

PLANNING MATTERS

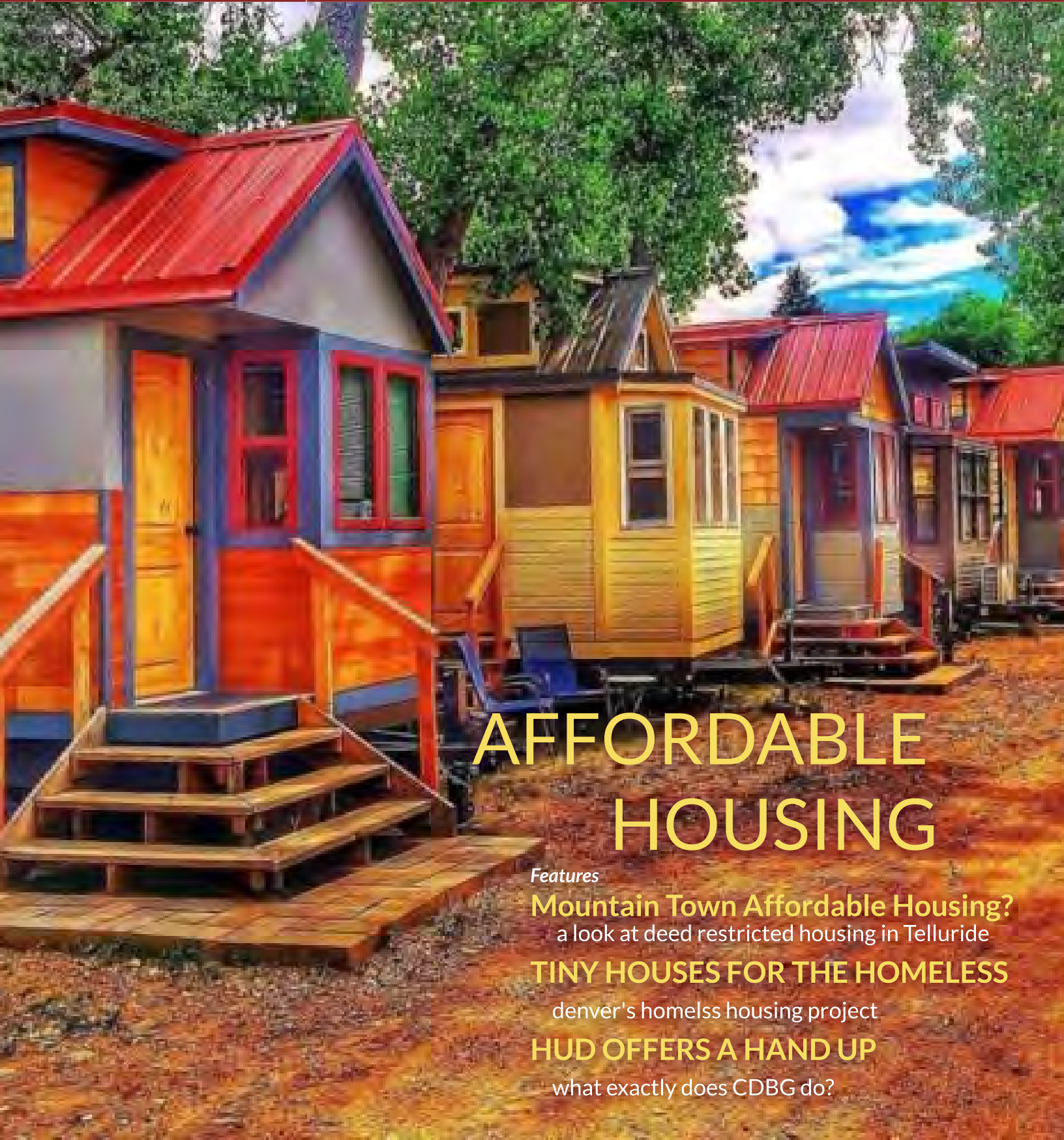


American Planning Association
Colorado Chapter

Making Great Communities Happen

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2017 / Volume 1 / Issue 3



AFFORDABLE HOUSING

Features

Mountain Town Affordable Housing?
a look at deed restricted housing in Telluride

TINY HOUSES FOR THE HOMELESS
denver's homeless housing project

HUD OFFERS A HAND UP
what exactly does CDBG do?

PRESIDENT'S MESSAGE



- Location efficiency. Compact neighborhoods with walkable streets, access to transit, proximity to jobs, mixed land uses, and concentrations of retail and services provide location efficiency. Consideration of location efficiency in our plans and developments can result in improvements on the Housing + Transportation (H+T) index, thus providing additional housing affordability in the long run. Do your plans rate high on the H+T index (<http://htaindex.cnt.org/>)?

