

Rocky Mountain Land Use Institute

Living Differently: Alternative Approaches to Affordability

PRESENTED BY

Heidi Aggeler, *Root Policy Research*

Andrew Webb, *City of Denver CPD*

Cole Chandler, *Beloved Community Village*

Will Martin, *The Architecture Lobby*

Paul Bindel, *Queen City Cooperative*

Stefka Fanchi, *Elevation Land Trust*



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Our Esteemed Panel— and what they will discuss

Panelists and Topics

- Andrew Webb: City of Denver experience rethinking code
- Cole Chandler: Tiny Home Village
- Will Martin: Accessory Dwellings
- Paul Bindel: Coops
- Stefka Fanchi: Land trust model

(We will begin with a bit of context)

Q&A



Drivers: Demographics and Household Economics

1. People marry later: Age at first marriage in 1980 = 22 for women and 25 for men; now 29.5 for men and 27.5 for women
2. People delay childbirth: Mean age of childbirth in 2000 = 27; now 28
3. Flexible living arrangements needed to make up for lack of housing subsidies and assistance (e.g., lower use of public subsidies by Hispanic households yet higher rates of overcrowding)
4. U.S. growth is driven by international immigration and nontraditional household arrangements:
 - Immigrants are more likely to be renters, to have lower incomes
 - Extended family settings contribute to economic stability through free child care, faster language acquisition, cultural assimilation, si

City of Denver Experience

Updating City Code

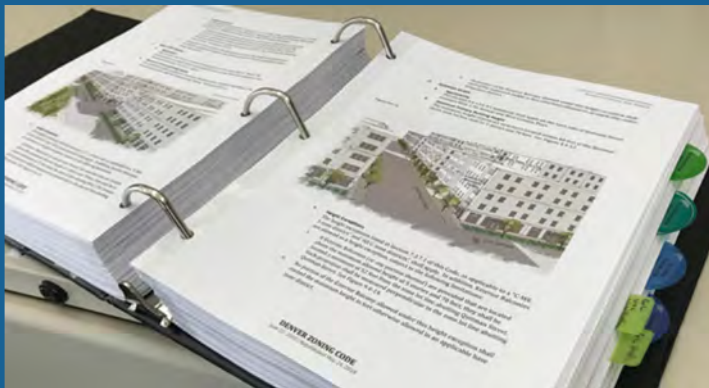


City and County efforts to address affordability



- Finance new affordable housing and preserve existing affordable units
 - Affordable Housing Fund
 - Safe Occupancy Program
- Incentivize inclusion of affordable units in market-rate projects
- Invest in supportive housing and shelters
- Rent assistance and anti-displacement efforts
- Update land use regulations and policies to encourage diversity of housing types, remove barriers to affordability

Group Living Zoning Code Update Project



- Outdated, complicated language
- Emerging and re-emerging uses not clearly addressed
- Changing housing needs
- Evolving city housing policy
- Updated state and federal regulations

How does the Zoning Code impact affordability?



- Complicated, confusing process for opening group homes, shelters or other residential options.
- Lack of clear regulations for emerging low-cost housing models like tiny house villages, re-emerging uses like single-room occupancy (SRO)
- High requirements for off-street parking, reducing land area that could be used for housing

How does the zoning code impact affordability?



- Household definition is one of the most conservative in the west, permitting only two unrelated adults to live together in a typical house. This limits:
 - Adults renting or buying a home together
 - Cooperative housing and other intentional living models
 - Intergenerational living
 - Artist/DIY space housing

Project Status

Denver Group Living Code Update Consolidated Problem Statement

July 11, 2018

Summary: During a series of meetings that began in March, the Group Living Stakeholder Advisory Committee identified a set of challenges with regulations in the Denver Zoning Code (DZC) that govern Group Living – residential uses where a group of people larger than a typical household occupy a structure, often with common eating and restroom facilities. These issues have caused difficulties for residents/clients (people who want/need group living arrangements), neighborhoods where group living facilities are located currently, providers/operators of group living facilities and City and County staff who implement the regulations. The Committee worked in subgroups focused on specific use types in the DZC related to members' work or interests:

- Adult and Elder Housing
- Community Corrections
- Artist/DIY/Cooperative housing
- Emerging Residential Uses (tiny house villages, Single-Room Occupancy, co-living, etc.)
- Shelter for the Homeless
- Transitional and Special Care Homes

The subgroups prepared detailed documents outlining Zoning Code issues related to each of the topics



City Criteria

1. The proposed change is consistent with adopted policies (MCOZAP, Staff Policy, Charter, S.J. WCO and COC 13.3 & 13.4 A)	X
2. The proposed change is otherwise consistent with the City's goals and objectives	X
3. The proposed change is otherwise consistent with the City's goals and objectives	X
4. The proposed change is otherwise consistent with the City's goals and objectives	X
5. The proposed change is otherwise consistent with the City's goals and objectives	X

Committee/Subgroup Criteria

1. The proposed change is consistent with adopted policies (MCOZAP, Staff Policy, Charter, S.J. WCO and COC 13.3 & 13.4 A)	Yes	No	Not Applicable
2. The proposed change is otherwise consistent with the City's goals and objectives	Yes	No	Not Applicable
3. The proposed change is otherwise consistent with the City's goals and objectives	Yes	No	Not Applicable
4. The proposed change is otherwise consistent with the City's goals and objectives	Yes	No	Not Applicable
5. The proposed change is otherwise consistent with the City's goals and objectives	Yes	No	Not Applicable

- Zoning Code Problems identified by affected stakeholders
- Committee recommendation to cease regulating between related and unrelated individuals
- Draft proposals for tiny home village zoning and building code amendments
- Draft reorganization of shelter types
- Recommendations to reduce off-street parking requirements

Next Steps



- Draft zoning and building code amendments for DIY/artist housing that combines living, work and performance spaces
- Committee consensus around new household definition
- Committee consensus on regulating small group homes, sober living homes, etc.
- Public outreach and adoption process
 - Late summer and fall 2019

www.denvergov.org/groupliving

Tiny Homes

Challenges with Code and Location



**COLORADO
VILLAGE
COLLABORATIVE**

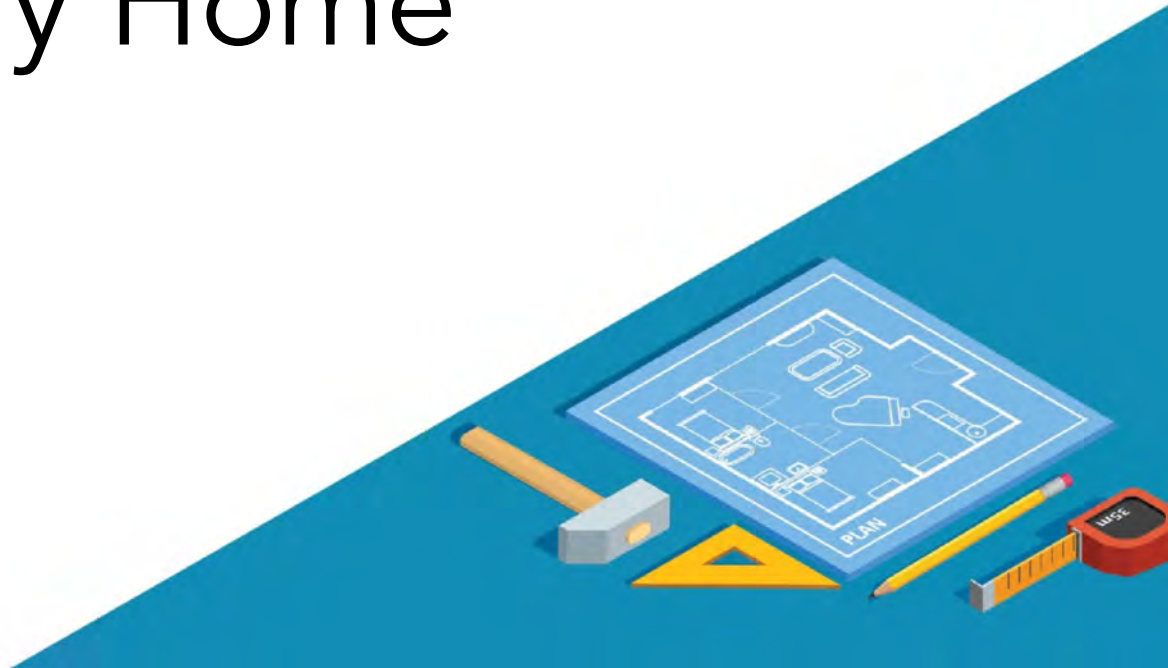
Let's be NEIGHBORS!

A look at tiny home villages
as an emerging solution
to homelessness





What is a Tiny Home Village?



Elements of a Tiny Home Village



- **TINY HOMES** - Individual homes of 400 square feet or less
- **COMMON BUILDING(S)** - Shared facilities and resources to supplement tiny homes
- **NON-PROFIT SPONSOR** - An entity that provides ongoing administration, oversight, and support
- **VILLAGE MEETING** - Residents meet as a community at least once a month
- **COMMUNITY AGREEMENT** - A basic code of conduct that all residents agree to abide by
- **SELF-GOVERNANCE** - Involvement of residents in decision making and management
- **LOW COST** - Between \$2,500-25,000 per unit



Opportunity Village

Eugene, OR



Nickelsville

Seattle, WA



Community First! Village

Austin, TX



Beloved Community Village

Denver, CO

A Tiny Home Village is...

