



2017 Home Study Sessions Housing



RMLUI
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LAND USE INSTITUTE

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WESTERN PLACES/WESTERN SPACES: CREATING INCLUSIVE COMMUNITIES

Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. While the West is home to many thriving communities with robust economies and enviable amenities, there are also numerous communities that are struggling to keep pace economically and to manage the challenges of rapid growth. As our region continues to grow and change, increasing in density and diversity, questions about how to maintain affordability and livability, while promoting equity and inclusiveness, are top of mind in many of our fast-growing Western cities and towns.

The theme for the 2017 Western Places/Western Spaces conference, Creating Inclusive Communities, focuses on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can thrive. We will address a range of topics, including:

- providing tools for developing more affordable communities to accommodate a rapidly increasing and diverse population;
- planning for mobility that includes not only traditional modes, but also innovative solutions like car sharing and driverless vehicles while providing for pedestrians and bicyclists;
- promoting economic growth while protecting existing businesses and residents from gentrification; and
- preparing to use big data to build “smart cities” in ways that enhance the lives of westerners without increasing the economic and cultural divides.

HOUSING

Communities across the West—from large cities to resort towns and rural areas—are facing a major housing challenge. Not only is the region experiencing a major influx of people moving in, but the cost of housing is pricing many people out of the market. These sessions present a range of topics, including affordable housing, the fair housing law, housing equity, and accessory dwelling units.

ACCESSORY DWELLING UNITS: AFFORDABLE HOUSING HIDING IN PLAIN SIGHT

Accessory dwelling units (ADUs), also known as carriage houses or granny flats, present a big challenge for planners and local government officials—but also an opportunity. Lifting certain excessive restrictions can instantly create affordable housing at infill locations. Changing housing preferences and lifestyles are increasing demand for these typically smaller and more flexible housing arrangements. This session will explore recent strategies and innovations to create a fresh approach to ADUs in communities throughout the Intermountain West and beyond.

SPEAKER INFORMATION

MODERATOR:

Anthony Flint

Director of Public Affairs, Lincoln Institute of Land Policy
Cambridge, MA

Anthony Flint is Fellow & Director of Public Affairs at the Lincoln Institute of Land Policy. He is the author of *Modern Man: The Life of Le Corbusier, Architect of Tomorrow*; *Wrestling with Moses: How Jane Jacobs Took on New York's Master Builder and Transformed the American City*; and *This Land: The Battle over Sprawl and the Future of America*; and co-editor of *Smart Growth Policies: An Evaluation of Programs and Outcomes*. Mr. Flint has been a policy advisor on smart growth for Massachusetts state government, a visiting scholar and Loeb Fellow at Harvard University's Graduate School of Design, writer in residence at The American Library in Paris, and a practitioners fellow at The Rockefeller Foundation Bellagio Center. He is a contributor to *The Atlantic's* CityLab, where he published an essay on accessory dwelling units, as well as *The Boston Globe*, *The New Republic*, *Metropolis*, *Next City*, *Planning* magazine, and Planetizen. He is also author of the blog At Lincoln House. He earned his B.A. from Middlebury College and an M.S. from Columbia University's Graduate School of Journalism, and attended the University of St. Andrews and the Bread Loaf Writers Conference. @anthonyflint @landpolicy

SPEAKERS:

Jesse Adkins

Partner, Shears Adkins Rockmore
Denver, CO

Jesse Adkins is a visionary architect with over 25 years of experience in the Denver design world. His passion for housing is evident from his involvement on the ULI housing committee, his work with Mothers Advocating for Affordable Housing, as the co-chair for the AIA housing committee, and his ongoing work with the City of Denver working on the update to Blueprint Denver. Mr. Adkins' dedication to create and succeed in both his professional and personal life are evident to all who know and work with him. Shears Adkins Rockmore is shaping Denver through its work on projects including Windsor Dairy Block, the 9th and Colorado redevelopment, the Central Platte Valley, and dozens of mixed-use and housing projects throughout the City. This Nebraska native now calls Stapleton home with his wife and two boys.

