trust....

- Next step after rezoning
- Preservation of existing Focus Points building, urban farm, community services, and overall mission
- Will provide Focus Points with critically needed resources that will maintain current operations and allow of expanded services and future affordable housing
- Will include lessons learned and feedback from the community to realize affordable housing for the community

The Trust is how the community-serving legacy of the property can be carried forward, formalized, and preserved.



The Process

- 1) *Pre-Application Review*
- 2) *Informal Public Outreach* ← **We are here**
- 3) *Submit Application*
- 4) *City / Agency Review*
- 5) *Planning Board* ← **Opportunity for public comment**
- 6) *Land Use, Transportation, and Infrastructure Committee*
- 7) *Mayor-Council Meeting*
- 8) *City Council First Reading*
- 9) *City Council Public Hearing* ← **Opportunity for public comment**
- 10) *Mayor Signature and Publication*



Rezoning Criteria

Consistency with Adopted Plans:

- *Comp Plan 2040 | Blueprint Denver | Elyria Swansea Neighborhood Plan*

Uniformity of District Regulations and Restrictions

Public, Health, Safety, and General Welfare.



Equity Analysis:

Four Categories of Measurement :

- Expand Housing Diversity.
 - *Score: 2/5*
- Access to Opportunity
 - *Score: 3.2 / 5*
- Reducing Vulnerability to Displacement
 - *Score: 3/3 (most vulnerable)*
- Expand Job Diversity
 - *Score: Heavily skewed to Manufacturing*

Focus Points Contributions:

Reduce housing costs by participating in a community land trust

Existing and future healthy food, early childhood education, and health & wellness programs

Provide on-site income-restricted units for vulnerable populations (>30% AMI, veterans, disabled)

Existing and future workforce training and small business support programs



Opportunity is Now to.....

- Pull the legacy of the property forward
- Expand and protect existing community services
- Preserve the property for the community in perpetuity
- Protect the fiscal health and stability of Focus Points
- Realize affordable housing that includes lessons learned and meets neighborhood needs



Small Group Discussions





Conversation Starters:

- What should Focus Points keep in mind as we move through the rezoning process?
- What services are important to you?
- Report out to group when complete



Thank You!

Landcommittee@focuspoints.org
jules@focuspoints.org

Focus Points
CAREY & WOODS
2501 East 48th Avenue

Appendix B:

Memorandum of Understanding between Focus Points Family Resource Center and the Globeville Elyria Swansea Coalition



Helping People Talk
to People

Find Solutions

PROVIDING MEDIATION & FACILITATION SERVICES
FOR THE CITY AND COUNTY OF DENVER

May 6, 2025

Edson Ibañez
Senior City Planner
Community Planning and Development
City and County of Denver

Dear Edson:

Thank you for referring Focus Points Family Resource Center and Globeville, Elyria-Swansea Coalition to mediation regarding the rezoning of Focus Points property. We met with the parties a number of times and were able to reach agreement in early March, 2025.

The fully signed Memorandum of Understanding is attached to this email.

Please let me know if you have any questions.

Sincerely,

Steve Charbonneau
Find Solutions Mediator

Memorandum of Understanding

This Memorandum of Understanding is an agreement between the Focus Points Family Resource Center (Focus Points) and the Globeville, Elyria-Swansea Coalition (GESC); it explains in detail the agreements we have reached through mediation. It also includes information needed to understand and comply with our agreement. By our signatures, we make a promise in good faith to comply with the expectations discussed, agreed upon and outlined below. References in this Agreement to “community” means the Globeville and Elyria-Swansea communities and neighborhoods.

Both parties have voluntarily agreed to participate in mediation because they share an interest in working toward a more equitable and sustainable future for the Globeville and Elyria-Swansea communities.

We voluntarily agree with the following principles and approaches as a means of mutual support:

- 1) We recognize that both of our non-profit organizations are committed to serving the needs of the community.
- 2) Accordingly, we pledge to work together whenever practical to achieve synergistic outcomes for the communities we serve.
- 3) Focus Points is required to rezone their property at 2501 East 48th Ave, Denver, CO 80216 to continue to provide services and to realize new programs to serve the community.
- 4) GESC understands Focus Points has committed to a standing agreement with HOST as a part of the rezoning process that addresses specific regulations and goals pertaining to the potential realization of affordable housing on the property.
- 5) GESC understands that Focus points has committed to a standing agreement with City of Denver Community Planning and Development department limiting the height of structures if or when future development occurs. Please see attached Exhibit A.
- 6) Focus Points acknowledges the value of the property as a Globeville-Elyria-Swansea community benefit and affirms their goal, intention, and good faith effort to maximize benefits to the community, within its control.
- 7) Focus Points may decide to develop other site improvements along with, or instead of, affordable housing on its property that directly serves the community, such as a childcare center and/or other community serving improvements.
- 8) Focus Points agrees not to sell the property to a private, for-profit developer. (defined as: any company not defined as a 501(c)(3) non-profit organization).
- 9) GESC and Focus Points desire that more affordable housing and other community services are made available to families in the community.
- 10) GESC will not oppose the rezoning of Focus Points property or interfere in any way regarding Focus Points' efforts to achieve its goal of serving the community. However, GESC reserves the right, only after the rezoning of the subject property is approved by Denver City Council, to oppose aspects of the project if they believe they are not in line with the affordability and development interests of the GESC. If in opposition to any aspects of a project, GESC agrees to notify Focus Points prior to taking any actions.
- 11) After rezoning is completed for the Focus Points property, our two organizations will seek opportunities to collaborate and support each other in our missions to serve the community.

Keeping our commitments to each other

- 1) If, for any reason, the agreed upon actions are not consistently adhered to, we will communicate with each other first to explore the resolution of issues. If issues cannot be resolved, we will contact our mediator Skip and return to mediation to explore other solutions.
- 2) If necessary, we will communicate with each other in-person, by phone, or virtually. Both organizations are committed to open and honest communication.

As your mediator, I will be available to help in any subsequent situation which may benefit from the role a mediator can play in helping both parties reach an agreement. Please contact our general number – 303-651-6534.