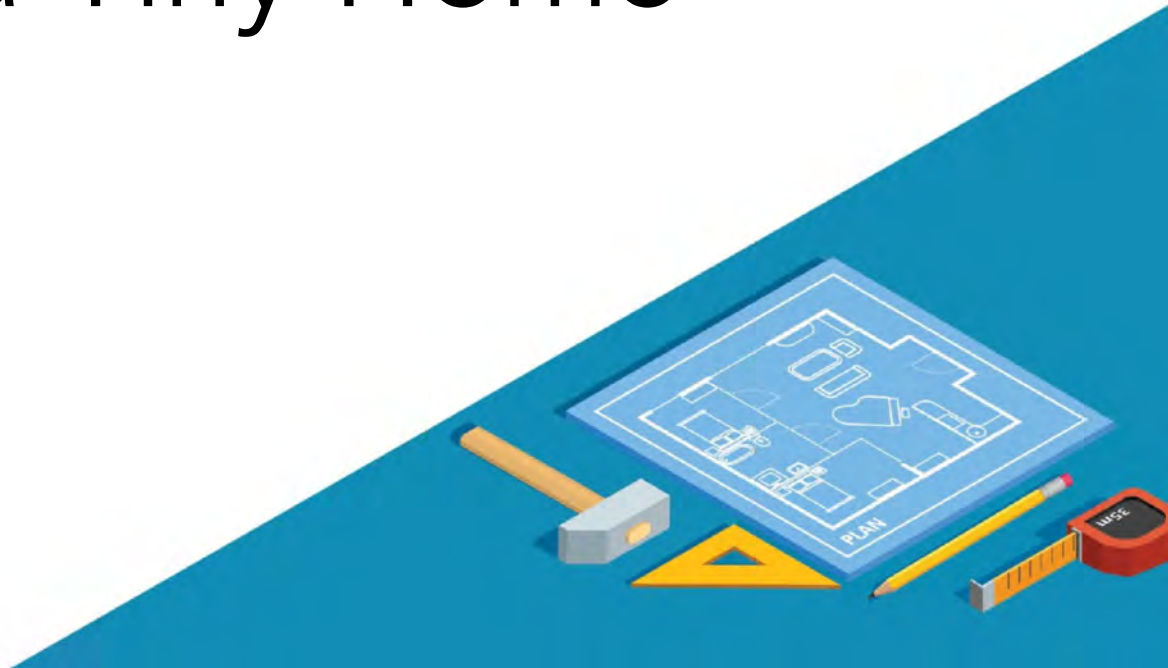


**A RADICAL SHIFT IN OUR
APPROACH TO HOMELESSNESS**





Who lives in a Tiny Home Village?



Those not well served by the existing shelter system

- Couples
- LGBTQ People
- People with pets
- People with disabilities
- People who are working





What is a Tiny Home Village for?





COLORADO
VILLAGE
COLLABORATIVE





Provide a safe, stable, healing environment that connects with the broader continuum of housing.





Housing is *first*,
but it is not our *end*.



Voice & Power

Justice

Healing



Equity

DEEP WELL BEING

Community

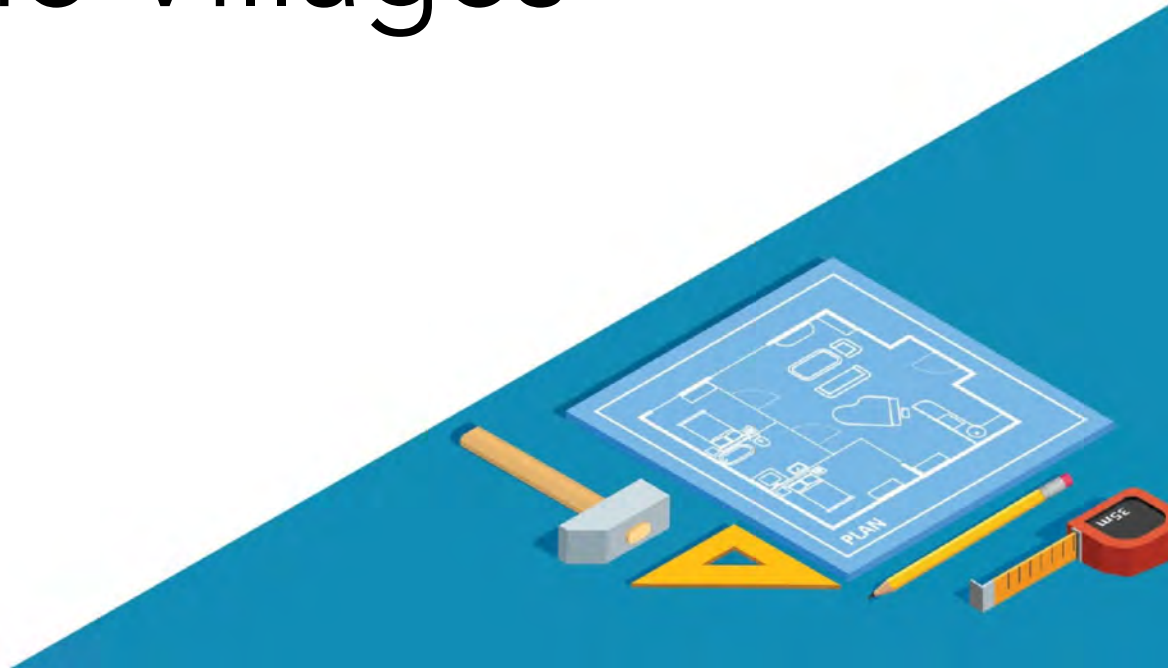
Rights

Opportunity





Are Tiny Home Villages working?



PROVEN IMPACT



UNIVERSITY of
DENVER

GRADUATE SCHOOL OF SOCIAL WORK
Burnes Center on Poverty and Homelessness



COLORADO
VILLAGE
COLLABORATIVE

- **Beloved Community Village has had a demonstrably positive impact on local community**
 - Previously unserved people are housed
 - Neighbors report very few concerns with village
 - No increase in crime near the village
- **Improved outcomes for villagers in the areas of:**
 - Education & Employment
 - Health & Well-being
 - Reduction in Theft
- **Villagers report:**
 - An increase in social capital
 - Increased feelings of safety



PEOPLE WHO WERE PREVIOUSLY UNSERVED ARE HOUSED.



- Despite that fact that most had been chronically homeless, 10 of the 12 original residents are still housed 9 months after the launch of the village
- Of these 10 initial villagers, 3 have moved into permanent housing to be replaced by new residents of the village



VILLAGERS ARE MORE STABLE.



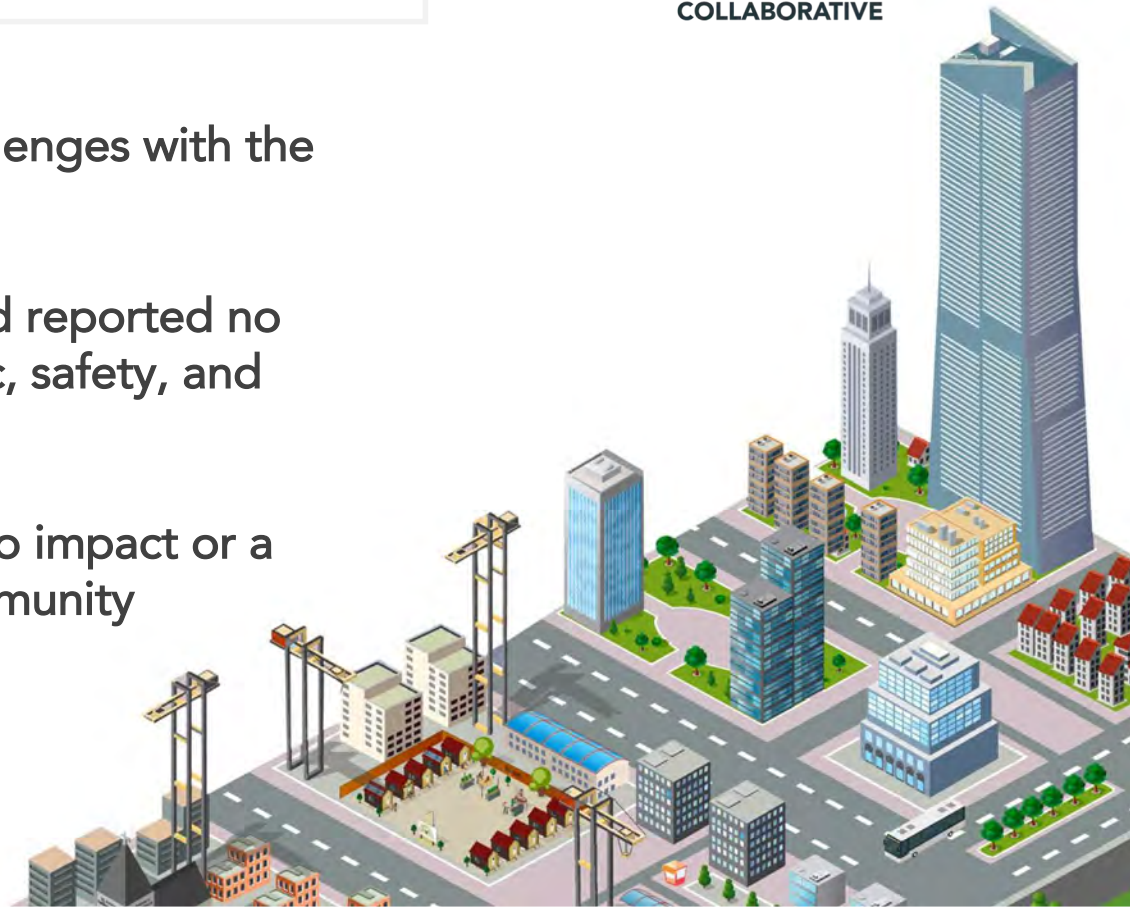
- The village has contributed to a statistically significant decrease in anxiety and an increase in satisfaction
- By the end of the 9-month evaluation, all of the residents were either employed or in school, with one person on disability
- Villagers valued the increase in social capital and the opportunity to be part of something larger than themselves



TINY HOME VILLAGES MAKE GOOD NEIGHBORS



- Neighbors reported few, if any, challenges with the village
- Nearly 80% of neighbors interviewed reported no impact or a positive impact on traffic, safety, and noise
- Nearly 90% of neighbors reported no impact or a positive impact on the sense of community