Kathleen McCormick

Principal, Fountainhead Communications
Boulder, CO

Kathleen McCormick, Principal of Fountainhead Communications, LLC in Boulder, Colorado is a writer and editor focused on healthy, sustainable, and resilient communities. She has written articles for Land Lines, published by the Lincoln Institute of Land Policy, on infill development, planning for social

equity, and conservation planning. Her articles and reports on design and development for the Urban Land Institute includes many articles for Urban Land, as well as Returns on Resilience: The Business Case and Intersections: Health and the Built Environment. She has written for *The New York Times*, *The Los Angeles Times*, *USA Today*, *Governing*, *Planning*, and has produced publications for federal agencies and nonprofit organizations. She was co-editor of *Charter of the New Urbanism* (McGraw-Hill and Congress for the New Urbanism), and has written or edited master plans and design guides, including the Denver Union Station Master Plan and The Forest City-Stapleton Design Book.

Scott Shine

Planning Manager, Community Development
Durango, CO

Scott Shine has diverse experience in community development, planning and recreation. Prior to his current job, Mr. Shine worked as the first Executive Director of the Montrose (CO) Downtown Development Authority. In that capacity, he led the creation of a small business revolving loan fund, drafted the district's first Plan of Development, and initiated a wide range of programs to improve the district and draw new investment. Mr. Shine has also worked as a Senior Planner for the City of Montrose, Assistant Planner at Lane Council of Governments in Lane County, Oregon, and as a Recreation Researcher for the U.S. Forest Service. He graduated from Utah State University with a B.S. in Environmental Studies and from the University of Oregon with a Master's of Community and Regional Planning. He fell in love with the practice of community development while serving as an AmericCorps/VISTA volunteer with Resource Assistance for Rural Environments in Oregon.

COMMUNITY LAND TRUSTS: AN OLD TOOL HELPING NEW FACES

Community land trusts (CLTs) can be a vital tool for creating affordable housing in drastically gentrifying areas, slowing the speed of gentrification and displacement of low income and minority communities. This session will cover the basic legal mechanisms of creating CLTs in metropolitan areas. The topics will cover gentrification in Denver; the CLT as a model of inclusive affordable housing; and the legal creation of a CLT. Attendees can expect to learn about how to create a community land trust in their areas and how to maintain inclusivity in their cities by providing affordable housing

SPEAKER INFORMATION

MODERATOR:

Jennifer-Grace Ewa

Promontory Financial Group
Denver, CO

Jennifer-Grace Ewa is a land use law expert. She received her JD/MUP from the University of Louisville, where she researched water law and public participation. As a DU IRISE postdoctoral fellow, Ms. Ewa continued her work on public participation, focusing on community land trusts and race.

SPEAKERS:

Jane Harrington

Colorado Community Land Trust
Denver, CO

Jane Harrington has worked in the affordable housing business in Colorado since 1976. During this time, she has worked for the City of Arvada, the Colorado Housing and Finance Authority, Summit Combined Housing Authority, Mercy Housing, and Colorado Community Land Trust. Since 2002, her main focus has been in the development, financing and administration of affordable for-sale housing. Ms. Harrington has worked with “appreciation limited, for sale programs,” such as a limited equity cooperative, condominiums on leased land, various resort community deed restrictions, and community land trust programs, as well as employer assisted housing programs and the Denver Inclusionary Housing Ordinance. She has a Bachelor of Science in Family Environment with a specialty in Family Housing from Iowa State University.

Eric Kornacki

Executive Director, Re: Vision International
Denver, CO

Driven by the belief that building a sustainable world begins by creating viable models that are place-based and empower people to own the solutions within their community, Eric Kornacki co-founded Re:Vision in 2007 and today serves as its executive director. Under his leadership, Re:Vision has grown to a staff of more than 25 people with an annual operating budget of more than \$2 million. Re:Vision’s work to build a community-owned food system that increases access and affordability to healthy food while creating economic opportunity in one of Denver’s most vulnerable neighborhoods has created the largest community-led urban agriculture program in the country with more than 400 families now growing their own food.

FULL HOUSE: TUNING UP YOUR LAND USE REGULATIONS TO PROMOTE HOUSING CHOICES

While the Intermountain West and much of the rest of the nation have recovered from the Great Recession, the cost of housing has greatly outpaced income growth in most states. Additionally, many communities are also finding they have a huge oversupply of single-family residential units and shortages of housing types for empty nesters, millennials, and young families. This session will provide an overview of the forces behind the housing shortage and key legal issues planners need to be aware of in grappling with the challenge. Panelists will then draw on recent initiatives across the United States to discuss how local governments can tune up their land use regulations and employ innovative approaches such as inclusionary housing programs to promote housing diversity and affordable housing for all demographics.