Signed:

Nola Miguel

2025-03-12

Nola Miguel, Executive Director, GES Coalition

Date

Jules S. Kelty

2025-03-13

Jules S. Kelty, Executive Director, FPFRC

Date

Lauren Granado

2025-03-14

Lauren Granado, Board Chairperson, FPFRC

Date

EXHIBIT A

From: Ibanez, Edson - CPD Senior City Planner <Edson.Ibanez@denvergov.org>
Sent: Thursday, March 6, 2025 3:27 PM
To: Nola Miguel <nola@ges-coalition.org>; jules@focuspoints.org; Will Wagenlander <wwagenlander@rviplanning.com>
Cc: Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Mitchell, Laia C. - HOST CA2758 Director <Laia.Mitchell@denvergov.org>; Colarelli, Jon M. - HOST CA2308 Administrator II <Jon.Colarelli@denvergov.org>; Johnston, Andrew C. - HOST Fiscal Administrator III <Andrew.Johnston@denvergov.org>; Skip Spensley <Skip@FindSolutions.org>; Steve Charbonneau <Steve@FindSolutions.org>
Subject: Focus Point Rezoning - Affordable Housing Plan

Dear Nola, GES Coalition and Focus Points:

Thank you for taking the time to enter mediation to discuss your concerns and comments. Our mediators have reached out to staff and asked if we can send both parties the current agreed upon terms for an Affordable Housing Plan (AHP) that would be signed by both HOST and the property owner. Below you can find the preliminary terms that would be included in an AHP:

1. Affordable Housing Plan

- This property is currently proposed for a fully-affordable Low Income Housing Tax Credit (LIHTC) project utilizing a community land trust model. However, should the project not be realized, this agreement will ensure that any future multi-family development on the site provides affordable housing, with the following requirements:
 1. Any multi-family development on the site shall provide a minimum of 18% of the residential units as income restricted units (IRU) at an effective average of 70 % AMI, or 12% of the residential units as IRUs at 60% AMI.
 2. If future development does not include any residential development on the zone lot and exceeds three stories in height, then the development would provide 2 times the linkage fee.

Let me know if you have any questions.

Sincerely,

Edson Ibañez | Senior City Planner | Hablo Español
Community Planning and Development | City and County of Denver
p: (720) 865-3217 | edson.ibanez@denvergov.org

CERTIFICATE *of* SIGNATURE

REF. NUMBER
7THJG-YFFIH-WK3PW-HRLG4

DOCUMENT COMPLETED BY ALL PARTIES ON
14 MAR 2025 20:07:45 UTC

SIGNER

NOLA MIGUEL

EMAIL
NOLA@GES-COALITION.ORG

TIMESTAMP

SENT
12 MAR 2025 19:02:59 UTC
VIEWED
12 MAR 2025 19:31:01 UTC
SIGNED
12 MAR 2025 19:37:08 UTC

SIGNATURE



IP ADDRESS
174.29.126.122

LOCATION
DENVER, UNITED STATES

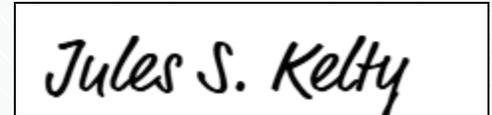
RECIPIENT VERIFICATION

EMAIL VERIFIED
12 MAR 2025 19:31:01 UTC

JULES S. KELTY

EMAIL
JULES@FOCUSPOINTS.ORG

SENT
12 MAR 2025 19:02:59 UTC
VIEWED
13 MAR 2025 16:16:23 UTC
SIGNED
13 MAR 2025 16:18:21 UTC



IP ADDRESS
73.229.49.235

LOCATION
DENVER, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
13 MAR 2025 16:16:23 UTC



CERTIFICATE *of* SIGNATURE

REF. NUMBER
7THJG-YFFIH-WK3PW-HRLG4

DOCUMENT COMPLETED BY ALL PARTIES ON
14 MAR 2025 20:07:45 UTC

SIGNER

LAUREN GRANADO

EMAIL
LAUREN.GRANADO@PROCASEMANAGEMENT.COM

SHARED VIA
LINK

TIMESTAMP

SENT
12 MAR 2025 19:02:59 UTC
VIEWED
13 MAR 2025 22:23:02 UTC
SIGNED
14 MAR 2025 20:07:45 UTC

SIGNATURE

Lauren Granado

IP ADDRESS
71.33.201.105

LOCATION
DENVER, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
13 MAR 2025 22:23:02 UTC





11 de enero de 2024

Estimados Vecinos y Amigos:

¡Esperamos que al recibir esta carta se encuentren bien al igual que sus familias! Queríamos informarles que Focus Points se ha comprometido con la ciudad de Denver a través de una solicitud de rezonificación en el area de Elyria Swansea. Si se aprueba, la rezonificación permitiría la construcción de apartamentos multifamiliares permanentes y asequibles en el area existente de Focus Points. Los planes futuros incluyen:

- La continuación de la presencia de Focus Points y la preservación del edificio de Focus Points. Permitiéndonos continuar sirviendo a nuestras comunidades.
- La incorporación de apartamentos permanentes y asequibles de 1, 2 y 3 habitaciones que complementarán los servicios comunitarios existentes proporcionados por Focus Points.

La rezonificación también permitiría que Focus Points pueda:

- Rezonificar según el nuevo código de zonificación de Denver, permitiendo servicios de apoyo adicionales para nuestra comunidad.
- Ofrecer viviendas asequibles que urgen junto a servicios comunitarios claves, incluyendo el Centro Recreativo de Swansea, el Parque Swansea, la Escuela Primaria Swansea y los servicios de tránsito.

Nos encantaría tener la oportunidad de analizar más a fondo nuestros planes con ustedes y la comunidad de Elyria Swansea en el Centro de Recursos Familiares Focus Points el 18 de enero de 6:00 p.m. a 7:00 p.m. ¡Esperamos verlos allí! Si tienen alguna pregunta adicional, no duden en enviar un correo electrónico a jules@focuspoints.org

Gracias por tu tiempo.