Summer is in full swing and a growing area of concern in our communities is affordable housing. It seems we are all talking about affordable housing and ideas for solutions; however, it does not appear that we are making measurable progress to increase housing affordability. Lately I've been thinking a lot about the housing crisis. I've been wondering what the Colorado APA Chapter can do to implement solutions and more importantly wondering how our members can use their positions to make a real impact. Here are some of my ideas on how we can make an impact:

- Cut the red-tape. Are your zoning regulations prohibiting innovative housing solutions? Can you lead a review group to identify possible exclusionary zoning regulations or amend the zoning ordinance to encourage additional affordable housing stock, such as accessory dwelling units?
- Speed-up the process. Time is money, especially for affordable housing developers. Can you create a streamlined process that includes fixed review/approval times for affordable housing projects?
- Project champions. Affordable housing projects tend to be complex with multiple stakeholders and financing mechanisms. Project champions are necessary to lead a project through the approval, permitting, and inspection process. Does your organization identify project champions for affordable housing projects? Could you step-up to be a project champion?

Do you have other ideas on how planners can make an impact on the affordable housing crisis? If so, I'd love to hear from you. Please post your ideas and success stories on our Facebook page.

Don't forget to register for our Chapter Conference as it is fast approaching and will be held October 4-6, in Telluride. For those of you who are not looking forward to the drive, please consider joining me on the "Bus Ride to Telluride!". The bus is a great opportunity for you to network with fellow planners on the drive while earning a few CMs. We will have convenient pick-ups/drop-offs between Fort Collins and Colorado Springs and we'll have snacks!! Let's reduce our collective VMT's and demonstrate our commitment to sustainability by taking the bus. I look forward to riding with you.

Take Care,

Michelle Stephens, AICP
APA Colorado President

The opinions expressed here are those of the author and do not necessarily reflect those of APA-Colorado or its Board of Directors.



Cover Photo:
<http://tinyhousetalk.com/wee-casa-tiny-house-hotel/>



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CAN COLORADO MOUNTAIN RESORT COMMUNITIES MEET AFFORDABLE HOUSING DEMANDS?

A look at affordable deed restricted housing in Telluride Colorado



By Michelle Haynes, Planning & Development Services Director, Town of Mountain Village

Colorado resort mountain communities, like Telluride, Colorado, which has seen an increase in affordable housing demands for both rental and deed restricted ownership units since 2012 and also recognized a need for affordable housing since the early 1980's. A striking counter balance since the Great Recession, less than ten years ago, when the Telluride region local governments suspended

regional affordable housing construction efforts due to lack of resources and demand. Now, the Telluride region is doubling efforts to meet current housing demand.

Free market housing trends contribute to the housing shortage found in communities like Telluride impacting the demand and need for

Above: Photo Courtesy Charles Cuniffe Architects, Conceptual Rendering; Boarding House Affordable Housing Project. Town of Telluride, Colorado

more deed restricted housing. Since the Great Recession, free market housing inventory once used for workforce rental housing in Telluride, has been vacated, renovated, sold and subsequently used as a second home - whether condominium or house. Long term free market rental inventory is being repurposed and utilized for short term rental opportunities like VRBO and AirBnB.

Jonathan Schechter, the Founder & Executive Director of the Charture Institute, a Jackson Hole, Wyoming-based think tank focused on growth, change, and sustainability in Places of Ecological and Aesthetic Significance (PEAS), noted a trend that service industry wages are not keeping up with rising housing costs, creating challenges for service workers to rent or own comfortably in resort communities. Although local communities may be able to control rental and ownership deed restricted unit costs, local government has less control over equitable service industry wages.

A housing needs assessment is a meaningful planning tool to help a community understand the demand, inventory needs, ownership or rental inventory decisions, and housing projections. Over the past ten years, the Town of Telluride focused on construction of owner occupied, for sale units. Currently, the town reprioritized rental and smaller units in addition to providing a steady inventory of ownership units. The Town government efforts are focusing both on entry level rental housing and maintaining housing inventory for local professionals. This is based upon an understanding of the local housing demands including a need to provide a range of local housing opportunities with a

range of pricing options.

