FROM ADVERSARIES TO COLLABORATORS

SHIFTING COMMUNITY CONVERSATIONS IN SUPPORT OF SOUND HOUSING DECISIONS

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WITH EACH OTHER:
meet your table mates

WITH THE TOPIC:
share a project gone awry - I with and I without public involvement
THIS. IS. HARD.
1. Get to safety!

2. Grad school to learn to make policy change

3. Best opportunity: include all voices!
IN THIS WORKSHOP

**TOPIC:** SHIFT TO ENGAGED, COLLABORATIVE DECISION-MAKING

- **Denver story:** Group Living Zoning Code Update
- **Going well:** community orientation
- **More to do:** include all voices
- **Open discussion**
- **Key learning**
Project Phases

**PHASE 1: PROJECT SETUP**

**PHASE 2: PROBLEM IDENTIFICATION**

**PHASE 3: AMENDMENT DEVELOPMENT**

**PHASE 4: REVIEW AND ADOPTION**

**PHASE 5: IMPLEMENTATION**

Focus today: Household Definition
Updating the definition of "Household"

Where we started:

Single Unit: 2 adults plus any number of specified relatives of any age (vast majority of Denver housing)

Multi-Unit: 4 adults plus any number of specified relatives of any age

- Assisted Living
- Nursing Home/Hospice
- Residence for Older (55+) Adults

- Residential Care
  - Transitional Housing
  - Community Corrections
  - Special Care Home

- Shelter for the Homeless
- Rooming and Boarding
- Student Housing

*sober living (as Transitional Housing or Special Care Home)
Why update?

- Denver’s limit of 2 unrelated adults is very conservative compared to Front Range and U.S. cities.

- Current rule precludes unrelated adults sharing a home, limiting many desired uses like cooperative living, intergenerational living, artist/DIY housing, sober living, etc.

- Current specific list of types of relatives allowed and others not allowed, like great-grandparents, may not be legal.

- Inspectors have difficulty determining relationships to enforce the rule.

- Current rule is a barrier to affordable housing where people choose to share a dwelling unit to reduce costs.
Where we are now:

Current:
- 2 unrelated adults per dwelling unit
- Unlimited relatives to each

Proposed:
- 8 unrelated adults per dwelling unit, where the dwelling unit has a finished floor area of **less than 1,800** square feet.
- Unlimited relatives to each
- Approx. **42%** of Denver’s single and two-unit dwelling units (houses and duplexes)
COMMUNITY-ORIENTED DECISION-MAKING

- Community focus immediately
- “All belong”…all voices important
- Outcome not defined in advance
- Build relationships - and trust - over time
BASICS ON HOW WE GET THERE

COMMUNITY FOCUS IMMEDIATELY

“ALL BELONG”…ALL VOICES IMPORTANT

OUTCOME NOT DEFINED IN ADVANCE

BUILD RELATIONSHIPS - AND TRUST - OVER TIME
TOOLS TO SUPPORT SUCCESS

1. Charter:
   1. shared clarity
   2. shared understanding of success/goals,
   3. shared accountability:

2. Group process agreements
3. Decision-making criteria
INCLUDE ALL VOICES

Denver: 55-member Advisory Committee

- Providers
- Clients – USE INSTEAD PARTICIPANTS, RESIDENTS?
- Designers
- Neighborhood representatives
- Elected officials and agency representatives
WHY INCLUDE ALL VOICES?
HOW DO WE INCLUDE ALL VOICES?

LET'S TALK:

- List up to 5 challenges
- For each challenge: Which roles can be helpful with each, and how?
- Share with room
KEY TAKEAWAYS?

- **MOVE FROM ME TO WE**
- **USE STRUCTURE & TOOLS AS GUIDES**
- **INCLUDE ALL VOICES**
- **ENGAGE RIGHT PEOPLE ON RIGHT QUESTIONS AT RIGHT TIME IN THE RIGHT WAY**
- **PREPARE PARTICIPANTS IN ADVANCE WHENEVER POSSIBLE**
- **WE ALL HAVE SOMETHING TO CONTRIBUTE TO SUCCESS IN THIS WORK!**