Atentamente,

Jules Kelty
Directora Ejecutiva

Damon Ramirez
Presidente de la Junta



January 11th, 2024

Dear Neighbors and Friends:

We hope this letter finds you and your families well! We wanted to reach out and let you know that Focus Points has engaged the City of Denver through a rezoning request for the Elyria Swansea Campus. If approved, the rezoning would permit the construction of permanently affordable multifamily apartment homes on Focus Point's existing campus. Future plans include:

- The continued presence of Focus Points and preservation of the Focus Points building. Allowing us to continue to serve our communities.
- The addition of permanently affordable 1, 2, and 3 -bedroom apartment homes that will complement existing community services provided by Focus Points.

Rezoning would also allow Focus Points to:

- Rezone into Denver's new zoning code, allowing and permitting additional support services for our communities.
- Offer critically needed affordable housing adjacent to key community amenities including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit services.

We would love the opportunity to discuss our plans further with you and the Elyria Swansea community at the Focus Points Family resource center on January 18th from 6:00 PM – 7:00 PM. Hope to see you there! Should you have any additional questions please feel free to email jules@focuspoints.org.

Thank you for your time.

Best regards,

Jules Kelty
Executive Director

Damon Ramirez
Board Chair



March 7, 2024

Dear Denver City Council:

I'm writing on behalf of the Denver North Business Association (DeNoBA) and in proud support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

DeNoBA supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a community land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the community land trust to eventually build permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Please do not hesitate to contact manager@denvernorthbusinessassociation.org with any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Stern". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeremy Stern, President
Denver North Business Association



March 26, 2024

Dear Denver City Council:

I'm writing on behalf of Groundwork Denver and in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

Groundwork Denver is a metro-Denver based nonprofit whose mission is to partner with youth and community to build a healthy, equitable, and sustainable environment. Our youth program focuses on providing nature experiences and paid environmental opportunities for teens and young adults.

Groundwork Denver supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a community land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the community land trust to eventually build permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time. Should you have any additional questions, please feel free to email me at cindy@groundworkcolorado.org.

Best regards,

A handwritten signature in black ink, appearing to be "Cindy Chang".

Cindy Chang
Executive Director
Groundwork Denver
cindy@groundworkcolorado.org | 303-455-5600

April 1, 2024

Dear Members of Denver City Council,

I'm writing on behalf of the National Western Center and in support of Focus Points' rezoning application. Focus Points plays a crucial role in providing critical community and social services that are essential for the well-being of families in Elyria and Swansea.

In addition to their services, Focus Points fosters a sense of community and belonging that is truly remarkable. The dedication and compassion of their staff is evident because of their ability to create a supportive environment where families feel valued and respected. As the CEO of the new National Western Center, I believe that supporting Focus Points in rezoning is not only a moral imperative but also a wise investment in the future of our community.

This rezoning would provide additional community benefits like:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a community land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the community land trust to eventually build permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time and consideration.

Sincerely,



Brad Buchanan
Chief Executive Officer



4701 MARION STREET #401, DENVER, CO 80216 | NATIONALWESTERNCENTER.COM

IMAGINE. DISCOVER. CULTIVATE.



The National Veterans
Chamber of
Commerce

www.vccsd.org



The National Veterans Chamber of Commerce

Joseph Molina, Executive Director
veteransccsd@gmail.com

March 15, 2024

To Whom It May Concern,

As the CEO of the National Veteran Chamber of Commerce, a nonprofit that collaborates with other nonprofits in an effort to positively impact families, I support Focus Points rezoning efforts in the GES neighborhood. I love its mission to build communities by strengthening families. More than 50% of Denver voters can't afford to live in Denver today. Families who have been here for generations are being pushed out, as well as the teachers, nurses, and first responders who serve our city. Over the last decade, the cost of housing has exploded for both renters and buyers. Therefore rezoning as a way to offer affordable housing not only could help military families with children since CO is the 17th state with most military families, but it allows Focus Points an opportunity to continue its 0-5 home visitation programs empowering its community to leave a legacy.

Should you require any additional information or clarification, please feel free to contact me at veteransccsd@gmail.com

Sincerely,

Joseph Molina
National Director, CEO





www.HeartandHandCenter.org | 303-757-2368 | 608 26th Street, 2nd Floor, Denver, CO 80205

March 18, 2024

To Whom it May Concern,

[Heart & Hand](#) is a non-profit organization providing year-round programming and one-on-one individualized support for students starting at the age of 6 to up to two years post-high school completion, in and around Northeast Denver. Our vision is to close the opportunity gap by creating a nurturing community where all young people may realize their potential. The programming offered is guided by our holistic whole child approach, focusing on: Academic Enrichment, Creative Expression, Family Engagement & Support, Health & Wellness, and Social Emotional Skills; understanding that longevity support means supporting a young person in all aspects of their lives.

To be able to do the work that Heart & Hand does, it is essential that we are able to partner with organizations such as Focus Points. This is why Heart & Hand is writing to express our support for Focus Points' rezoning application, understanding the invaluable work that the organization provides for the Elyria Swansea community.

Heart & Hand endorses the rezoning application for several reasons:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to eventually build permanently affordable, and critically needed, 1-, 2-, and 3- bedroom apartment homes adjacent to community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

Knowing how gentrification has impacted Elyria Swansea and the nearby neighborhoods, we are particularly excited for the land trust that will help to build permanently affordable housing. We understand the opportunities for growth and expansion that rezoning will allow Focus Points so that they can continue on with their mission: **To build better communities by strengthening families.** We hope that others will join us in supporting Focus Points and their work.

In Community,

A handwritten signature in black ink, appearing to read "Timiya Jackson".

Timiya Jackson
Executive Director



OUR LADY OF GRACE

CATHOLIC CHURCH

2645 E. 48th Ave., Denver, CO 80216

March 15, 2024

Dear Denver City Council,

This is a letter of support from our Parish in support for Focus Point application for rezoning. As part of the Swansea/Elyria community, Focus Points has provided invaluable services and support for the community. I am the Pastor of Our Lady of Grace Parish Church which is the next-door neighbor to Focus Points. I can support Focus Points for the rezoning application for using and expanding the services but not limited to:

- Access to the urban farm that provides free, locally grown produce to Elyria/ Swansea families.
- Expand permitted services and uses and help improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to eventually build permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary and transit.

