Planning Board Comments

Submitted on	29 August 2024, 12:28PM
Receipt number	699
Related form version	3

Your information

Name	Derek L Ruiz
Address or neighborhood	1095 Hazel Court
ZIP code	80204
Email	denverbear67@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1090 North Hooker St
Case number	2024i-00058

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:	My name is Derek Ruiz, and I am a resident of 1095 Hazel Court since 1983. I was born and raised here in west Denver. I am writing this letter to you in concern of the proposed zoning change on 1090 North Hooker Street. We, as a community, take pride in our neighborhood and feel that these units may bring several problems and issues in regard to our privacy, property values, possible increases to our property taxes, increased traffic and our overall quality of life. To be perfectly frank, we feel these units to be oversized, intrusive and invasive within our area. We already have enough concerns in our neighborhood, and we feel this would add even more stress and worry to us all living here. We hope this gets some attention and that this letter reaches you with our concerns as a community. We appreciate you taking time to hearing us out. Thank you, Derek Ruiz
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.	

To: Tony Lechuga, Senior City Planner

Community Development and Planning

Re: 1090 Hooker St, Case # 20241-00058

Date: January 7, 2025

My name is Kathy Sandoval, 700 Raleigh St. Villa Park Neighborhood and board member of the Villa Park N.A. The property at 1090 Hooker St is a naturally occurring affordable housing and to demolish this housing is in direct conflict of the West Area Plan based on (Policy L6 of Preservation of Existing Housing and E01, Preserve existing housing affordability and housing quality). The Policy of E.1 B. Goes on to state: Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools such as:

1. Incentive programs for owners and landlords that provide financing for rehabilitation of small multi-unit properties and homes in exchange for affordability commitments.
2. Partnering with existing cooperatives and other community-based organizations to assist tenants with acquiring and transforming housing into cooperative housing.
3. Partnering between the city, land trusts, non-profit organization, and residents to develop new financial and/or regulatory tools.

The memo from CPD on October 10, 2024, outlined the necessity for a pause in rezonings in neighborhoods of the West Area Plan of which Villa Park neighborhood is one of the neighborhoods in the West Area Plan. The West Area Plan was adopted by City Council in March of 2023.

The memo from CPD states that the West Area Plan provides guidance for the West Colfax, Villa Park, Valverde, Sun Valley, Barnum and Barnum West neighborhoods. In the CPD memo it notes, the following provides context from community outreach that speaks to a clear need to deploy strategies that counter gentrification and displacement.

Plan – What We've Heard (p. 8) - HOUSING: A desire for more affordable housing options.... Current housing trends are out of reach for working class families and seniors ... ***A desire for strategies to counter gentrification and displacement.***

*West Area Today (p. 23) - "The West Area is a vibrant and innovative community today. But the years of disinvestment, historic redlining practices and impacts of infrastructure decisions continue to create barriers between neighborhoods, affect economic conditions and isolate sections of the community today****. The West Area Plan addresses the inequities and impacts of historical decisions by identifying equitable investment opportunities and future projects that help retain residents, improve quality of life, enhance mobility solutions and reflect neighborhood values and culture for years to come****."*

The supporting data in the memo speaks volumes and summarizes changes in housing stock, housing affordability and the need for more stabilization tools.

- **Demographic changes**: the percent of people of color decreased in all West Area Plan neighborhoods from 2010-2022, from over 70% in 2010 to around 41% in 2022
- **Household Income:** Overall, household income has increased by 250% from 2017 to 2022. Valverde saw a 95% increase in median household income from 2010 to 2022. During the same time, West Colfax experienced a 191% increase and now has a median income ($92,379) that is

higher than the citywide median income of $85,853, even though historically West Colfax has consistently had median income well below the citywide median income.

- **Home values**: Home prices in the West Area Plan neighborhoods increased by 153%, compared to 106% for the city as a whole.
- **Demolition permits:** From 2021 to 2023, the West Colfax neighborhood had 97 demolition permits pulled, which is a disproportionate share of demolition relative to the citywide number of 1982 and the average of 27 demolition permits per neighborhood.

The up zoning of this lot will not do anything to increase equity goals since it will not provide opportunities for affordable housing and conflicts with the West Area Plan (Policy # Q02 of Increase Systems, Policies, and Practices that promote racial and social equity). To the contrary this rezoning will increase involuntary displacement of vulnerable residents by increasing gentrification with row housing that does not support families.

I ask you not to approve this rezoning, do not support the displacement of vulnerable residents and families that can't afford these types of units. Who benefits from this development, the developer and mostly middle-class couples who see this housing as an opportunity to own income property? Who is burden – the Villa Park residents and (black, indigenous, people of color) BIPOC communities who cannot afford housing that doesn't have room for their families or an opportunity to build generational wealth or that allows multiple generation to live on the same parcel.

The current dwelling can support a large family with opportunities for extended family members with the option of an accessory dwelling unit as is and supports the stability of the neighborhood and school with families and children to attend local schools. The proposed units will be sold at market rate and will eliminate another naturally occurring affordable home.

As we look at the criteria of Consistency with Adopted Plans; it is not consistent with the *Denver's Comp Plan 2040* and *Blueprint Denver*, as noted in the CPD memo of October 10, 2024, the Denver Comp Plan, "makes a clear policy distinction to ensure that existing residents are stabilized despite increase in property values, rents and further development pressure". *Blueprint Denver* articulates both the inherent complexity and importance of addressing involuntary displacement, calling for a variety of strategies that cut across many disciplines, plans and partners", (p.36) to ensure that Denver's diversity of its community is maintained.

The criteria of Public Health, Safety and General Welfare and Justifying Circumstances, I ask you to take into account the impact this rezoning will have on the number of families that will be reduced with this type of housing form and how these multiple city's adopted plans are in conflict with this proposed development.

Finally, the *CPD memo notes and has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools, and regulatory changes are in place.*

I ask you not to approve this rezoning, do not support the displacement of vulnerable residents and families that can't afford these types of units.

Respectfully and thank you,

Kathy Sandoval