

I-70 Shift – Housing Workgroup

December 20th, 2011 meeting

Those present

Beth Truby
Carrie Wallis
Joe Elliott
Juan Ruiz
Karen Good
Steve Gordon

Ken Hoagland
Kirk Webb
Loretta Ruiz
Steve Charbonneau

This was the first meeting of the business workgroup. Our goal was to discuss issues and concerns from a big-picture perspective. Below is a brief summary of the conversation.

- I. The group agreed that there should be no net loss of single-family homes in the Elyria/Swansea neighborhoods. In fact, it possible in combination with multi-family development opportunities we should see a net gain. How can we capitalize on foreclosure properties to keep people in the neighborhood?
- II. CDOT Acquisition. There were a number of questions about the CDOT acquisition process. We agree that we'll need to outline in a FAQ format basic information which we can share with the neighborhood.
 - a. Case by case evaluation
 - b. You won't get left upside down in your home
 - c. Improvements you've made will be factored into the value of your home
- III. Neighborhood Mitigation Plan
 - a. In several groups the idea is brought up of developing a "neighborhood mitigation plan", which will set aside money and establish a process for identification, review, approval and implementation of neighborhood mitigation projects. The rationale is that we won't necessarily know what the neighborhood needs early in the project, so rather than guessing, we'll establish this mitigation plan with allocated money and process to utilize in the best way possible as we go forward.
 - b. We also discussed the importance of finding best practices and learning more. Kirk said he could provide a link to the case studies page at FHWA on environmental justice mitigation. The project he referenced is the East-West Expressway in Durham, NC – http://www.fhwa.dot.gov/environment/environmental_justice/case_studies/
- IV. Currently there are funds available through Office of Economic Development for home owners to rehab their home. This program can be accessed through the Denver Urban Renewal Authority at 303-534-3872.
 - a. DURA provides assistance through two distinct housing programs for income-qualified Denver residents – the Single Family Rehabilitation Program (SFR) and the Emergency Home Repair Program (EHR).
 - b. The SFR Program provides low or no-interest loans for essential home repairs such as roofing, heating, electrical, plumbing, insulation, windows, floor coverings, and kitchen cabinets; while the EHR Program provides similar assistance for emergency situations

such as a leaking roof, hazardous furnace or sewer system failure that need immediate attention.

- c. The Single-Family Rehabilitation SFR Program is designed to help low to moderate-income Denver homeowners make their homes safe and livable. The SFR Program provides loans up to \$24,999 for major home renovations such as roofing, heating, electrical or plumbing. Of this amount, a minimum of \$5,000 must be spent on the exterior of the home. The interest rate and loan terms will vary depending on your household size and income.
 - d. The Emergency Home Repair (EHR) program is designed to repair plumbing, heating and electrical problems that pose an immediate danger to the health and safety of low-income Denver homeowners. The program provides grants and deferred loans. Deferred loans are due upon sale or refinance of the house or when the owner ceases to occupy the home.
- V. The Neighborhood Stabilization Program 3 is a program that the City of Denver is operating in conjunction with Habitat for Humanity of Metro Denver. Approximately \$2.4 million will be made available in four Denver neighborhoods to acquire, rehabilitate and resell foreclosed properties. Elyria/Swansea and Globeville are two of the target neighborhoods. An estimated 9 units will be rehabilitated or built in Elyria/Swansea and 6 units in Globeville.
- VI. Project coordination
- a. Ensure coordinate with RTD's Light Rail
 - b. Ensure coordination with Stock Show plans
 - c. Discussed need an Elyria/Swansea Neighborhood Plan. Maybe we can provide a timeline and process for when Community Planning and Development will be conducting this plan.
 - d. Currently there is instability in the neighborhood, which may cause people to move out of fear of the unknown. This is another reason to begin the neighborhood plan, so we're able to minimize the unknowns.
- VII. Project scope
- a. We discussed the balance of a good project for the neighborhood; do you take more homes and create a better buffer, or less homes and less buffer. We agreed we'd need more information and that this decision will be made further into the project design, when more information is available.
- VIII. Construction impact.
- a. How will CDOT identify and manage the construction staging, the noise, pollution and impact upon housing and businesses which are construction impacts, not finished project impacts?
- IX. Additional information which might be helpful
- a. Neighborhood rates of foreclosures
 - b. Trends in housing values for the past five years
 - c. Identify potential lots and areas for additional single-family and multi-family housing with the Elyria and Swansea neighborhoods
 - d. Proposed timeline from now until project completion
 - e. Draft Stock Show Area Plan, which is referenced in all the working group meetings.
 - f. Approximate range of homes which will be taken.