I am also able to see and hear from the parishioners how they help provide various services that they provide. With this rezoning support I understand they will continue to provide these and other services to our community. I also believe that this rezoning will help expand and do more for the growth and celebrate our community. I am happy to participate in this support and want to continue witnessing Focus Points continue their mission in supporting the community.

Sincerely,

Fr. Félix Zermeño-Martín

Fr. Félix Zermeño-Martín
Pastor



March 21, 2024

Dear Denver City Council:

I'm writing on behalf of Tepeyac Community Health Center (Tepeyac) in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

Tepeyac is committed to ensuring that our community has access to high-quality and affordable healthcare. We also believe that quality healthcare includes wrap-around services and access to key resources that Focus Points provides. We strongly believe that this rezoning will foster inclusive growth and empowerment within our community.

Tepeyac supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a community land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the community land trust to eventually build permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Should you have any additional questions, please feel free to email us at info@tepeyachealth.org.

Best regards,

A handwritten signature in black ink, appearing to read "Jim Garcia".

Jim Garcia, Founder & CEO

Tepeyac Community Health Center

info@tepeyachealth.org | 303-458-5302

Letter of Support

3/14/24

I am writing to express my sincere support for Focus Points' rezoning application and the invaluable work that this organization does for the Elyria Swansea community. As a proud member of the MSU faculty, a graduate first-generation Hispanic student, an Army mom, and an abuela of three living just 10 minutes from Focus Points in 80205, I have witnessed firsthand the positive impact that these programs and services have had on underserved families in Denver.

For over 28 years, Focus Points has been a beacon of hope and support for families in need, providing critical community and social services that address the unique challenges faced by residents of Elyria Swansea. Its commitment to serving the community for more than 14 years speaks volumes about the dedication and impact of its staff and leadership.

I wholeheartedly endorse the rezoning application for several reasons:

- Support of existing programs, including the urban farm initiative, which provides free, locally grown produce to Elyria Swansea families. Rezoning will ensure that Focus Points can continue to serve the community and operate within the new Denver zoning code.
- Expansion of permitted services and uses, allowing Focus Points to enhance its infrastructure for existing programs and provide additional services tailored to the needs of the Elyria Swansea community.

I am particularly excited about the prospect of expanding community services and creating affordable housing options for residents of Elyria Swansea. By supporting this rezoning application, we have the opportunity to make a lasting and positive impact on the lives of countless individuals and families in our community.

I am submitting my letter as a local community member who proudly utilizes RTD and Connector services to commute to work, and I urge others to join me in supporting and celebrating the invaluable work of Focus Points. Together, let us continue to embody the spirit of compassion, empowerment, and impact that defines this organization.

Thank you for the privilege of being a part of this incredible journey. I look forward to witnessing the continued growth and success of Focus Points and its mission to serve the community.

Sincerely,

Lori Marie Huertas

Lori Marie Huertas





April 30, 2024

Dear Denver City Council:

I'm writing on behalf of Prodigy Ventures and in support of the Focus Points' rezoning application from R1 (residential 1) to CMP-EI2 (campus-education/institution). As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

Our missions are similar and we continue to partner with Focus Point because together, we extend our impact. We support Focus Points' application for rezoning for several reasons.

These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time and consideration.

Best regards,

Jeslin Shahrezaei

A handwritten signature in black ink, appearing to read 'Jeslin Shahrezaei', written in a cursive style.

Executive Director
Prodigy Ventures

Visit our coffeehouses

3801 E 40th Ave Denver, CO 80205

4500 Broadway Denver, CO 802016

Letter of Support

3/21/24

I am writing this letter in enthusiastic support of Focus Points' rezoning efforts on behalf of our community partner that has been an integral part of providing essential resources to families in the GES Globeville, Elyria & Swansea 80216 neighborhood. Our organization has had the privilege of collaborating with Focus Points in various initiatives, particularly in organizing Resource Fairs aimed at supporting families and youth during the summer months. These Resource Fairs have been instrumental in bringing together a wide array of resources, ranging from educational opportunities to recreational activities, which have significantly enriched the lives of residents in our community.

Through these collaborative efforts, we have witnessed firsthand the dedication and commitment of Focus Points to improving the quality of life for residents in the GES Globeville, Elyria & Swansea neighborhood. Their unwavering support and tireless advocacy have made a tangible difference in addressing the needs of our community, particularly among vulnerable populations.

The rezoning efforts being undertaken by Focus Points align closely with our shared vision of fostering a vibrant and inclusive community where all residents have access to the resources and opportunities they need to thrive. By supporting their rezoning endeavors, we can further empower Focus Points to continue their invaluable work and expand their reach to even more individuals and families in need.

- Support of existing programs, including the urban farm initiative, which provides free, locally grown produce to Elyria Swansea families. Rezoning will ensure that Focus Points can continue to serve the community and operate within the new Denver zoning code.

- Expansion of permitted services and uses, allowing Focus Points to enhance its infrastructure for existing programs and provide additional services tailored to the needs of the Elyria Swansea community.

We are particularly excited about the prospect of expanding community services and creating affordable housing options for residents of Elyria Swansea. By supporting this rezoning application, we have the opportunity to make a lasting and positive impact on the lives of countless individuals and families in our community.

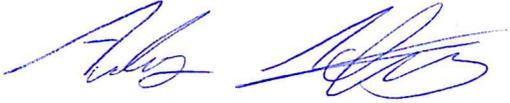
In conclusion, we truly endorse Focus Points' rezoning efforts and urge all relevant stakeholders to lend their support to this important initiative. Together, we can create a more resilient and equitable community for current and future generations.

Focus Points Family Resources Center, provides services to the community with excellence and commitment.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or assistance.

Sincerely,

Andres Alonzo

A handwritten signature in blue ink, appearing to read 'Andres Alonzo', with a stylized flourish at the end.

Behavior Interventionist / Administration

The New America High School Thornton-Campus

March 21, 2024

Dear committee,

My name is Maria Orozco, Admissions Director at Arrupe Jesuit High School. I'm writing this letter to support Focus Points' Rezoning Application.