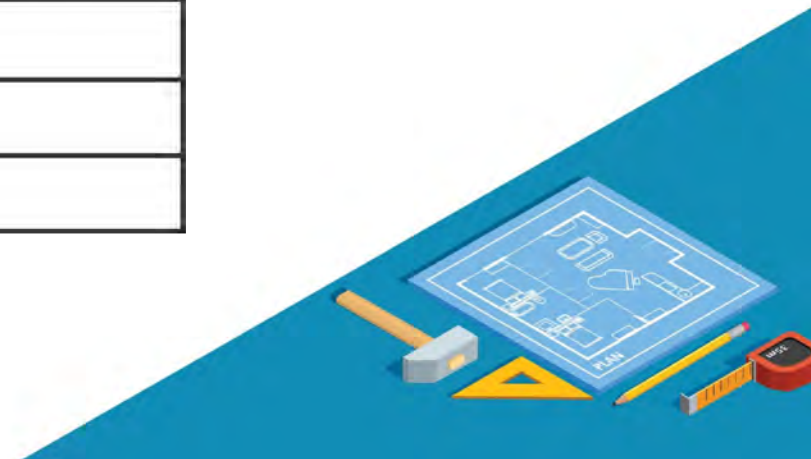


NEIGHBORHOOD PERCEPTION OF THE VILLAGE'S IMPACT



	% Respondents Report No Impact/Positive Impact
Traffic flow	83%
Safety	78%
Noise	83%
Sense of community	87%

SAMPLE SIZE: 23 NEIGHBORS

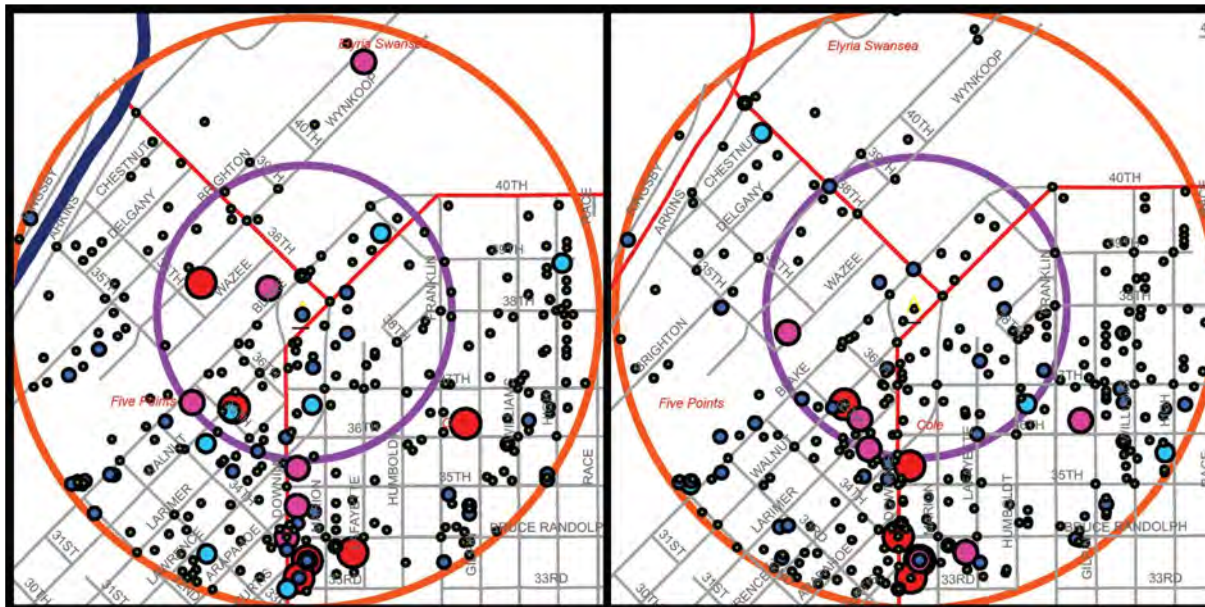


MAPS COMPARING REPORTED CRIME



JUL - DEC 2016

JUL - DEC 2017



Half Mile Total = 585
Quarter Mile Total = 177

Half Mile Total = 592
Quarter Mile Total = 166



Accessory Dwelling Units

Challenges with Cost, Location and Financing



ADUs, an Alternative?

studiobvio

Will Martin -
will@studiobvio.com

RMLUI Western Places/Western Spaces Conference' - March 6-8,
2019

1) HISTORY

2) CURRENT CONTEXT

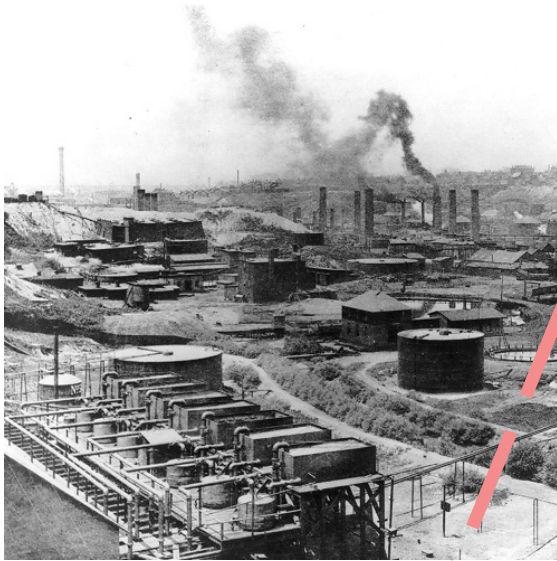
3) OPPORTUNITIES

4) CHALLENGES

5) OPPORTUNITIES

Village of Euclid vs Amber Realty Co (1926)

O.G. NIMBY



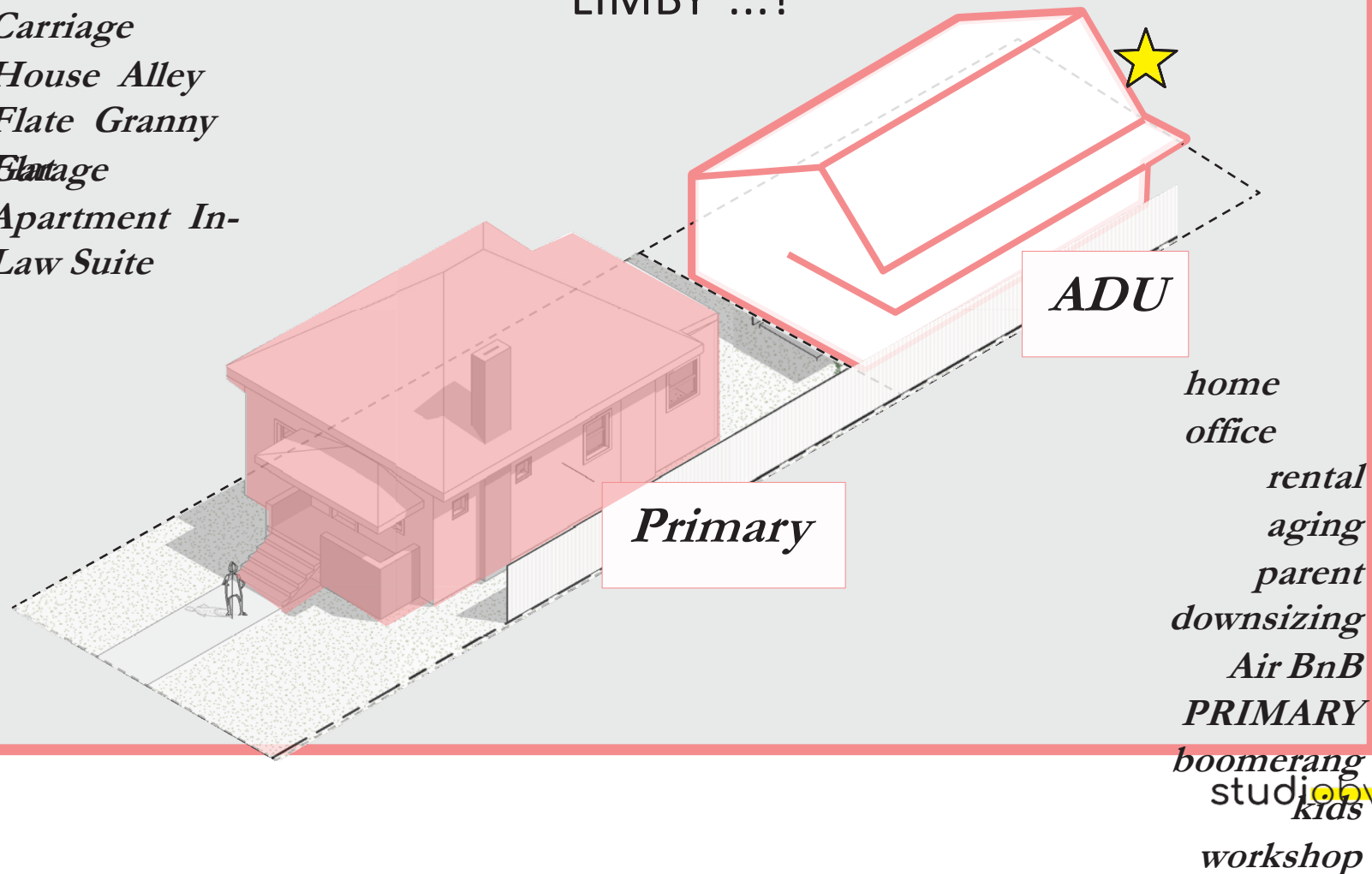
ACCESSORY DWELLING UNIT

a **secondary** housing unit on the back of a residential lot

LITERALLY, IN MY BACK YARD...

"LIMBY"...?