SPEAKER INFORMATION

MODERATOR:

Christopher Duerksen

Senior Counsel, Clarion Associates
Chokoloskee, FL

Christopher Duerksen, Esq., is senior counsel at Clarion Associates LLC, a land use consulting firm he founded and served as managing director of from 1991 to 2010. He has represented local governments, nonprofits, and the private sector in a variety of land-use and zoning matters and specializes in smart growth and sustainable development code revisions, historic preservation, natural resource protection strategies, and airport-area development. Mr. Duerksen co-founded the Rocky Mountain Land Use Institute at the University of Denver Law School and has written and spoken extensively on land use issues across the United States and has authored many books and articles on land use and conservation issues, including *True West: Authentic Development Patterns for Towns and Rural Areas*; *Nature Friendly Communities*; and *Saving the World Through Zoning: The Sustainable Community Development Code*. He is a former member of the board of Scenic America and the Sonoran Institute and served two terms on the city council in Fredericksburg, Virginia. Mr. Duerksen is currently conducting smart growth and sustainable code audit workshops for Smart Growth America and free-lance writing about fishing, kayaking, and conservation issues for outdoor magazines such as *Florida Sportsman*. His outdoor adventures and peregrinations can be followed on his blog at hooknfly.com.

SPEAKERS:

Heidi Aggeler

Managing, BBC Research & Consulting
Denver, CO

Heidi Aggeler is a Managing Director of BBC and directs our firm's housing and human services practice areas. Her practice focuses on assessments of fair housing, workforce and affordable housing demand analyses, and human service needs assessments, including child care. Prior to joining BBC, she worked for the Federal Reserve Bank of Minneapolis and the Federal Deposit Insurance Corporation (FDIC). Ms. Aggeler has been invited to speak about her work conducting housing market studies and fair housing research at conferences held by HUD, the American Planning Association, the Rocky Mountain Land Use Institute, and many state and local housing and civil rights agencies. Ms. Aggeler has been a board member of the Mile High Community Development Loan Fund and the Denver School of the Arts' Collaborative School Committee.

Brian Connolly

Attorney, Otten Johnson Robinson Neff + Ragonetti
Denver, CO

Brian Connolly is an attorney in the Land Use, Real Estate, and Litigation practice groups at Otten Johnson Robinson Neff + Ragonetti, P.C. in Denver. There, he represents public- and private-sector clients in matters relating to zoning, planning, development entitlements and other complex regulatory issues. Mr. Connolly specializes in the First Amendment and land use issues associated with outdoor sign and advertising regulation, and fair housing matters in local planning and zoning. Prior to practicing law, Mr. Connolly worked as an urban planner. He has served as lead co-author of two books, and he frequently writes on planning and land use law topics. Mr. Connolly regularly speaks at conferences relating to these matters, and serves on the Rocky Mountain Land Use Institute advisory board.

Nora Lake-Brown

Principal, David Paul Rosen & Associates
Irvine, CA

Nora Lake-Brown, Principal of DRA's Irvine office, has over 30 years of experience in the analysis of real estate markets, local economies and financial feasibility. She has served as a financial consultant on more than \$3.5 billion of affordable and market-rate housing, commercial, industrial and mixed-use real estate transactions and financings. Ms. Lake-Brown has assisted scores of cities with the preparation of residential market analyses, affordable housing needs assessments, affordability gap analyses and comprehensive housing strategies. Ms. Lake-Brown is a nationally recognized authority on land value recapture, using residual land value analysis to quantify the land value increment associated with government actions, such as rezoning, land use changes, and the provision of development incentives, so that a portion of the value can be recaptured for public benefit.

Craig Richardson

Director, Clarion Associates
Chapel Hill, NC

Craig Richardson is a planner and lawyer and Director at Clarion Associates, with over 30 years of practice experience. He has substantial experience in the design of mandatory affordable housing mitigation programs in the Rocky Mountain West and destination resort communities on the East Coast. Mr. Richardson has successfully defended local governments who face legal challenges to impact fees, other exaction regulations, and affordable housing mitigation and inclusionary housing regulations.

