

**SECTION H1:**  
**Stop Residents at Risk of Involuntary Displacement**

**Property Tax Relief for Nonprofit affordable housing providers;**

- Stabilize rents at East Colfax nonprofit housing providers by exempting them from paying property taxes in exchange for a commitment to keep rent as low as possible for low income residents. Create partnerships between Denver Housing Authority and East Colfax nonprofit housing providers similar to the model in Boulder County to allow them to receive property tax exemption under State Statute: CRS 29-4-226 and CRS 29-4-227.

**Establish a No Net Loss Policy:**

- Implement a [“No Net Loss”](#) policy in East Colfax to require all affordable units lost through renovation, conversion, or demolition to be replaced within East Colfax.

**Stop real estate speculation and “flipping:”**

- Immediately implement the zoning changes in section “L5: Work with neighborhoods to modify zoning standards for new construction to be more consistent with neighborhood character in low residential areas” within 3 months of adoption of the East Area Plan to preserve affordability in the neighborhood.

**Support expansion of the East Colfax Neighborhood Association Emergency Relief Fund:**

- Work with ECNA to build capacity for ECNA’s Emergency Relief Fund. Research other model such as [Aurora’s Homelessness program](#) to identify emergency relief supports that are not covered by Denver’s Temporary Rental and Utility Assistance program that could be piloted and supported through a neighborhood driven emergency relief fund.

**Establish Pro-Bono Legal Clinic to support Renters:**

- In conjunction with local nonprofits and bar associations, work to create a pilot pro-bono Legal clinic for East Colfax renters to help them navigate issues with landlords such as fees, warranty of habitability, housing discrimination, etc. This could be something that is done in conjunction with the idea for the legal clinic to support businesses.

**SECTION H4:**  
**Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods.**

**Height Incentives:**

- Prioritize rezoning all of Colfax to allow 5 stories in all areas along Colfax for a building in which all the housing is income-restricted (e.g., tax credit or otherwise subsidized housing project). Priority should be given to building 5 story affordable housing where all housing is income restricted rather than giving height incentives where affordable housing cannot be guaranteed

**Use Urban Renewal Area tax incentive financing to fill the need for 50% AMI or below affordable housing:**

- TIF in East Colfax should only be used to fund projects that are meeting the demand for 50% AMI or below affordable housing or to incentivize Community Land Trusts.
- Recruit an Urban Renewal Area Steering Committee comprised of neighborhood renters, immigrants, refugees, property owners, business owners, civic and cultural organizations, the East Colfax RNO, nearby residents, and other partners. The Steering Community Committee will help to design and approve Urban Renewal Area projects and the use of TIF in East Colfax.

**East Colfax Specific Homeownership Catalyst Pilot Program:**

- Establish an East Colfax Homeownership Catalyst Pilot Program to provide training, down payment, construction, and technical assistance for organized groups to purchase homes in East Colfax and convert them into multi-unit Limited Equity Cooperatives that distribute equity to their residents through the distribution of member shares that will allow East Colfax renters to lower purchase costs and build wealth to get them on the path of homeownership.
- Partner with or establish a Non-Profit Housing Cooperative to administer and provide technical assistance to transition renters into co-owners of Limited Equity Housing Cooperatives.
- Provide tax incentives for limited equity and nonprofit housing cooperatives by offering property tax exempt status to cooperative housing projects providing limited equity affordable housing options to income-restricted residents, as Boulder has done with Boulder Housing Coalition cooperatives.
- Work with grassroots organizations and the East Colfax Neighborhood Association to identify abandoned homes for purchase to establish a pilot program and prove the model.
- Work to establish this program within 1st year after adoption of East Area Plan

**Establish East Colfax Neighborhood Lift Down payment Assistance Program:**

- Establish an East Colfax Down Payment Pilot Program similar to the [Neighborhood lift program administered by the Community Resources and Housing Development Corporation \(CRHDC\)](#) that will provide down payment assistance to purchase homes in East Colfax. Program should be available to neighborhood residents regardless of immigration status with requirements to purchase a home in East Colfax. Work to establish this program within 6 months after adoption of East Area Plan.

**East Colfax Specific Tiny Home Village program:**

- Identify and fund the creation of Temporary Tiny Home Villages under Denver Zoning Code Article 11.11.17 at appropriate sites throughout the area including church and school properties in East Colfax. Work with local grassroots nonprofits in East Colfax and the Colorado Village Collaborative to implement this model in order to provide a bridge between homelessness and permanent supportive housing for populations at risk of homelessness in these neighborhoods. Identify a rotating series of sites that can be used in 4 year increments according to the zoning requirements.

### **Establish an East Colfax Accessory Dwelling Unit (ADU) Pilot program**

- **Provide** technical assistance and other financial incentives to help existing homeowners build ADUs. An East ADU pilot program should offer forgivable loans or grants in exchange for a long-term affordability commitment, pre-approved prototype designs (with universal design features), and streamlined access to lenders and builders. Non-profit partnerships should be leveraged in creation and administration accessory dwelling the program.