*Carriage
House Alley
Flate Granny
~~Flat~~age
Apartment In-
Law Suite*



ADU

Primary

*home
office*

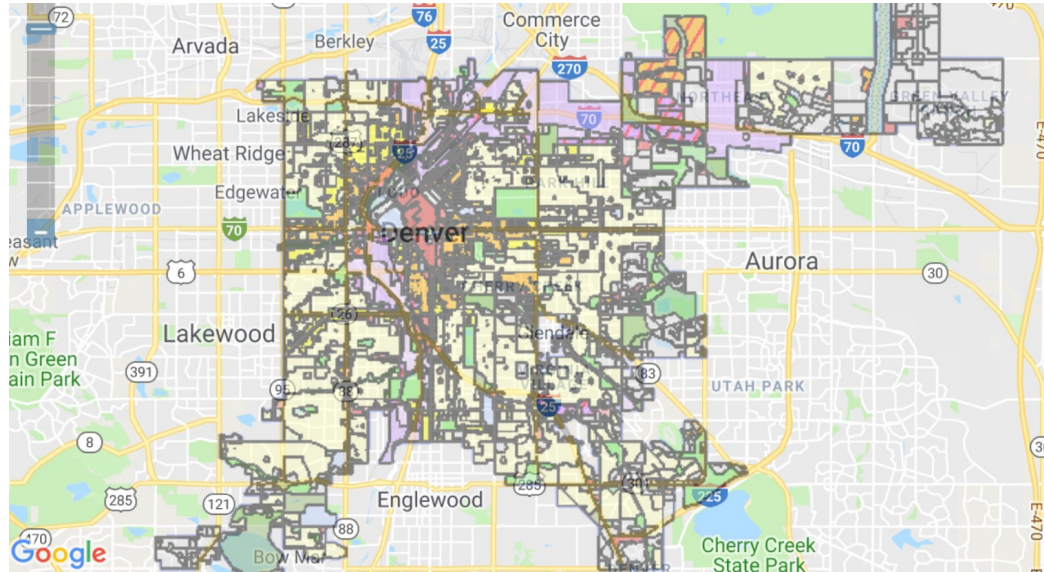
*rental
aging
parent
downsizing*

*Air BnB
PRIMARY*

*boomerang
studio
kids
workshop*

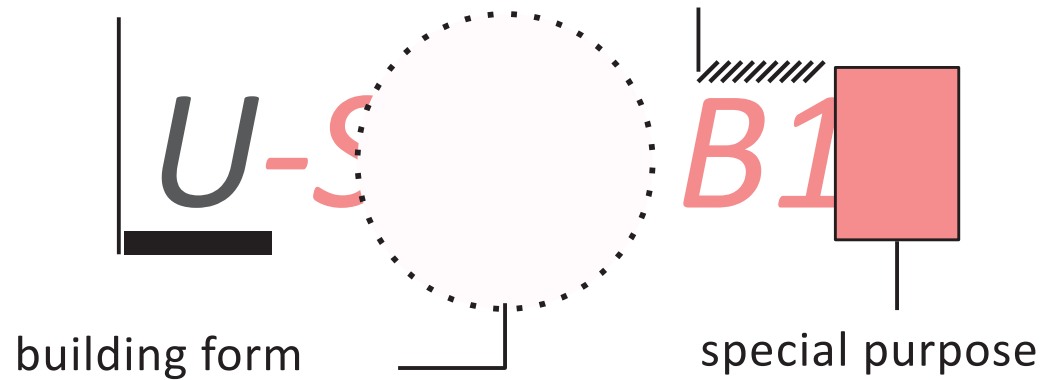
DENVER ZONING CODE IMPLEMENTATION (2010)

CRACK THE
CODE!