HOUSING EQUITY MODELS: WHAT THEY ARE & HOW TO BUILD ONE

Now, more than ever, is the time for planners to pay attention to how well distributed affordable housing is in their communities. The U.S. Supreme Court's June 2015 ruling on disparate impact in the Federal Fair Housing Act and HUD's release of a new tool to measure fair housing barriers requires greater scrutiny of housing planning. Fortunately, a plethora of new research and data on social, economic and housing equity makes this easier than ever.

SPEAKER INFORMATION

MODERATOR:

Heidi Aggeler

Managing Director, BBC Research & Consulting
Denver, CO

Heidi Aggeler is a Managing Director of BBC and directs our firm's housing and human services practice areas. Her practice focuses on assessments of fair housing, workforce and affordable housing demand analyses, and human service needs assessments, including child care. Prior to joining BBC, she worked for the Federal Reserve Bank of Minneapolis and the Federal Deposit Insurance Corporation (FDIC). Ms. Aggeler has been invited to speak about her work conducting housing market studies and fair housing research at conferences held by HUD, the American Planning Association, the Rocky Mountain Land Use Institute, and many state and local housing and civil rights agencies. Ms. Aggeler has been a board member of the Mile High Community Development Loan Fund and the Denver School of the Arts' Collaborative School Committee.

SPEAKERS:

Mollie Fitzpatrick

Director, BBC Research & Consulting
Denver, CO

Mollie Fitzpatrick is a Director with BBC specializing in socioeconomic and housing market research, opportunity modeling and policy analysis. She has conducted housing research in a wide array of markets and has lead numerous housing and community development needs assessments throughout the Western United States. An expert in opportunity modeling, Ms. Fitzpatrick adds value through customized housing and equity models measuring residents' access to opportunity and the housing needs of target populations. She has been invited to speak at local and national planning, community development, and fair housing conferences, and is part of a national team of trainers for HUD's rollout of the new Assessment of Fair Housing tool. Ms. Fitzpatrick is adept at developing methods for both quantitative and qualitative analysis and applying research-driven insights to a variety of client objectives and community concerns.

Jen Garner

Senior Consultant, BBC Research & Consulting
Denver, CO

Jen Garner designs and leads community engagement processes in support of fair housing studies, housing market assessments, and economic development and housing strategies. She designs unique processes for every client to ensure that all residents, but especially historically marginalized populations, are represented in the process. Ms. Garner's engagement tools use a mix of methodologies inspired by ethnography, marketing research, festivals, small town parades, neighborhood socials and civic innovators, so residents of all ages, incomes, abilities and backgrounds can easily and comfortably share their stories and experiences. With her BBC colleagues, Ms. Garner

weaves the community engagement findings into the broader analysis, informing assessments, strategies and policy recommendations.

IT'S NOT YOUR GRANNY'S FLAT ANYMORE: HOW TO DESIGN AND SUSTAIN AGE FRIENDLY COMMUNITIES

Creating and sustaining aging friendly communities requires a deep understanding of older adult's needs and how the physical environment impacts ability to age successfully. The aging wave is exposing gaps in housing and shortcomings in infrastructure that are creating barriers for older adults to remain in their neighborhoods, essentially resulting in communities that are far from inclusive for vulnerable populations. This session will highlight innovative tools and approaches to housing and transportation for an aging population. Using an interactive approach, attendees will gain an understanding of the needs of older adults and how to incorporate into their projects and plans.

SPEAKER INFORMATION

SPEAKERS:

Rachel Cohen

Principal, Aging-Dynamics
Denver, CO

Rachel B. Cohen has over 20 years of experience working and consulting with organizations, public agencies, funders, and academic institutions in community planning, housing, health care, social service and public health addressing the challenges and opportunities of inclusive communities. As a national consultant, she provides information and tools to make strategic decisions, build partnerships, and engage community stakeholders. Ms. Cohen brings a comprehensive perspective to the relationships between people and place, fostering communication and collaboration between diverse groups to create community-based solutions. She holds a bachelors in City Planning from University of Virginia; and a Masters of Urban Planning and Masters of Social Work with a specialization in community planning and gerontology from University of Michigan.

