

Action Plan presentation to Transit Alliance November 14, 2007

1. The broader objective or vision-

To use unused or under used real estate to build affordable housing units within ½ mile of the 39th and Inca Station site.

Participants involved in the action plan will be:

- the City of Denver who owns many carriage lots in the area,
- Some private landowners who own the balance of the carriage lots
- Homeowners who live adjacent to the carriage lots
- Homeowners who live near vacant carriage lots who could build ADU's on their properties if nearby parking is available
- Both younger and older adults that can live in the ADU's

An ADU or “Granny Flat” is a small accessory dwelling unit that generally is built over a garage or in the rear one third of a lot where a primary residence is built on the front of the lot.

2. Tactics or deliverables to achieve the objectives. Generally, repeated efforts to develop Carriage lots have not succeeded. The tactics to set in place are as follows:

- Write a grant request for funding and or logistical support from a non-profit
- Discuss with city the increase in affordable units.
- Dialog with neighborhood associations regarding safety in carriage lots (eyes on the street), density, parking, etc.
- Gain endorsement from police and fire departments
- Create walkability from Inca Street Station to first tier ADUs and ride sharing for second tier (those greater than ½ mile from transit stop)
- Get endorsement from Silver Print Colorado, Greenprint Denver, Inclusionary housing credits for developers, Denver Water, and Denver Urban Gardens (DUG)
- Establish test bed through Zoning code rewrite- city counsel office, and Denver Planning department.

3. The time line for the above actions is:

- Grant writing- 30 days
- Discuss with city- 2 weeks
- Dialog with RNO's 3 months
- Police and fire endorsement 6 months
- Walkability plan 6months
- Endorsements 9 months
- Establish test beds-zoning rewrites 12 months

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