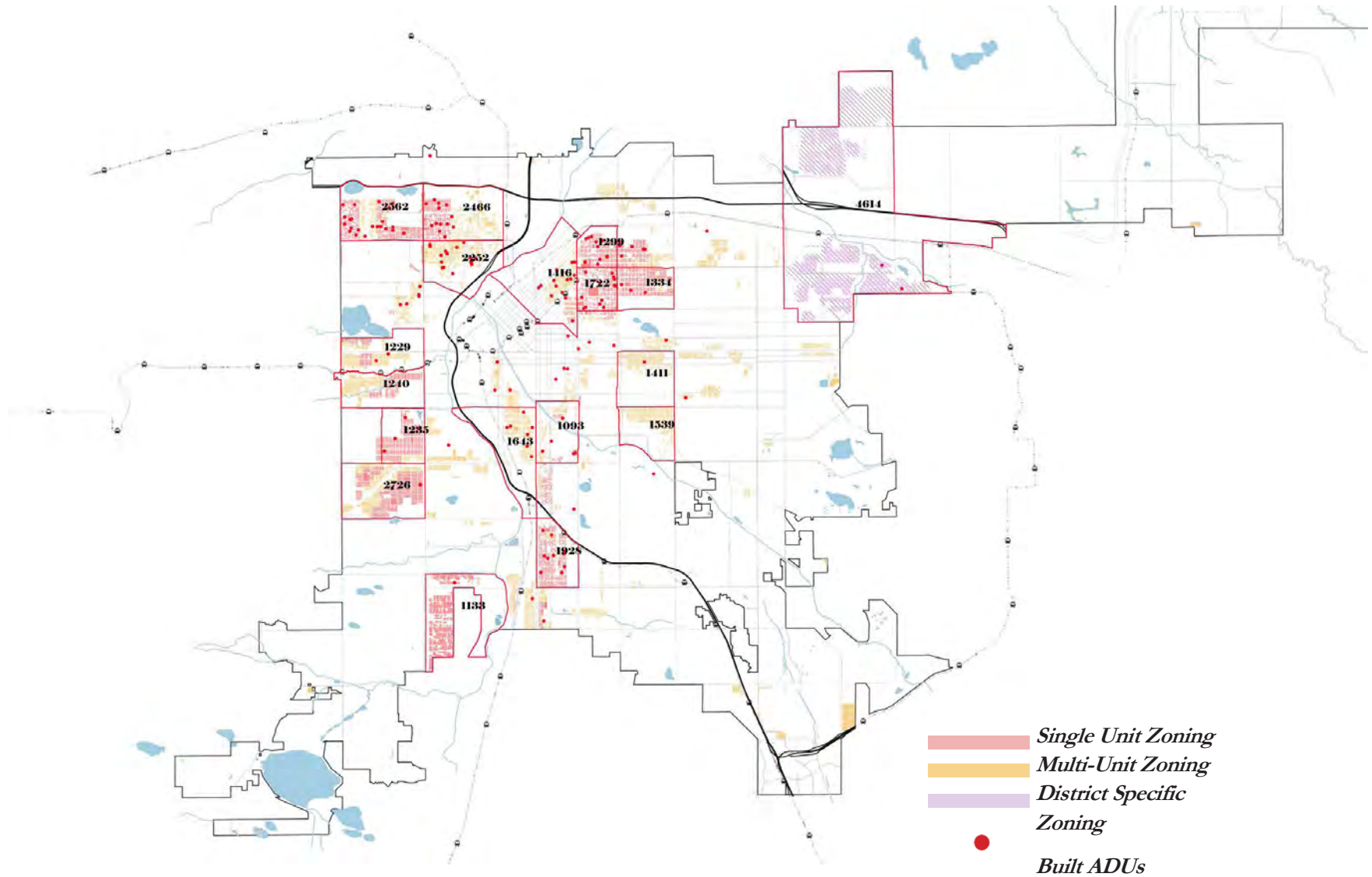


context

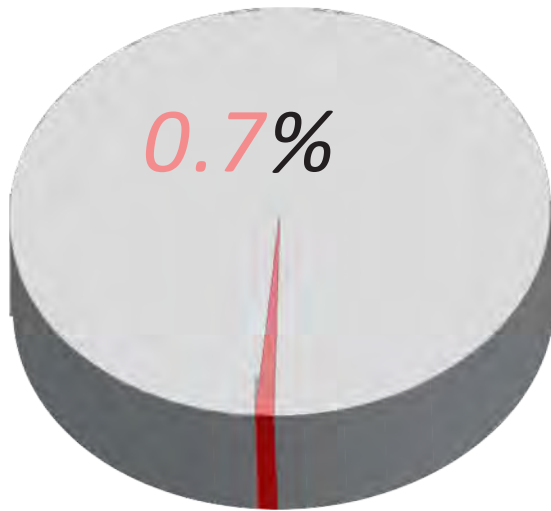
lot size



Inclusion of the Accessory Dwelling Unit form



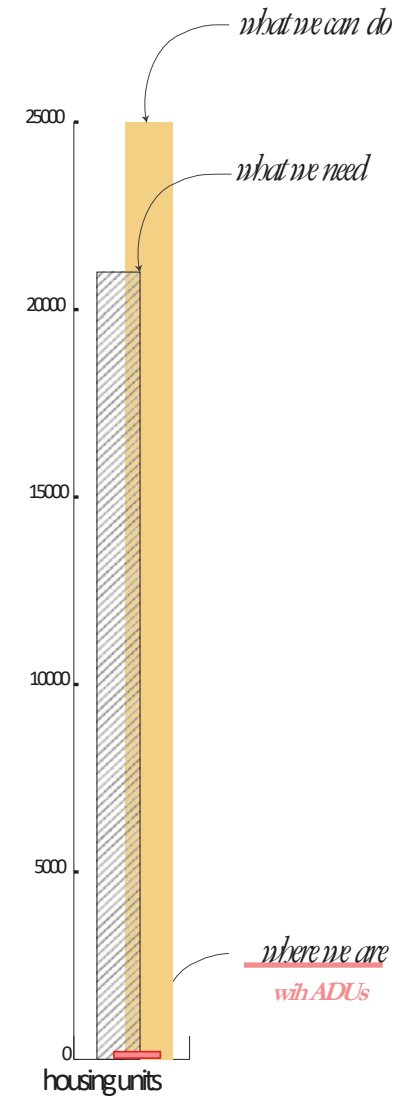
High Demand + Limited Early Development



ADU eligible parcels built to date

~25,000
Eligible Parcels
~21,000
Needed Units

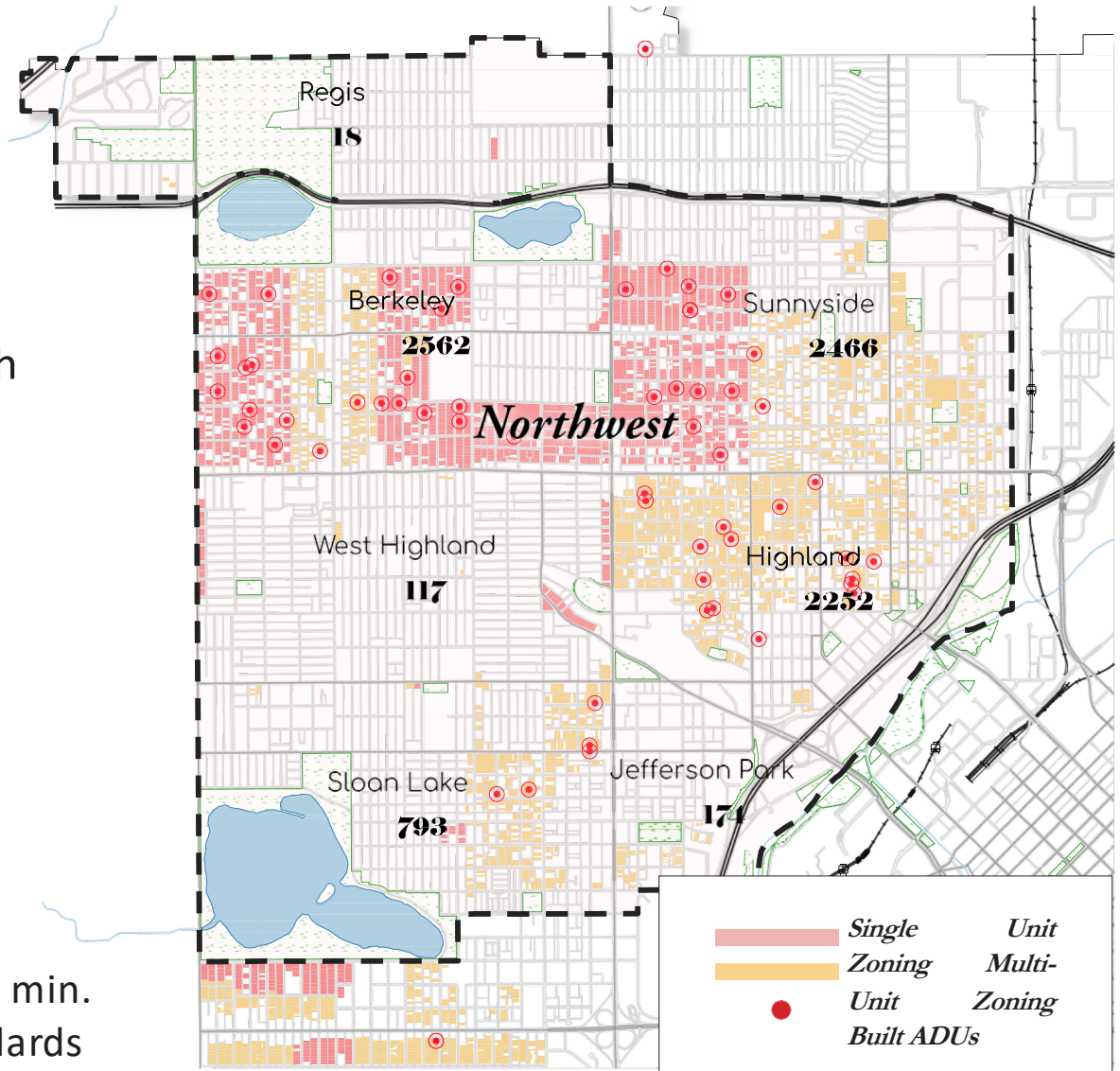
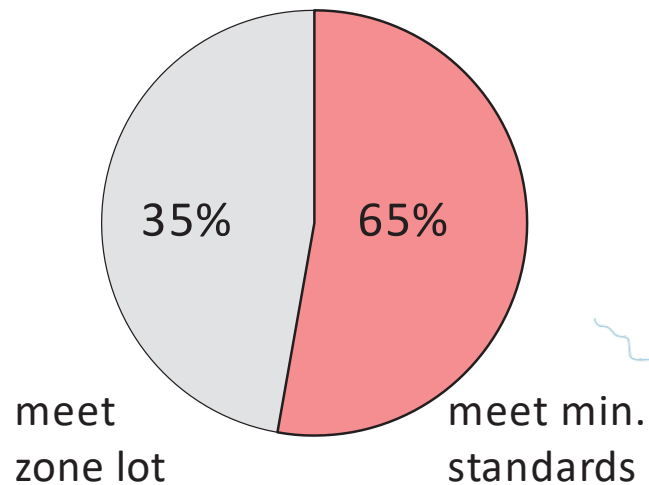
~200
ADUs built since 2010



"MISSING TEETH"

48/78

Denver Neighborhoods with
ADU eligible parcels



COMPLEX REGULATIONS

	Height					Siting					Primary Building Form		Design Elements									
			Bulk Plane		Zone Lot Size	Setbacks			Urban house	Suburban House	Building Footprint Habitable (max sf)				Space (maxsf)							
			Side Interior and Side Street Zone Lot Line							Lot Width <30' / >30'	Lot Width <61' / >61' Constraint		Zone Lot Size		Zone Lot Size Constraint							
Zone Lot	Stories (max)	Feet (max)	Height at (ft)	Slope from(deg)	Zone Lot Size (min sf)	Side Interior (min ft)	Side Street (min ft)	Rear (min ft)	Building Coverage (incl. accessory struct.) % Zone Lot sf			<= 6,000sf	if 6,000 sf < x <= 7,000 sf	if 7,000 sf < x	if x <= 6,000sf	if 6,000 sf < x <= 7,000 sf	if 7,000 sf < x	Horiz Dim (max ft)				
U-SU-A1	1.5	24		10	45	3,000	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-B1	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-B2	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-C1	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-C2	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-E1	1.5	24		10	45	7000	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-SU-H1	1.5	24		10	45	10000	5	5	5	50% / 37.5%	na		650	864	1000	650	864	1000	36			
U-TU-C	1.5	24		10	45	5500	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
U-TU-C1	1.5	24		10	45	5500	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
U-TU-B	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
U-TU-B2	1.5	24		10	45	4,500	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
U-RH-2.5	1.5	24		10	45	3000	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
U-RH-3A	1.5	24		10	45	3000	5	5	5	50% / 37.5%	na		1000	1000	1000	na	na	na	36			
E-SU-D1 E-SU-D1x E-SU-G1	1.5	24		10	45	6000	5	5	5	50% / 37.5%	37.5% / 37.5%		650	864	1000	650	864	1000	36			
	1.5	24		10	45	6000	5	5	5	50% / 37.5%	37.5% / 37.5%		650	864	1000	650	864	1000	36			
	1.5	24		10	45	9000	5	5	5	50% / 37.5%	37.5% / 37.5%		650	864	1000	650	864	1000	36			
E-TU-B	1.5	24		10	45	4500	5	5	5	50% / 37.5%	37.5% / 37.5%		1000	1000	1000	na	na	na	36			
E-TU-C	1.5	24		10	45	5500	5	5	5	50% / 37.5%	37.5% / 37.5%		1000	1000	1000	na	na	na	36			
E-TH-2.5	1.5	24		10	45	4500	5	5	5	50% / 37.5%	37.5% / 37.5%		1000	1000	1000	na	na	na	36			
E-MU-2.5	1.5	24		10	45	4500	5	5	5	50% / 37.5%	37.5% / 37.5%		1000	1000	1000	na	na	na	36			
S-SU-F1 S-TH-2.5	1.5	24		10	45	8500	5	5	5	na	all widths	50%	650	864	1000	650	864	1000	36			
	1.5	24		10	45	6,000	5	5	5	na			1000	1000	1000	na	na	na	36			
			Side Wall (Max)				Over 30' wide	Under 30' wide		all widths												
G-RH-3	1.5	24	15	na		3000	5	3	5	50%	na		1000	1000	1000	na	na	na	36			
G-MU-	2	24	na	na		3000	5	3	5	50%	na		1000	1000	1000	na	na	na	36			
G-RO-	2	24	na	na		3000	5	3	5	50%	na		1000	1000	1000	na	na	na	36			
S-MU-	1.5	24	10	na		6,000	5	5	5	50%	na		1000	1000	1000	na	na	na	36			

CHALLENGES TO AFFORDABILITY

Financing

Limitation of the MLS

Limited number of
Comps for underwriters/
appraisers

Limited financial
instruments

Construction

Infill Development

Shortage of Labor

Permitting Process

Development Fees

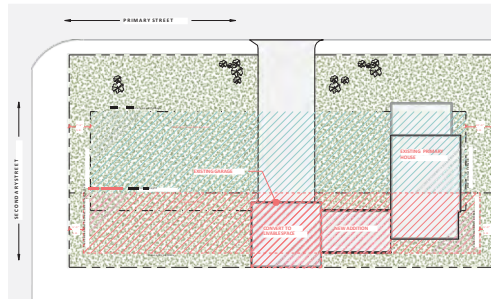
OPPORTUNITIES

UNPACKING YOUR BUNDLE OF RIGHTS!

OPTIONS PLANS

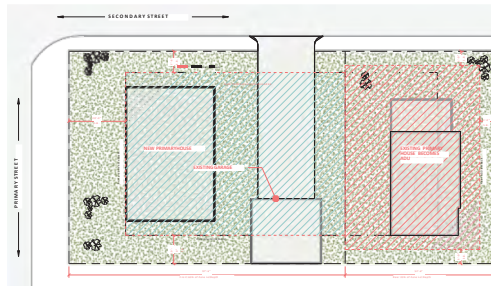
Option 1

Addition +
Garage
Conversion



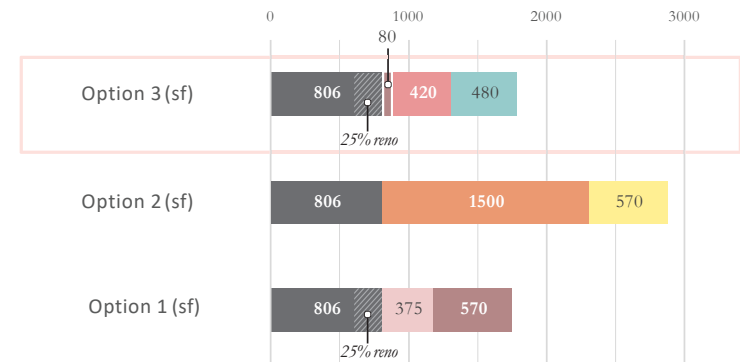
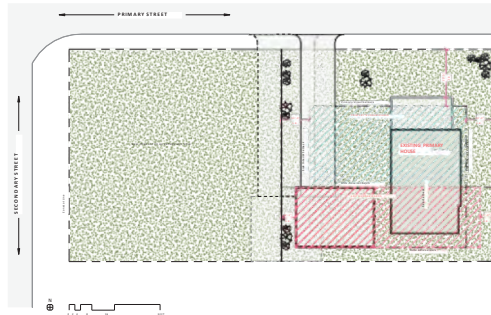
Option 2