We became community partners with Focus Points a year ago and during this time my amount of admiration for this community center has grown tremendously.

I have had the opportunity to attend a few of their community events and they are the best events that I have attended in my 10 years of attending resource fairs! The amount of people that attend their events is phenomenal. I remember a Back to School event in August in particular. When I arrived to set up my table and marketing supplies, the line to attend this event had extended down the street! This means that people stood in line for an hour to visit the resource tables, children received free haircuts and a free backpack with school supplies. We ended the event by dancing in the middle of the parking lot. This event represented community joy and a community center that showed up to meet the needs of their community. To wrap up my experience at this event, I want to let you know that everyone at this event was treated with such respect, dignity, and a lot of us felt the desire to return to the next event!

Lori Huertas has been a blessing to our Arrupe Jesuit community. Lori visited our high school in the fall semester to learn about our Corporate Work Study Program. This program allows Arrupe students to work in corporate offices or non-profit organizations to help pay for 50% of their tuition at Arrupe Jesuit. When Lori saw the value that the Corporate Work Study Program represents for students and Focus Points, she acted quickly to hire Arrupe students at Focus Points! I also reach out to Lori on a regular basis when families from the Arrupe Jesuit community need to be connected with resources. Overall, Lori has been a great community partner, mentor to our Arrupe students and I'm very grateful for her support.

From my visits to Focus Points, I have seen community members stop by without the worry of being judged or getting turned away, whether the visit was to ask for diapers or getting connected to a resource. Focus points is a welcoming environment for community members, Arrupe students and community partners like myself. Focus Points is a testament of what a successful community center needs to embody. I'm excited for the opportunities that the rezoning project will allow Focus Points to pursue on behalf of the community members that they serve and represent.

In gratitude,
Maria Orozco



Admissions Director
Arrupe Jesuit High School

Letter of Support

3/21/24

I am writing this letter in enthusiastic support of Focus Points' rezoning efforts on behalf of our community partner that has been an integral part of providing essential resources to families in the GES Globeville, Elyria & Swansea 80216 neighborhood. Our organization has had the privilege of collaborating with Focus Points in various initiatives, particularly in organizing Resource Fairs aimed at supporting families and youth during the summer months. These Resource Fairs have been instrumental in bringing together a wide array of resources, ranging from educational opportunities to recreational activities, which have significantly enriched the lives of residents in our community.

Through these collaborative efforts, we have witnessed firsthand the dedication and commitment of Focus Points to improving the quality of life for residents in the GES Globeville, Elyria & Swansea neighborhood. Their unwavering support and tireless advocacy have made a tangible difference in addressing the needs of our community, particularly among vulnerable populations.

The rezoning efforts being undertaken by Focus Points align closely with our shared vision of fostering a vibrant and inclusive community where all residents have access to the resources and opportunities they need to thrive. By supporting their rezoning endeavors, we can further empower Focus Points to continue their invaluable work and expand their reach to even more individuals and families in need.

- Support of existing programs, including the urban farm initiative, which provides free, locally grown produce to Elyria Swansea families. Rezoning will ensure that Focus Points can continue to serve the community and operate within the new Denver zoning code.

- Expansion of permitted services and uses, allowing Focus Points to enhance its infrastructure for existing programs and provide additional services tailored to the needs of the Elyria Swansea community.

We are particularly excited about the prospect of expanding community services and creating affordable housing options for residents of Elyria Swansea. By supporting this rezoning application, we have the opportunity to make a lasting and positive impact on the lives of countless individuals and families in our community.

In conclusion, we truly endorse Focus Points' rezoning efforts and urge all relevant stakeholders to lend their support to this important initiative. Together, we can create a more resilient and equitable community for current and future generations.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or assistance.

Sincerely,


Name: Board President
Title/Position: Anne S. Myers
Organization/Company: Athena Project
a 501c3 arts non-profit

I am writing to express my enthusiastic support for Focus Points Family Resource Center in their rezoning efforts. As a member of the community and someone who has witnessed firsthand the incredible impact of Focus Points' programming, I believe that their expansion efforts are essential for the well-being and prosperity of families in the GES community.

The current programming provided by Focus Points is already remarkable, offering vital support and resources to families in need. The prospect of expansion through rezoning fills me with excitement, as it promises to enhance the support and opportunities available to families even further. In particular, I am thrilled about the potential of the land trust that Focus Points hopes to establish. This initiative holds immense promise for securing stable housing and fostering community development, which are critical needs in our area.

I would also like to highlight the exemplary partnership between Focus Points and Arrupe Corporate Work Study. The work study experiences provided to high school youth from underserved communities not only offer valuable opportunities for personal and professional growth but also contribute to the fabric of our community. Focus Points has consistently demonstrated itself as a cornerstone of support and empowerment for individuals and families, and I have no doubt that their continued efforts will make a profound difference in the lives of many.

In conclusion, I urge you to support Focus Points Family Resource Center in their rezoning efforts. By doing so, we can ensure that they have the necessary resources and space to continue their invaluable work of uplifting and empowering families in our community.

Thank you for considering my perspective.

Sincerely,

Chad Cookinham
Executive Director
Arrupe Corporate Work Study
ccookinham@arrupemail.org

Date: 04-29-2024

Dear Denver City Council:

I'm writing on behalf of XXXX and in support of the Focus Points' rezoning application from R1 (residential 1) to CMP-EI2 (campus-education/institution). As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

We support Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 - bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time and consideration.

Best regards,

Name: Cristopher Escobar

Title:

Organization or Participant Program: XCU FSS Program

Email: 670422Cris3512@gmail.com

Phone Number: 720-486-5417

Address: 3534 Bruce Randolph Ave

Denver CO 80205

Fecha: 4-29-24

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Nombre: Euzeldio de Dios 4734 A HIGH ST DENVER CO
Título: 20216
Organización o Programa de Participantes: XCD FSS Program
Correo electrónico:
Número de teléfono: 710 921 4257
Dirección:

March 14, 2024

Dear Denver City Council:

I'm writing on behalf of the project FP is moving forward with (sale of land placing into a Trust) and in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

As a long-time resident of the Elyria Swansea neighborhood, I am writing to express my wholehearted support for your rezoning application. For years, I have witnessed firsthand the positive impact Focus Points has had on our community, and I believe this rezoning initiative will only serve to amplify your efforts.

