

All In Denver Statement Supporting CB17-0726 with Amendments

All In Denver is a non-profit advocacy organization that believes an equitable city is where all people have the opportunity to prosper and thrive. Last December, after the closure of buildings central to Denver's DIY creative community, we developed a statement urging civic leadership to pro-actively respond to conditions that are displacing the most vulnerable of our artistic community. The City Council is now considering CB17-0726 as a partial remedy, creating a Safe Occupancy Program that allows for incremental improvements to buildings with the goal of not displacing residents.

All In Denver offers enthusiastic support for CB17-0726 with its new amendments:

- 1. We applaud the City's effort to find innovative solutions to DIY building code challenges:** The proposed Safe Occupancy Program and the creation of a new "conditional certificate of occupancy" for buildings requiring improvements is ground-breaking within the constraints of municipal codes and processes. We support the legislation and the designation of a single-point-of-contact within the city that can help property owners and tenants navigate through the new process.
- 2. We support amendments that were drafted in response to concerns voiced by All in Denver and Amplify Arts:** To help make the program more successful, amendments have been drafted in cooperation with City staff and Councilwoman Ortega that acknowledge daily realities experienced by tenants (often low-income) who are active in our creative community and building owners. The amendments include 1) allow buildings that have been vacated since December 2016 to be included; 2) a six-month grace period to help educate the community on the program and create incentives to encourage its use; 3) extend the time frame of the program from 24 to 30 months; 4) allow building improvement work to be completed within a one-year timeframe (as opposed to 9 months) and 5) require program progress reports and a "sunset review" by City Council.
- 3. We support the creation of a working group to explore financial incentives:** A working group of city staff, community members, and other related stakeholders will be organized to 1) seek ample funding from multiple sources, including the city, private sector and non-profit groups that are benefiting from creative communities, as financial incentives to comply with the ordinance, 2) determine appropriate zoning code modifications which would better define DIY "live/work space" and allow it as a use-by-right in certain appropriate urban locations, and 3) develop other strategies to support the intent and success of the Safe Occupancy Program.
- 4. Bolder actions are required to support affordable housing and stabilize neighborhoods:** All In Denver continues to urge more innovation and investment to address our city's housing shortage. The DIY housing crisis is an indicator that the lack of affordable housing is threatening to collapse our city's economic foundation. We will continue to advocate for an affordable housing package to create and preserve thousands of affordable units within several years, prevent the displacement of entire neighborhoods and communities and address a crisis that is rapidly reshaping our city.



Who We Are: All In Denver is a 501(c)4 non-profit advocacy organization that believes an equitable city is where all people have the opportunity to prosper and thrive. Together, we support equitable policies and civic investments that grow prosperity for all, and we identify and launch bold leaders that advance the greater good. All In Denver Board Members: Brad Segal, Jami Duffy, Kimball Crangle, Dan Aschkinasi, Andrea Buglione, Jonathon Cappelli, Bree Davies, Yvette Freeman, Tom Gougeon, Ian Harwick, Helen Katich, Ben Kelly, Will Kralovec, Tony Pigford, Melinda Pollack, Susan Powers, Hilarie Portell, Andrew Romero, Nick Swett and Sean VanBershot.

Learn more at www.AllInDenver.org.

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