New Primary



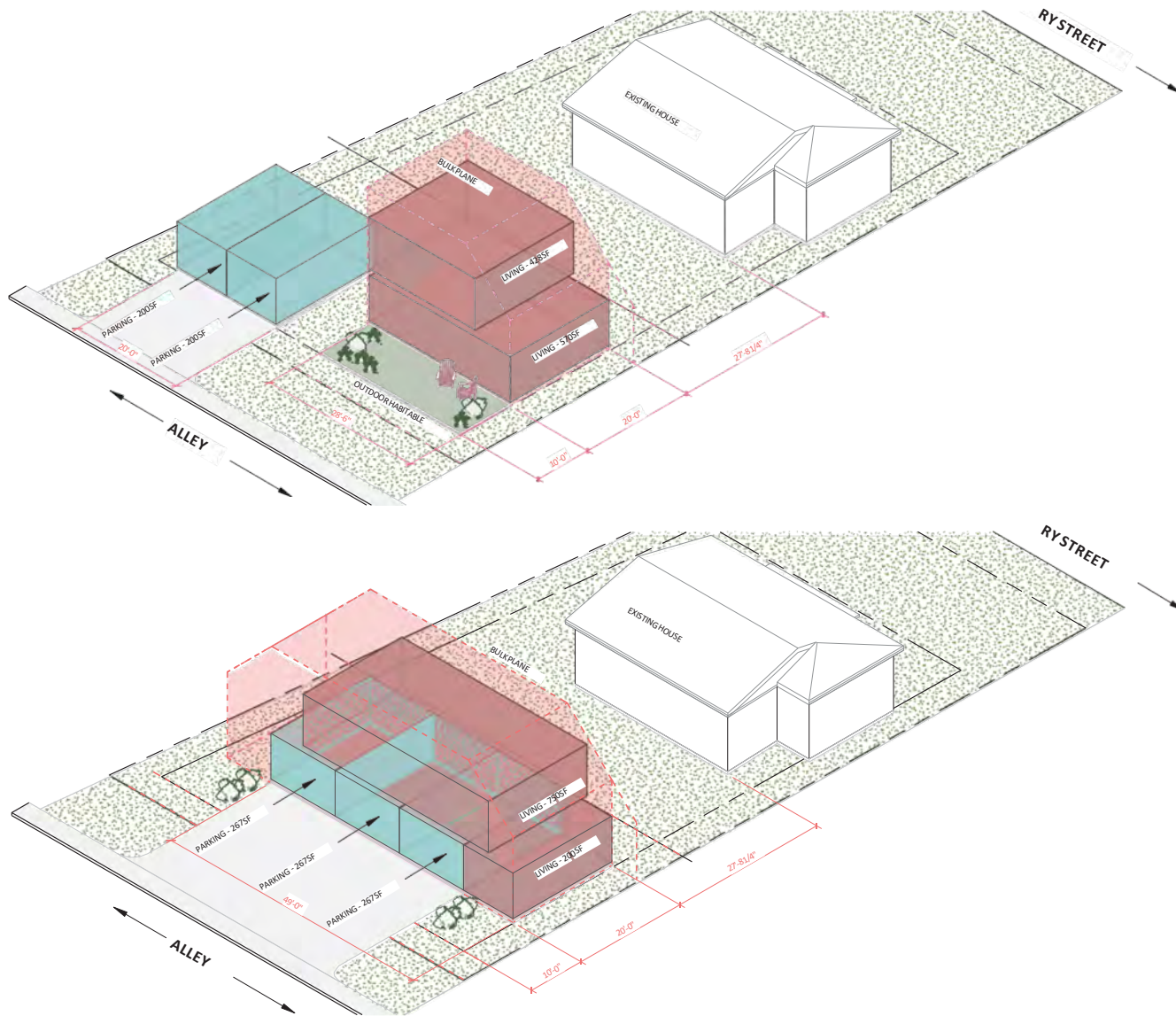
Option 3

Detached ADU
+ Site Split

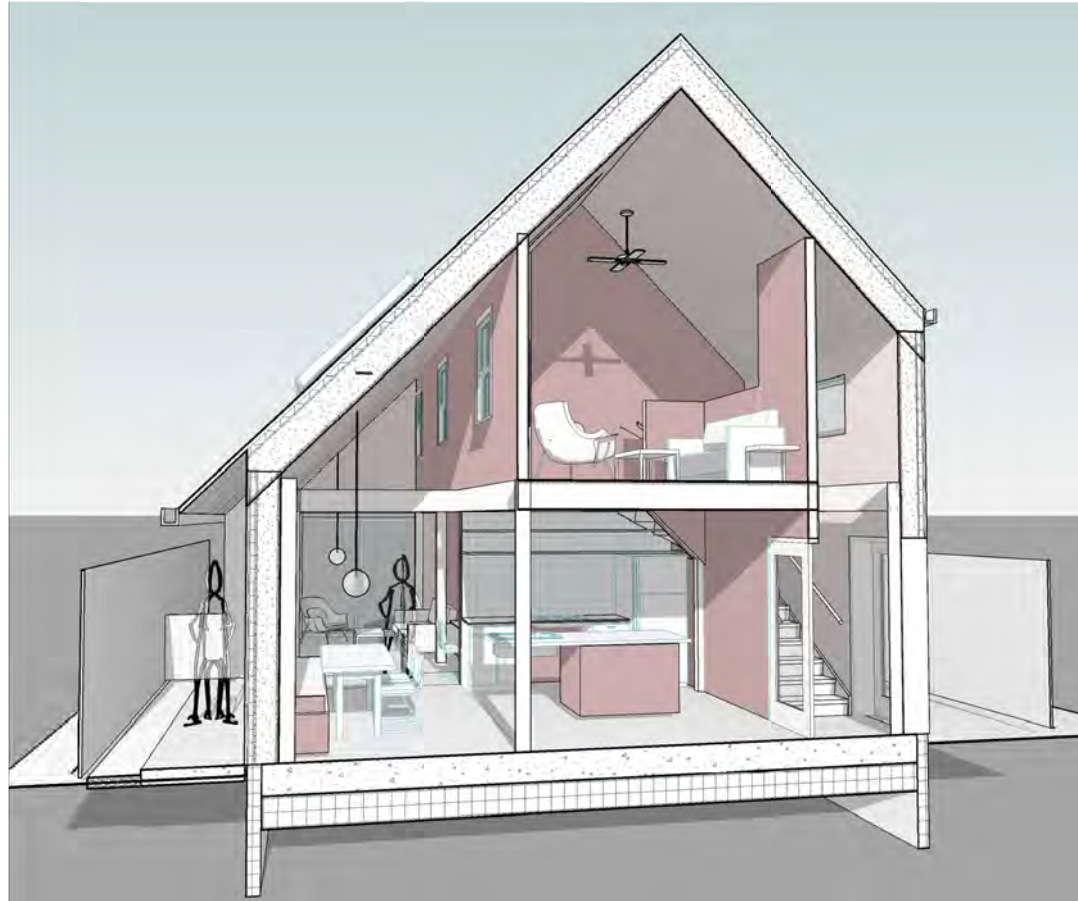


	Option 1 (sf)	Option 2 (sf)	Option 3 (sf)
Existing Dwelling	806	806	
Addition to Existing Dwelling	375	0	
Garage ADU Conversion	570	0	
New Urban House	0	1500	
Detached Garage	0	570	
New ADU First Floor Living	0	0	
New ADU First Floor Garage	0	0	470
New ADU Second Floor	0	0	420

COMPARATIVE ANALYSIS



ARCHITECTURE



accessibility

energy efficiency

flexibility

Recommendations



POLICY
BACKGROUND
STRATEGIES

04

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is important to understand impacts in areas vulnerable to displacement.

- A. Study and implement allowances for ADUs in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.
- B. Identify strategies to prevent involuntary displacement —especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance of ADUs into new neighborhoods.
- C. Create a citywide program to expand access to the construction of ADUs as a wealth-building tool for low- and moderate-income homeowners.
- D. Study and implement incentives to encourage income-restricted ADUs, so they are more likely to provide affordable housing options, and to encourage the use of ADUs for long-term housing options, rather than short term rentals.
- E. A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where adjacent to transit, are appropriate. These rezonings should be small in area in order to minimize impacts to the surrounding residential area.

05

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. There are opportunities to remove barriers—especially since the cost of constructing a detached ADU is high—and to better calibrate form standards for detached ADUs by neighborhood context.

- A. Evaluate existing barriers to ADU construction and revise codes and/or fees to remove or lessen barriers.
- B. Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.
- C. Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.
- D. Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.

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Visit us @ studiobvio.com

Cooperative Living

Challenges with Household Definition and Financing

The Power of “What if?”

- We might not be able to afford a home in Denver separately.
Could five of us afford a house together?
- The market excludes specific people from access to ownership.
What if we designed an inclusive alternative?
- Banks, real estate and local government are biased toward ever-increasing mortgages.
What if we imagined permanent affordability?