Cate Townley

Built Environment Specialist, Colorado Department of Public Health and Environment
Denver, CO

Cate Townley is a Built Environment Specialist for the Colorado Department of Public Health and Environment (CDPHE). Her primary role at CDPHE is to work with community organizations and local governments on policy and environmental change efforts to promote active living, reduce ultraviolet radiation (UV) exposure, and prevent chronic disease. Ms. Townley serves as a facilitator for the Built Environment Strategic Collaborative (BESC), a group of diverse stakeholders from communities across the state of Colorado working to improve the health of Coloradans through the built environment. She has a Master's of Urban and Regional Planning and Master's of Urban Design from the University of Colorado Denver.

WORK THE PROBLEM: PRESERVING MANUFACTURED HOME PARKS TO ENSURE INCLUSIVITY

Manufactured housing communities are a critical source of naturally occurring affordable homeownership—especially for households earning less than 50% AMI. Originally sited on the outskirts of town, manufactured housing communities now find themselves located on some of our most valuable land and facing significant infrastructure issues as they age. This session will ask challenging questions like, who lives in manufactured housing? How do manufactured housing communities advance inclusivity? Is preserving these communities the best use of land? In this “work the problem” session, we might not answer each of these questions, but we’ll move towards sharing best practices.

SPEAKER INFORMATION

MODERATOR:

Elizabeth Sorce

Director of Capacity Building, Grounded Solutions Network
Lafayette, CO

Prior to serving as the Director of Capacity Building at Grounded Solutions Network, Beth Sorce was the Community & Capacity Building Manager at the National Community Land Trust Network. She has also worked as an urban planner with GCR, Inc, as a Community Development Finance Fellow with Providence Community Housing in New Orleans and as the Director of Training for the Urban Homesteading Assistance Board in New York City. Ms. Sorce earned her master’s degree in Urban and Regional Planning from the University of New Orleans where she conducted research on the role of CLTs in weak market cities, in the commercial realm and in the development and preservation of Low Income Housing Tax Credit projects.

SPEAKERS:

Karen Bauer

Planning Consultant, Karen Bauer, LLC
Denver, CO

Karen Bauer is a planning consultant with particular expertise in resort communities in the western U.S. Assisting with housing needs assessments, community surveys and health impact assessments, Ms. Bauer helps communities find solutions to affordable/workforce housing and health issues they face. She most recently assisted on a technical advisory report about the challenge of preserving manufactured housing communities as a critical source of affordable homeownership for very low-income households.

Amy A. Cotter

Manager of Urban Development Programs, Lincoln Institute of Land Policy
Cambridge, MA

Amy Cotter grew up with a corn field in her backyard and the city in her blood. Several degrees and 20 years later, she works with metropolitan areas to improve both city and country and to help them coexist more harmoniously. Ms. Cotter joined the Lincoln Institute of Land Policy in November 2015 in the new position of Manager of Urban Development Programs. She works with partners across the country to help the Institute advance its goals, particularly as they relate to climate change, sustainability, and social equity. Previously, Ms. Cotter spent thirteen years with the Metropolitan Area Planning Council in Boston MA. There, she was a director responsible for development and strategic initiatives to implement MetroFuture, the region’s smart growth development plan,

including its Sustainable Communities Regional Planning Grant and MAPC's work as a member of the Massachusetts Smart Growth Alliance.

Sue Beck-Ferkiss

Social Sustainability Specialist, City of Fort Collins
Fort Collins, CO

Sue Beck-Ferkiss has worked for all three branches of government in the State of Colorado, and also ran a local non-profit, the Homelessness Prevention Initiative, for five years before joining the Social Sustainability Department with the City of Fort Collins. The Mission of Social Sustainability is to support a diverse and equitable community that successfully meets the basic needs of all residents. Ms. Beck-Ferkiss works mostly in affordable housing policy and incentives, including homelessness issues. Her background in government combined with her experience of working with consumers of affordable housing gives her a unique perspective on this complex and multifaceted issue. Ms. Beck-Ferkiss has a BA in political science from the University of Maine at Orono and a JD degree from the University Of Colorado School Of Law.