### **Require all new construction projects to incorporate Universal Design:**

- Rather than incur costs after the fact, all new construction projects should be built with Universal Design.

## **BUSINESS RECOMMENDATIONS:**

### **SECTION H8:**

**Expand a system of services and community partnerships with local and citywide organizations and businesses to help address barriers specific to the immigrant and refugee community in East Colfax, including workforce development, vocational training and skills recertification, English language education services, citizenship and naturalization services.**

### **Develop Small business Incubators for non-traditional businesses.**

- Partner with local nonprofits and leadership from the immigrant and refugee community to develop small business incubators that will build upon the assets of our communities by providing support to business leaders who do not have or maybe don't want a storefront. Incubators that cater to and support cottage industry, food trucks, food production, *artesanía*, etc.

### **SECTION E1:**

**Ensure the permitting process is customer-friendly and provides support for existing and new small businesses in the area.**

### **Permitting Response Time:**

- Evaluate the response time to permitting requests in the East Area. Delays in responding to businesses' permit applications and emails are dragging the permitting process out for months, if not years, causing economic loss to neighborhood businesses.
- Assign dedicated staff to East Area businesses to improve response time to permit requests. To make the process more customer friendly, the City must dedicate resources to improve responsiveness to neighborhood businesses and hold themselves accountable to this customer service.

### **SECTION E2:**

**Work in tandem with the Colfax-Mayfair BID, the Fax Partnership, and other relevant organizations to provide technical assistance to existing small independent businesses to help them succeed and prevent involuntary displacement.**

### **Eliminate mention of Specific Organizations throughout Business Section:**

- It is a conflict of interest to have two East Area Plan Steering Committee members' organizations listed throughout the East Area Plan. We recommend striking these references throughout.
- Establish an RFP process to contract with different nonprofits to provide the support needed in these programs and find the best suited service delivery providers for the neighborhood.

**Establish Pro-Bono Legal Clinic for EAP businesses:**

- In conjunction with local nonprofits and bar associations, work to create a pilot pro-bono Legal clinic for East Colfax businesses to reduce the cost of legal fees and the impact of legal fees on displacement.

**SECTION E3:**

**Broaden the range of financial incentives for small independent businesses and landlords to strengthen the area's tenant mix and help prevent displacement.**

**Protect Legacy Businesses:**

- In cases where new development does occur, protect legacy neighborhood businesses by allowing them to retain ground floor space in the new development. Use every tool in the cities disposal such as density bonuses, low-interest financing, and direct subsidies to leverage the city's power to ensure these businesses remain in our neighborhood.
- In conjunction with local nonprofits, the city to fund and conduct a bi-yearly needs assessment. Based on feedback from local businesses, the city to provide a variety of grant opportunities for local businesses to apply for that help drive business growth. Grants could include, but are not limited to marketing strategy and implementation, product assortment strategy, façade improvements and building expansion

**Property Tax Relief:**

- **Expand Property Tax Relief Program to Businesses:**  
Expand the Denver Property Tax Relief Program to provide refund of property taxes paid, or the equivalent in rent, to East Area Businesses at risk of displacement. Work with businesses to define the scope and need of this program.
- Evaluate the property value assessment process on an annual basis. Develop a communications toolkit that explains in detail, how the assessment was conducted.

**Public Safety Concerns:**

- **Nuisance Abatement Ordinance:** Conduct an evaluation of the use of Nuisance Abatement Ordinance in the East Area over the past 5 years and its impact on Small Business Owners to determine how the Abatement law has been implemented and ensure it is being used in an equitable, unbiased manner.
- **Fund CPTED Improvements:** Provide grants to businesses who participate in CPTED training with the Denver Police Department for public safety improvements to their businesses to incentivize participation and safety in the corridor.
  - Improve responsiveness of Police to Business requests for support.

## **SECTION E4:**

**Support and develop new initiatives and community-minded ownership models that have a goal of maintaining the East Area's variety of local and culturally-significant businesses.**

### **International District Recommendations**

- The city should provide resources for and conduct an RFP process to determine the best organization(s) to create, manage and implement the international district. RFP criteria to be developed in conjunction with the community
- **Right of First Refusal:**  
To preserve East Colfax as an international district, if an international business decides to sell their business, provide a right of first refusal to other international business district members to purchase the location.
- **International District Steering Committee:**  
The International District Steering Committee, as a part of their charge to design and implement the International District concept, will be informed of any business related projects proposed through the Urban Renewal Area (URA) and together with the Community URA Steering Committee will have decision making power over whether or not these projects are approved.
- **Reduce predatory lending practices**  
The City should fund an audit of all property owners in East Area to develop a toolkit that informs property owners of their options if they choose to sell, to help reduce predatory lending practices. The first priority should be connecting those who want to sell with existing international district business owners who want to buy.