I am particularly excited about the potential expansion of your urban farm program. As someone who has volunteered at the farm and seen the joy on families' faces when they receive fresh, locally grown produce, I know how much this program means to our community. The rezoning will allow you to enhance the farm's infrastructure and continue providing this vital service to Elyria Swansea residents.

Moreover, I am thrilled about the prospect of creating a community land trust. This forward-thinking approach ensures that the land will continue to offer community services and benefits for generations to come. As a parent, I am especially encouraged by the plan to eventually build affordable 1, 2, and 3-bedroom apartment homes. With their proximity to key amenities like the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit, these homes will provide a stable foundation for families in our neighborhood.

On a personal note, Focus Points has been an integral part of my own journey. As a participant in your adult education programs, I have gained valuable skills that have opened new career opportunities for me. I know countless others in our community have similar stories of how Focus Points has positively influenced their lives. In conclusion, I believe that the rezoning application is a crucial step in Focus Points' ongoing mission to uplift and empower the Elyria Swansea community. You have my full support, and I am excited to see how this initiative will contribute to the bright future of our neighborhood.

Sincerely,

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time. Should you have any additional questions, please feel free to email me at Ericap909@aol.com

Best regards,

Erica Ponder
Board Advisory and Resident
FP
Ericap909@aol.com | 720.288.7544

Fecha: 4/29/24

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Nombre:

Título:

Organización o Programa de Participantes:

Correo electrónico:

Número de teléfono:

Dirección:

720-909-4708
2600 E 28th Ave
DENVER CO 80205

SNAP FSS program

09 de abril de 2024

Estimado Concejo Municipal de Denver:

Le escribo en nombre de Flor Sastre y en apoyo de la solicitud de rezonificación de Focus Points. Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Flor Sastre es compatible con la solicitud de rezonificación de Focus Point y sus beneficios asociados. Entre ellas se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo. Si tiene alguna pregunta adicional, no dude en enviarme un correo electrónico a fsastre21jagme@gmail.com.

Saludos



Flor Sastre^A
Miembro del CAC (Comité Asesor Comunitario)
Focus Points Family Resource Center
fsastre21jagme@gmail.com | (720) 422-4999

March 18,2024

To whom it may concern,

I am writing to express my strong support for Focus Points' rezoning application and the crucial work they do for the Elyria Swansea community. As a proud community member, working at The Forney Museum, and living just a short distance from Focus Points in 80205, I have personally seen the positive influence of their programs and services on underserved families in Denver. Our community relies on Focus Points for both use of their space or/and staff assistance.

For over 28 years, Focus Points has been offering vital community and social services that address the unique challenges faced by Elyria Swansea residents. Their dedication to the community for more than 14 years is a testament to the commitment and impact of their staff and leadership.

I fully endorse the rezoning application for the following reasons:

- Supporting current Focus Points programs, like an urban farm offering free, locally grown produce to Elyria Swansea families. Rezoning is vital for Focus Points to maintain its community service within Denver's new zoning regulations.
- Expanding approved services and activities to enhance infrastructure for ongoing initiatives such as the urban farm and to introduce new services for the Elyria Swansea neighborhood.
- Establishing a land trust to ensure the land continues to benefit the community indefinitely.
- Leveraging the land trust to construct permanently affordable 1, 2, and 3-bedroom apartment homes close to key community facilities like the Swansea Recreation Center, Swansea Park, Swansea Elementary, and public transportation.

I am especially enthusiastic about the opportunity to expand community services and provide affordable housing options for Elyria Swansea residents. By backing this rezoning application, we can make a lasting, positive impact on numerous individuals and families in our community.

Thank you for your time and consideration.

Jennifer Holm

Education Coordinator

Forney Museum of Transportation

09 de abril de 2024

Estimado Concejo Municipal de Denver:

Le escribo en nombre de Guadalupe Lizbeth Yanez Mejia y en apoyo de la solicitud de rezonificación de Focus Points. Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Guadalupe Lizbeth Yanez Mejia es compatible con la solicitud de rezonificación de Focus Point y sus beneficios asociados. Entre ellas se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo. Si tiene alguna pregunta adicional, no dude en enviarme un correo electrónico a guadalupeyanez345@gmail.com.

Saludos



Guadalupe Lizbeth Yanez Mejia
Participante de Comal Heritage Food Incubator
Focus Points Family Resource Center
guadalupeyanez345@gmail.com | (720) 717-1096

April 5, 2024

Dear Denver City Council:

I'm writing on behalf of We Don't Waste and in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

We Don't Waste supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We Don't Waste has partnered with Focus Points for the past 5 years around food access, and is excited to see what is next!

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time. Should you have any additional questions, please feel free to email me at julia@wedontwaste.org

Best regards,

Julia Lennon
Programs & Education Manager
We Don't Waste
julia@wedontwaste.org

April 4, 2024

Dear Denver City Council:

We are writing in support of the Focus Points' rezoning application. As a non-profit providing programming for underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and offers critical community and social services.

As supporters and donors of Focus Points, we endorse the Focus Point's rezoning application and its associated benefits. These include:

- Cultivating existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time.

Best regards,

Karrie McBryde
Linda J. Drake
MJD

Wendell Moore

Mary Klute
An Nguyen

KARRIE MCBRYDE

Linda J. Drake

Bridget McNerney

Mary DeSimone

Mary Klute

Kimberly Owens

An Nguyen

Fecha: 4/29/24

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Nombre: Leticia Ramirez
Título:
Organización o Programa de Participantes: FSS Program
Correo electrónico:
Número de teléfono: 303 396 9981
Dirección: 2922 Marion St
Denver, CO 80205

Date: 4-29-24

Dear Denver City Council:

I'm writing on behalf of XXXX and in support of the Focus Points' rezoning application from R1 (residential 1) to CMP-EI2 (campus-education/institution). As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

We support Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 - bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time and consideration.