The Town of Telluride continues to provide a range of affordable housing inventory. Within the past two years eight deed restricted condominiums were constructed in the center of town, to target a mid-level professional demographic. The Town built out additional rental units within an existing Town owned rental housing building. Construction is underway for a boarding house and apartment building, providing approximately an addition sixty (60) rental units. The Town is also in the design and bid phase to construct eight to ten additional deed restricted condominiums in the core of town including below grade public parking and unit space for a non-profit arts school. Last, the Town has three tiny homes in conceptual plan that are being considered for development. The Town is providing a range of rental and purchase opportunities along with a range of housing types. At the same time, approximately ten affordable housing mitigation units will be constructed over the next year associated with new private commercial and mixed use development. *(continued page 6)*



Above: Photo credit: Ross Kribbs, Charles Cuniffe Architects; Gold Run Affordable Housing Project. Partnership between San Miguel County and the Town of Telluride, Colorado.



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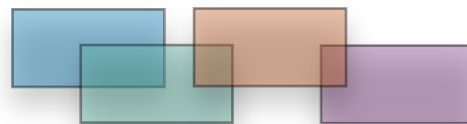


The Telluride region has long prioritized the provision of affordable deed-restricted housing. Despite the slowdown during the Great Recession, approximately 32% of San Miguel County's population resides in deed restricted housing and approximately 47% of the Telluride Region's population resides in deed restricted housing. Even in light of a strong deed restriction program in place since the 1980's, housing demands continue to increase and will remain, at a minimum, a regional priority for the next few years.

Join us at the Colorado APA conference in

Telluride and Mountain Village in October. I'll be hosting a mobile bus tour illustrating a range of Town of Telluride financed affordable housing projects types in various phases of construction from the east to west side of the town. We'll also discuss prioritization of projects, funding mechanisms, partnerships and incentive and mitigation programs, regulations and policies.

LEARN MORE: Sign up for the mobile tour during the State Conference!



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HUD OFFERS HAND UP

By **Heidi Aggeler, BBC Research & Consulting**

The poster child—or, um, poster senior?—of recent news articles expressing concern over the President Trump's proposed cuts to HUD was a little old lady receiving her lunch from Meals on Wheels.

The chance that the President's budget could take away that little old lady's lunch led to a great debate about whether or not Meals on Wheel, and similar programs, could survive without the Community Development Block Grant, or CDBG, which is currently on the chopping block. Not to worry, say many conservatives: Meals on Wheels and other similar programs would likely to be continued through private sector donations.

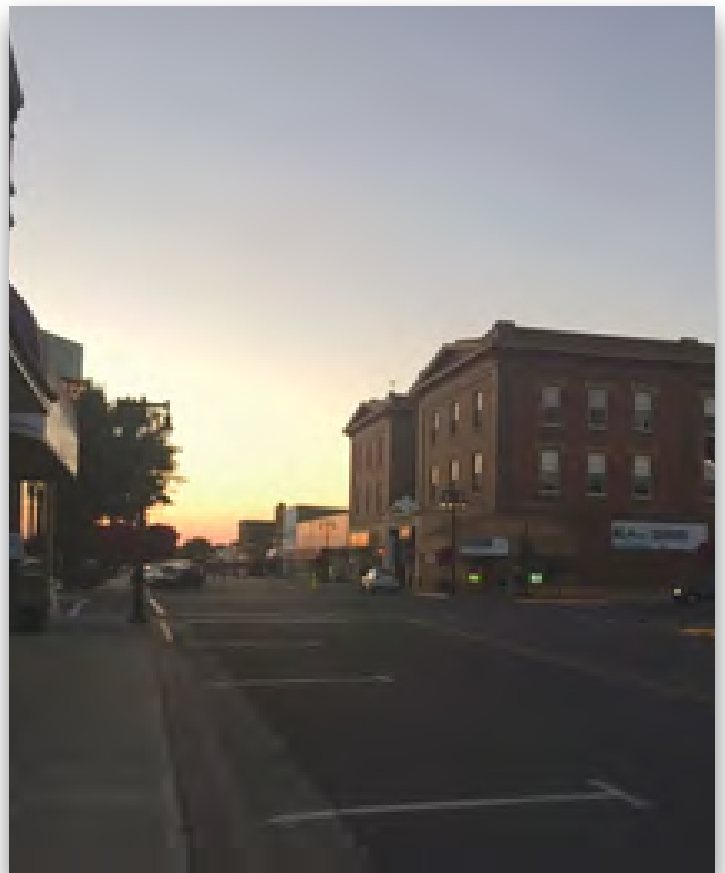
And that may be true. The private sector is very good at providing charitable, hand out-type programs. Giving money to the disadvantaged makes people and business owners feel good. It's also pretty good PR. There is a decent chance the private sector will step in and continue programs like Meals on Wheels, at least until another cause catches their attention.