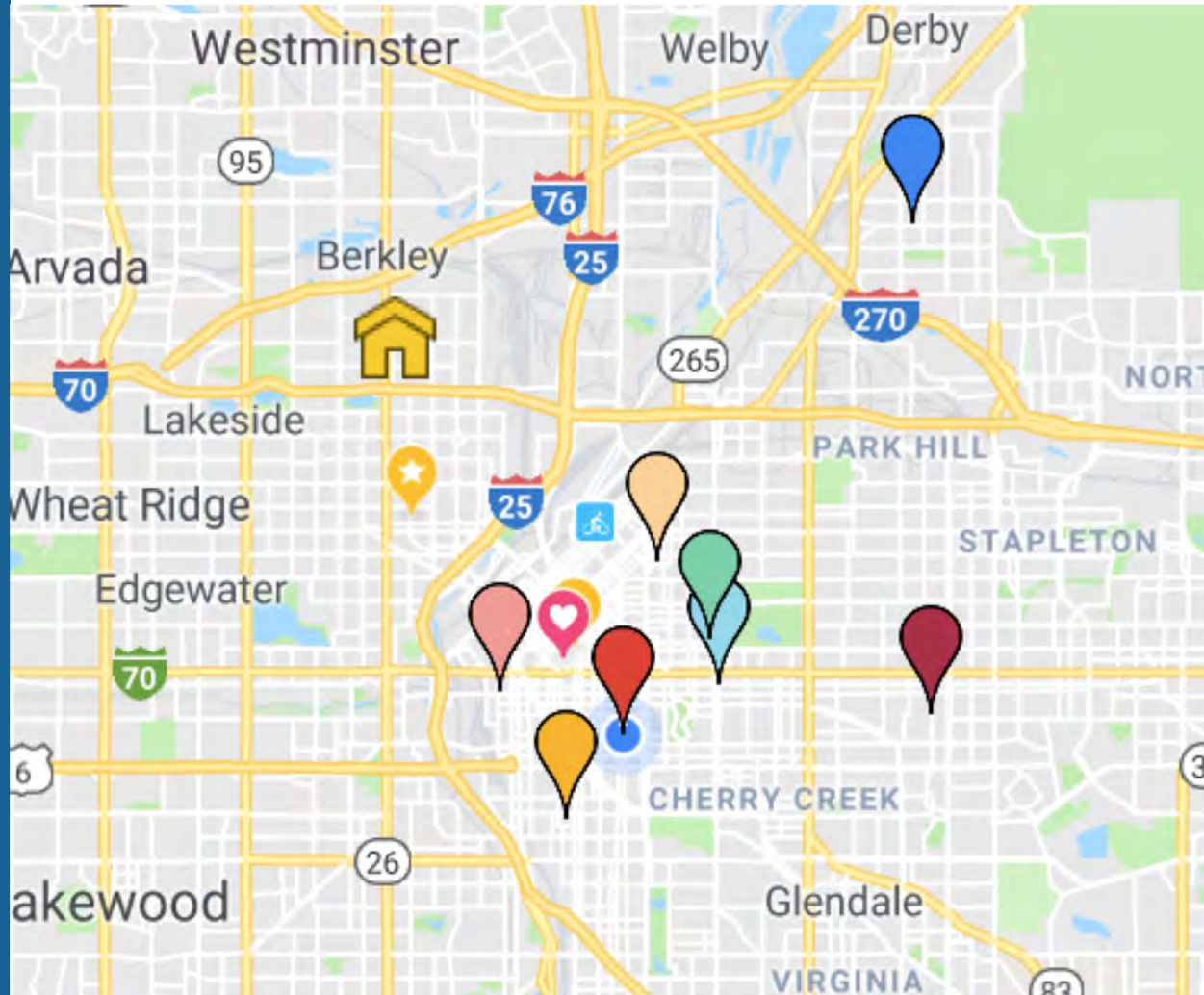
Cooperative Building Blocks: Self Help



Cooperative Building Blocks: Mutual Aid



Cooperative Building Blocks: The Future



Land Trusts

Part of the Solution



The housing crisis is impacting Colorado's families

Housing Costs



Denver metro rents are
up **46.2%**

Wage Growth



Colorado wages are only
up **11.4%**

People Impacted



Firefighters, teachers and
construction workers
struggle more than ever with
housing costs

Sources: Between 2011 and 2015, Stats from [Shift Research Lab](#)

We recognize
housing as the
backbone of family
stability,
AND
as a critical piece of
public
infrastructure.



Why Home Ownership?



Homeownership is the fastest and best way to build wealth and improve the social determinants of health for families and

1. Families who are involuntarily displaced are more likely to move to disadvantaged, less-resourced neighborhoods. *Homeowners are 9 times more likely to vote and participate as leaders in improving their communities.*
2. A typical renter's net worth in 2013 was \$5,400. *A typical homeowner's net worth at that same time was \$195,400.*
3. Children are 50% more likely to be in fair or poor health after moving multiple times due to displacement. *Once stabilized by affordable homeownership, 75% of low income families report improved family health.*
4. A single change in elementary schools results in a decrease in math/reading equivalent to a 4-month learning disadvantage. *Children of homeowners consistently outperform their peers who rent in both math and reading, and have higher graduation rates.*

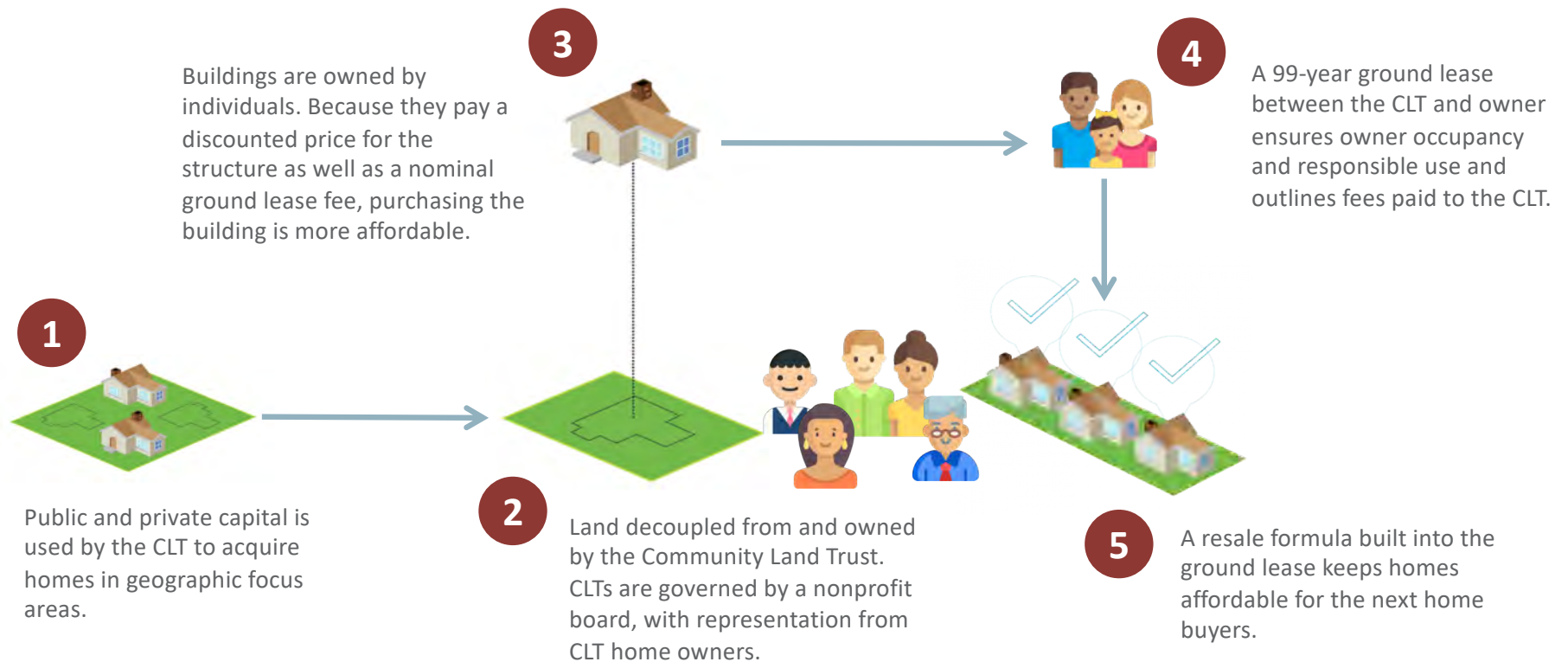
Sources: See GCI's Community Land Trust Brief (2017), Center for Housing Policy (2007), Habitat for Humanity (2012 and 2018)

What is a community land trust?

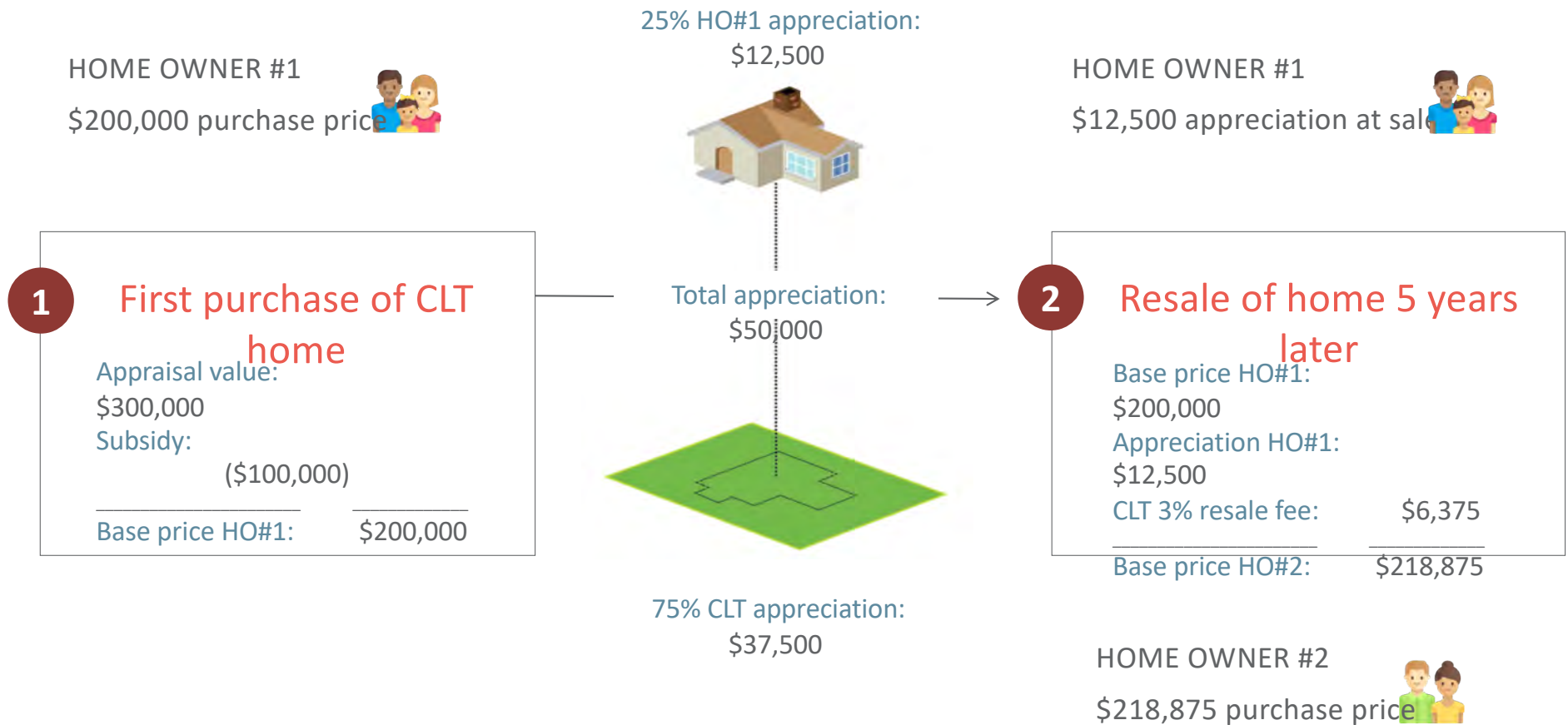


What is a community land trust?