Best regards,

Name: Maria Fernandez

Title:

Organization or Participant Program: SNAP fss program

Email: mf801173@gmail.com

Phone Number: 303-525-8598

Address: 4321 adams st Denver CO 80216

March 31, 2024

Dear Denver City Council:

I'm writing on behalf of Immigrant Services Program (ISP) at Metropolitan State University of Denver and in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

ISP supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time. Should you have any additional questions, please feel free to email us at Immservices@msudenver.edu

Best regards,

Nayeli Sanchez
Academic & Student Success Specialist
MSU Denver's Immigrant Services Program
nsanch30@msudenver.edu | 303 605 7437



Fecha: 7/29/24

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Nombre: Norma Godinez

Título:

Organización o Programa de Participantes: PaD

Correo electrónico:

Número de teléfono: 720-665-8471

Dirección:

4644 Race St Denver CO 80216

Fecha: 4/29/24

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Rosa Pineda

Nombre:

Título:

Organización o Programa de Participantes: medical fss program

Correo electrónico:

Número de teléfono: 720-917-8958

Dirección:

654 Elyria 80216

Letter of Support

4/9/24

I am writing to express my sincere support for Focus Points' rezoning application and the invaluable work that this organization does for the Elyria Swansea community, as a staff member from Swansea Elementary.

For over 28 years, Focus Points has been a beacon of hope and support for families in need, providing critical community and social services that address the unique challenges faced by residents of Elyria Swansea. Its commitment to serving the community for more than 14 years speaks volumes about the dedication and impact of its staff and leadership.

I wholeheartedly endorse the rezoning application for several reasons:

- Support of existing programs, including the urban farm initiative, which provides free, locally grown produce to Elyria Swansea families. Rezoning will ensure that Focus Points can continue to serve the community and operate within the new Denver zoning code.
- Expansion of permitted services and uses, allowing Focus Points to enhance its infrastructure for existing programs and provide additional services tailored to the needs of the Elyria Swansea community.

I am particularly excited about the prospect of expanding community services and creating affordable housing options for residents of Elyria Swansea. By supporting this rezoning application, we have the opportunity to make a lasting and positive impact on the lives of countless individuals and families in our community.

Thank you for the privilege of being a part of this incredible journey. I look forward to witnessing the continued growth and success of Focus Points and its mission to serve the community.

Sincerely,

Rosalinda Amaro

A handwritten signature in black ink, appearing to read "Rosalinda Amaro", with a long horizontal flourish extending to the right.

Fecha: 4-29-2024

Estimado Concejo Municipal de Denver:

Le escribo en nombre de XXXX y en apoyo de la solicitud de rezonificación de Focus Points Centro de Recursos Familiares de R1 (residencial 1) a CMP-EI2 (campus-educación/institución). Como organización sin fines de lucro que apoya a familias desatendidas en Denver durante más de 28 años, Focus Points ha sido un miembro importante de la comunidad de Elyria Swansea durante más de 14 años y brinda servicios comunitarios y sociales críticos.

Apoyamos la solicitud de rezonificación de Focus Points y sus beneficios asociados. Entre ellos se encuentran:

- Apoyo a los programas existentes de Focus Points, incluida una granja urbana que proporciona productos cultivados localmente de forma gratuita a las familias de Elyria Swansea. La rezonificación permitirá que Focus Points continúe sirviendo a la comunidad y dentro del nuevo código de zonificación de Denver.
- Ampliación de los servicios y usos permitidos. La rezonificación permitirá a Focus Points mejorar su infraestructura para los programas existentes, como la granja urbana, y proporcionar servicios adicionales para la comunidad de Elyria Swansea.
- Crear un fideicomiso de tierras para garantizar que la tierra ofrezca servicios y beneficios a la comunidad a perpetuidad.
- Usar el fideicomiso de tierras para explorar la construcción de apartamentos de 1, 2 y 3 habitaciones permanentemente asequibles y de necesidad crítica adyacentes a servicios clave de la comunidad, incluidos el Centro de Recreación de Swansea, Swansea Park, Swansea Elementary y el transporte público.

Estamos entusiasmados de apoyar la expansión de los servicios comunitarios que brindará esta rezonificación. Gracias por su tiempo y consideración.

Saludos

Nombre: Silvia Chavarria 
Título:
Organización o Programa de Participantes: SNAP fss program
Correo electrónico: ChavarriaSilvia695@gmail.com
Número de teléfono: 720-410-8631
Dirección:
4945 Steele St Denver CO, 80216

March 31, 2024

Dear Denver City Council:

I'm writing on behalf of Immigrant Services Program (ISP) at Metropolitan State University of Denver and in support of the Focus Points' rezoning application. As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

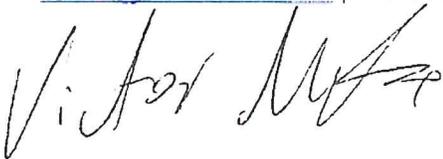
ISP supports Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 -bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time. Should you have any additional questions, please feel free to email us at ImmServices@msudenver.edu

Best regards,

Victor Mata
Student Success Specialist
MSU Denver's Immigrant Services Program
vmata@msudenver.edu | 303 605 5691



Letter of Support

3/21/24

I am writing this letter in enthusiastic support of Focus Points' rezoning efforts on behalf of our community partner that has been an integral part of providing essential resources to families in the GES Globeville, Elyria & Swansea 80216 neighborhood. Our organization has had the privilege of collaborating with Focus Points in various initiatives, particularly in organizing Resource Fairs aimed at supporting families and youth during the summer months. These Resource Fairs have been instrumental in bringing together a wide array of resources, ranging from educational opportunities to recreational activities, which have significantly enriched the lives of residents in our community.

Through these collaborative efforts, we have witnessed firsthand the dedication and commitment of Focus Points to improving the quality of life for residents in the GES Globeville, Elyria & Swansea neighborhood. Their unwavering support and tireless advocacy have made a tangible difference in addressing the needs of our community, particularly among vulnerable populations.

The rezoning efforts being undertaken by Focus Points align closely with our shared vision of fostering a vibrant and inclusive community where all residents have access to the resources and opportunities they need to thrive. By supporting their rezoning endeavors, we can further empower Focus Points to continue their invaluable work and expand their reach to even more individuals and families in need.