Those arguing for elimination of CDBG also say that it isn't effective in providing services to the those with the greatest need. One of the reasons that this may be true is because federal regulations limit the amount of CDBG that can be used for charitable programs to 15 percent of total funds. CDBG isn't a major player in hand out programming simply because it isn't allowed to be.

So...if CDBG isn't really in the hand out business, what exactly does CDBG do? The real value in CDBG is in its hand up effect.

What "hand up" is the CDBG providing, exactly? The hand up is funding infrastructure that leads positive economic outcomes. Outcomes like better educated and well trained workers. Stable housing. Safe neighborhoods. Thriving rural Main Streets.

In this realm, the public sector is simply better equipped than the private sector to create better neighborhoods. Although the private sector has good intentions, the PR benefits of influencing the



Above: A rural downtown: Worthington, MN. Photo credit: Jen Garner

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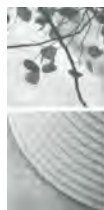
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hot issue of the day far outweigh the practical side of community needs. For example, when faced with opting between funding a program that provides computers to children of new immigrants, or make façade improvements to Main Street in rural Indiana; the former is much more newsworthy and likely to draw private sector funds.

We have all needed a hand up at some point in our lives. Think about that teacher, coach, parent, neighbor, or an admissions committee member. Someone believed in us at some point in time and, because of this, we believed in ourselves. Ben Carson had his mother; Barack Obama had his grandparents; Donald Trump had dad. Many children don't benefit from family support and need to find this elsewhere—through an afterschool computer programming class, or by connecting with a mentor at a community center.

How does CDBG provide a hand up? Across the country, CDBG has funded the construction of community centers for at-risk youth, early childhood education centers, and education and training facilities, all places where the connections happen that deliver hand ups. In rural areas, CDBG funds the public infrastructure improvements that lead to economic development and support the

longevity of small towns—a hand up. CDBG provides loans to small business owners to jump start their expansion. Hand up.

CDBG is also responsible for the existence of housing and community planning departments across the U.S. This is not an area where the private sector will, or should, take the lead.

California, as part of their efforts to gain resident input on how the city's community development funds should be spent.

Flyer design: BBC Research & Consulting. At an open house held in 2014 by the City of Bishop, California, residents shared their thoughts on how the city could best spend its community development funding.

Photo credit: Jen Garner, BBC Research & Consulting.

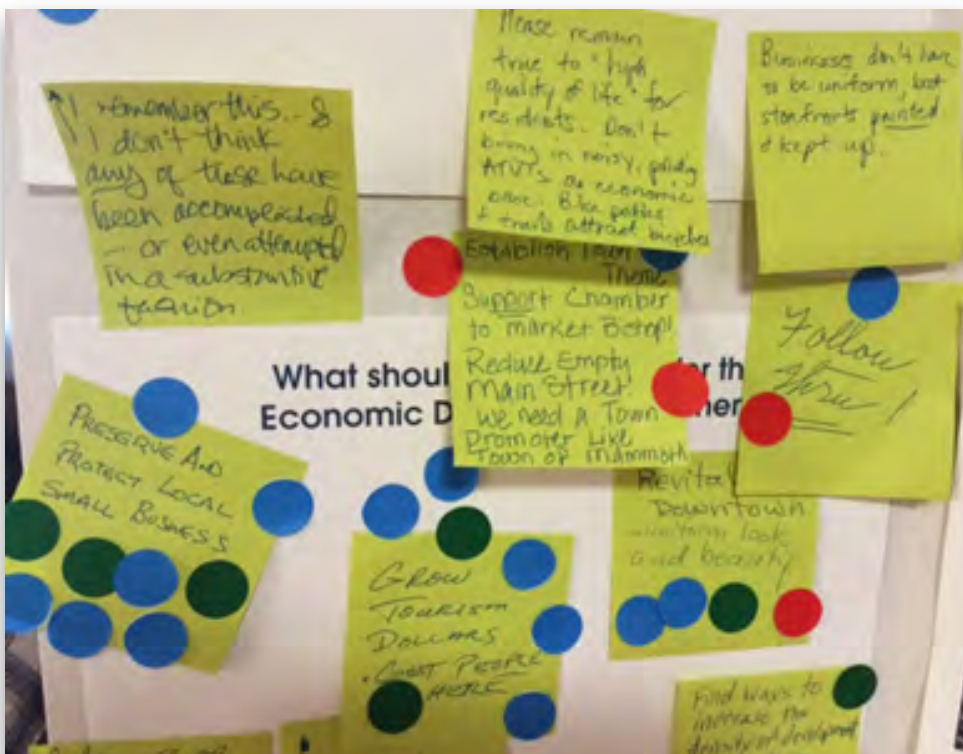
The civil servants who work for these departments worry about the things that are key to all of the things we value in America—safe, stable housing, good schools, economic achievement. They ensure police officers and teachers can afford to buy a home, that quality schools are available throughout a community, that persons with

disabilities have the same access to community amenities as those who are fully-abled. These are the real reasons that communities change for the better and that people can access economic opportunity.