Modifying the normal process of home buying to make housing permanently affordable.

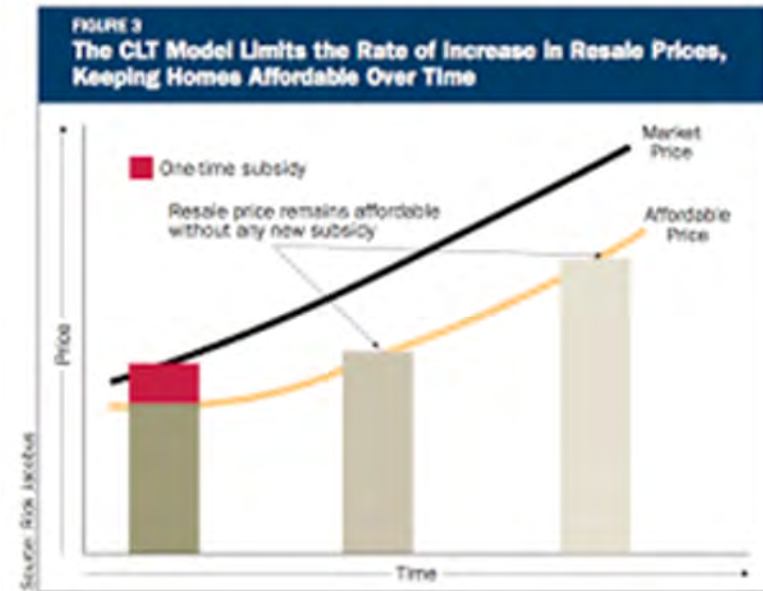
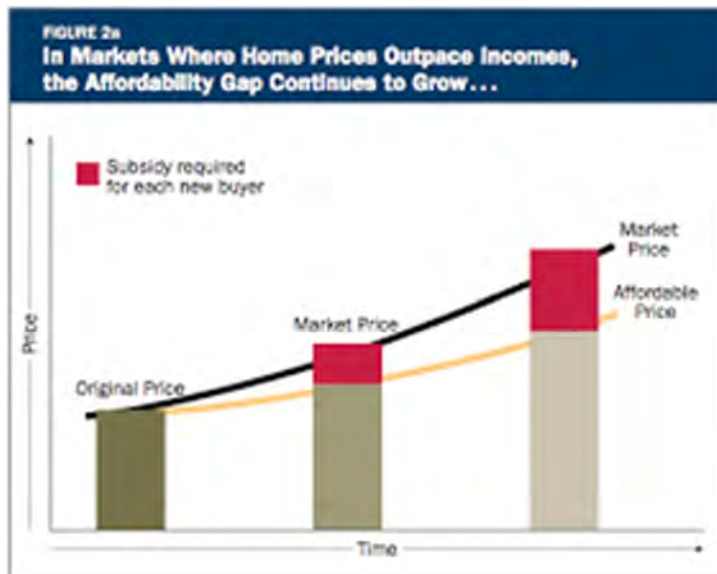


A model for permanent affordability & shared equity



* Every CLT develops its own resale formula. This example uses 25% as fair return and does not reflect CLT owners making capital improvements to their home.

Subsidy Retention = PERMANENT Affordability



Sources: Santa Ana CLT



VISION

By the end of 2022, ECLT will create more than 700 CLT homes, helping to double the number of for-sale CLT homes in Colorado and creating a sustainable platform for supporting families and communities.

MISSION

Elevation Community Land Trust partners with Colorado communities so families can access opportunity through permanently affordable homeownership.



Stewarding
700 
affordable homes
within 5 years

Targeting

80% AMI
OR BELOW

Building a **long-term platform** for CLT
residents
to access supportive health and human

Equity and the Land: the Origins of the CLT

Southwest Georgia Farmers Benefit From Cooperative Farm

ALBANY, Ga. — Take the Mohave, an 11-year-old cooperative farm. Add a touch of old-time American entrepreneurship. A dash of black entrepreneurship. A bit of philanthropy left over from the great 1960s era. Put it all on 8,000 acres of land in Southwest Georgia and you have New Communities, Inc., the largest single tract of land in the South owned by blacks and a pioneer in the new phase of rural development throughout the South.

Since four years ago as an attempt to stem the loss of land from the hands of small black farmers and the resulting migration northward, New Communities for a time traveled around the country, and with 2,000 acres under cultivation now appears headed for success.

New Communities was the brainchild of the Rev. Charles Sherrod, an intense young Baptist minister and 10-year veteran of the civil rights movement. Sherrod shares management of the farm with the secular, highly educated, 31-year-old Miller who spent 25 years as an executive at the U.S. Department of Agriculture before joining in with New Communities last January.

The land is held in trust by a 10-member board of directors responsible for policy and decision making. Sherrod, Miller, and 11 other full-time workers are employed by the board and receive salaries. When New Communities begins to turn a profit, the money will be shared back into the project for housing development of little bungalow, clinics, day-care centers and other social services.

But that day is still a long way off. Presently, the 8,000-acre tract is on the land and seven individuals and church groups hold bonds totaling \$115,000. Broadway United Church of Christ in New York City holds a \$20,000 bond. So do the Reformed Church in America and the Presbyterian Educational Development Corporation.

The remainder of the \$1,000,000 land purchase and \$500,000 worth of equipment has been financed with contributions from more than 50 foundations and church groups. Included is \$40,000 grant from Broadway United Church of Christ, a \$50,000 grant from the United Church Board for Home Missions, and a \$100,000 grant from the United Church of Christ.

Charles Sherrod first began to realize the power of land, he says, while working in voter registration drives in the South in the early 60s. "The often people told me that whether they would register or not depended on what the boss would say," Sherrod says. "I decided that the man who owns the land owns you."

In the mid-60s he left the South to attend Union Theological Seminary in New York City, but decided himself he would be back to help in the economic development that had to follow legislative victories for blacks.

While many national activists fled, Sherrod stayed. Charles Sherrod kept his promise.

After three years in the South, he got a scholarship and joined a small group of black civil rights workers going to Israel to study the kibbutz and the concept of the moshav (which is a cooperative farm but does not have communal living) was more adaptable to the situation of blacks in the rural South than the kibbutz," Sherrod says. And so, the New Communities farm was born.

The first parcel of land, 80 acres, was purchased in late 1965. The second, 400 acres, was purchased in January 1966, both from white farmers who wanted out of the business. From that point there was nothing but trouble.

The New Communities plan was attacked by the press in the Albany, Ga., area as "communism." A large portion of the land went up in flames



REV. CHARLES SHERROD, founder of the 8,000-acre black-owned New Communities cooperative farm in Georgia. This is the largest consolidated black farm in the country and is an attempt to help black farmers stay on the land.

started by an arsonist. New Communities, says I never was, and, yes, a large grant from the Office of Economic Opportunities for the farm project was secured by Governor George (Lester) M. Davis. Credit was hard to come by so equipment was inadequate and the crops were late getting in the ground. Not even the weather cooperated.

Throughout all of the New Communities survived. The key element was hope, inside Sherrod. "I came out of the same era as Stokely Carmichael and J. Edgar Hoover," he says. "But the reason I didn't go the way they did is because even in black clouds of despair, I've always been able to find something."

"I believe that black and white people have to learn to live together in this country, or we'll die; so I won't give up until the last glimmer of hope is gone. Through New Communities we hope to show frustrated brothers and sisters across the country that it is possible to live together in this country without killing each other."

"Relationships between black people and white people have always been on white terms. It isn't possible for us to work on black terms, but it is possible for us to build a new experience on which to build in each other — not always on white terms, but sometimes on black terms," he says.

The turning point for New Communities came this year with the sale of bonds to Broadway United Church and others, which not only provided substantial funds but convinced other creditors to take a chance on the project. The addition of 400 acres Miller's considerable technical expertise was also a boon.

Miller joined New Communities, he says, because he was "used to sitting behind a desk — I wanted to get back to the practical side of farming. At the same time, I was always asking myself 'are you really helping people?'"

"Frankly, it takes a heck of a lot more to do it than to be a farmer. I've been a farmer for 10 years and I know that. But it's not much help, he's a small farmer in this area. He needs to be shown what can be done and another program has taken the time to do that."

Under Mr. direction, New Communities produced a crop of feed corn this year that exceeded both county and state averages in yield per acre. "I can't tell a day ago how being changed," Miller says. "I didn't know New Communities is also well on its way to being a farm that will reach the market in five months."

Produce — sweetcorn, asparagus, vegetables and hay are being grown on a large scale, which small areas of fruit trees, grapes and other crops have been started to produce a diversity of products for a market in November.

Most of the larger crops were grown under contract but some, such as the remaining feed corn, will be stored on the farm as a small stockpile. This is one of the advantages cooperative farming offers — the facilities to store or store in a warehouse, and can't usually afford to wait for his money to come.

In addition, the small black farmer in the South has been able to be a market for products such as by-products of the processing of cotton. Federal inspectors at Andersonville, S.C., inspectors, the New Communities directors have also been able to get a share of the cotton crop to be used in the cloud to combat these unfair practices.

"I think the government has a responsibility to observe and enforce economic objectives," said Charles Sherrod. "If successful, it could be the answer to stopping migration from the South to the North. South and the crisis in black-white relations today."

- Our Landed History
- Ownership vs. Stewardship
- Ashram, Kibutz, and Collectives
- Civil Rights and Economic Equity

Q&A for Panelists— and contact information



Q&A

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