- Support of existing programs, including the urban farm initiative, which provides free, locally grown produce to Elyria Swansea families. Rezoning will ensure that Focus Points can continue to serve the community and operate within the new Denver zoning code.

- Expansion of permitted services and uses, allowing Focus Points to enhance its infrastructure for existing programs and provide additional services tailored to the needs of the Elyria Swansea community.

We are particularly excited about the prospect of expanding community services and creating affordable housing options for residents of Elyria Swansea. By supporting this rezoning application, we have the opportunity to make a lasting and positive impact on the lives of countless individuals and families in our community.

In conclusion, we truly endorse Focus Points' rezoning efforts and urge all relevant stakeholders to lend their support to this important initiative. Together, we can create a more resilient and equitable community for current and future generations.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or assistance.

Sincerely,

Name: Fiaby Miranda Arcevia Pacheco
Title/Position: Promotoras
Organization/Company: Vuela for Health.

Date: 05/14/2025

Dear Denver City Council:

I'm writing on behalf of Focus Points, as a former board of director member, and in support of the Focus Points' rezoning application from R1 (residential 1) to CMP-EI2 (campus-education/institution). As a non-profit supporting underserved families in Denver for over 28 years, Focus Points has been an important member of the Elyria Swansea community for more than 14 years, and provides critical community and social services.

I myself grew up in the Swansea and Elyria neighborhoods and I still have family living there. I've seen firsthand the struggles the Community has faced with housing and resources in general. Focus Points has been a great advocate for the Community in a number of ways. I believe rezoning from R1 (residential) to CMP-EI2 will allow Focus Points to continue the good work they have done in this Community for the last several decades.

We support Focus Point's rezoning application and its associated benefits. These include:

- Support of existing Focus Points programs, including an urban farm that provides free, locally grown produce to Elyria Swansea families. Rezoning will allow Focus Points to continue to serve the community and within the new Denver zoning code.
- Expanding permitted services and uses. Rezoning will allow Focus Points to improve its infrastructure for existing programs such as the urban farm and provide additional services for the Elyria Swansea community.
- Creating a land trust to ensure that the land will offer community services and benefits in perpetuity.
- Using the land trust to explore building permanently affordable and critically needed 1, 2, and 3 - bedroom apartment homes adjacent to key community amenities, including the Swansea Recreation Center, Swansea Park, Swansea Elementary, and transit.

We are excited to support the expansion of community services that this rezoning will provide. Thank you for your time and consideration.

Best regards,



Damon Ramirez

Senior Vice President | U.S. Bank

Former Board President of Focus Points Family Resource Center

Planning Board Comments



Submitted on	20 May 2025, 8:36AM
Receipt number	875
Related form version	3

Your information

Name	LaTisha "Seynabou" Sohail
Address or neighborhood	9595 Pecos Street 403
ZIP code	80260
Email	sey nabousohail@outlook.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	2501 East 48th Avenue, Denver, Colorado 80216
Case number	#20231-00233

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

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 your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

Subject: Recommendation to Withhold or Deny Rezoning Application Submitted by Focus Points Family Resource Center

Dear Members of the Denver Planning Board,

I am writing to you as a concerned community member and advocate for ethical and accountable nonprofit practices in Denver, particularly those with deep impacts on vulnerable populations. This letter serves to formally recommend the withholding or denial of the land rezoning application currently under review for Focus Points Family Resource Center (FPFRC), including its affiliated entities, Comal Heritage Food Incubator and Huerta Urbana.

It is my belief, supported by recent grievances filed and currently under investigation by the City and County of Denver Auditor's Office and other state regulatory bodies, that it would be premature and inappropriate to grant further developmental privileges—such as land rezoning approval—to an organization that has not adequately addressed or taken responsibility for significant internal issues. These issues include, but are not limited to, labor violations, systemic mismanagement, and the deterioration of trust between the organization's leadership, its staff, and its participants.

To date, Focus Points has engaged in only one mediation effort with a single community-based organization (GESOC), which, while a step in the right direction, is far from sufficient in scope and impact. This limited engagement does not meet the standards of restorative practice or true community accountability. Effective healing and structural change require that Focus Points Family Resource Center and its entities fully participate in open, multi-party, resolution-oriented mediations with all affected staff, alumni, and current participants named in complaints and investigations.

Nonprofit organizations are designed to serve the most vulnerable, underinvested, and marginalized communities. In doing so, they inherently hold power and authority over those they serve—whether consciously acknowledged or not. This imbalance is rooted in the very nature of need versus access to resources. It is precisely because of this dynamic that nonprofit institutions must remain exceptionally vigilant in how their behaviors, systems, policies, and procedures impact the

communities they exist to uplift. That power must be wielded with humility, transparency, and a steadfast commitment to justice. Any misalignment—intentional or not—can create harm that compounds existing inequities.

Furthermore, the pursuit of land rezoning is clearly aligned with the organization's broader goal of entering into a land trust agreement. Such an endeavor demands a level of transparency, ethical governance, and operational infrastructure that is accountable not only to its board and funders but to the community it purports to serve. At present, these foundational qualities appear to be missing or significantly impaired.

Focus Points' mission, vision, and values emphasize community empowerment, equity, and collaboration. These tenets must be reflected in its actions—especially when seeking increased power and responsibility through land acquisition and redevelopment.

I urge the Denver Planning Board to exercise its influential role in upholding the integrity of community development by encouraging Focus Points Family Resource Center to first complete its due diligence—repairing internal and external relationships, resolving all ongoing investigations, and establishing robust systems of accountability—before moving forward with any land use requests.

Community-based organizations and nonprofits exist to serve, not to dominate or disregard, the voices of the people. As such, they must be held accountable to the very communities from which they draw legitimacy. It is through thoughtful governance, oversight, and community-centered policies that we can ensure nonprofits function in alignment with the expectations and values of the city, the county, and the people they are entrusted to serve.

Thank you for your time, leadership, and commitment to protecting the integrity of Denver's community development landscape.

LaTisha "Seynabou" Sohai
Former Senior Manager of Social Enterprise
Focus Points Family Resource Center

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.