HUD doesn't exactly have a stellar reputation for creating programs that lead to positive economic outcomes...once there was

Left: At an open house held in 2014 by the City of Bishop, California, residents shared their thoughts on how the city could best spend its community development funding.

Photo credit: Jen Garner, BBC Research & Consulting.



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If you have questions regarding the ED Open House please contact: Keith Caldwell or Gary Schley at 760-873-8863 or publicworks@ca-bishop.us.

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redlining, and concentrating public housing.

Yet in CDBG, HUD has this one right.

Left: A flyer to promote an open house held by the City of Bishop, California, as part of their efforts to gain resident input on how the city's community development funds should be spent. Flyer design: BBC Research & Consulting.

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Photo: <http://daphman.com/tiny-house-for-sale-colorado/tiny-house-eviction-45.html>

TINY HOUSES AND THE HOMELESS

By **Scott Bressler, AICP - AECOM** and
Elizabeth Tart-Schoenfelder, AICP - City of Longmont

Here are a couple of statistics from the U.S. Department of Housing and Urban Development (or HUD): Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. HUD administers Federal aid to local housing agencies that manage housing for low-income residents at rents they can afford. Housing agencies use income limits developed by HUD. These lower income limits are set

at 80% and very low income limits at 50% of the median income for the county or metropolitan area in which you choose to live. While these limits have helped many low income residents find housing, they do nothing to help those who are already homeless.



Tiny home villages are popping up all over the country. As of July 2017, Curbed.com lists tiny home villages in ten U.S. cities including Seattle and Olympia, WA; Portland, OR; Los Angeles, CA; Dallas and Austin, TX; Nashville, TN; Detroit, MI; and Syracuse and Ithaca, NY. These tiny home villages range between 5 and 50 units typically on donated land or private property. Some can be as small as 60 square feet with common restroom and shower facilities. Others are a larger and offer a bedroom, kitchen, and a bathroom in each unit. Rents vary between \$35 in Portland to as high as \$350 in Austin.

The Curbed.com website did not describe the tiny home village in Denver, which was not yet complete in June. The village is temporarily located on a parcel of land next to Black Shirt Brewing at 38th and Walnut. The initial Denver village will have eleven homes and shared restroom and shower facilities. The current project is intended to be a proof of concept, and if successful, project planners hope to have up to ten villages open by 2020. Each village is self-governed through a village council with management and assistance provided by an Advisory Council composed of selected individuals who have the professional and technical skills needed for the project to be successful. Additionally, The Beloved

Community, a local church will function as a support committee and fiscal agent for the community.

For more information, please visit the following websites:

[U.S. Department of Housing and Urban Development](#)

[Ten Tiny House Communities for the Homeless Across the U.S.](#)

[Beloved Community Village \(Denver's first tiny home village\)](#)

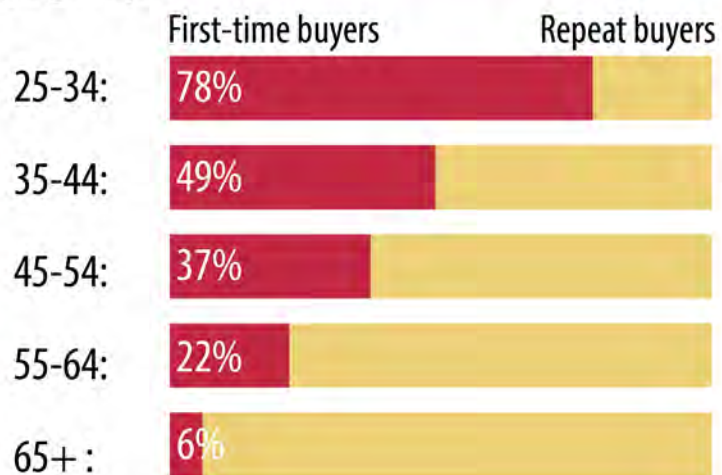


The Home Buyers of 2017

All buyers:



Age groups



PlanFinder

planfinder.apacolorado.org

This mobile-responsive, online map is a user-driven database of planning projects across the state. By sharing feedback, case studies and lessons learned, the planning community can connect with peers working on similar projects or with relevant experience and insights.



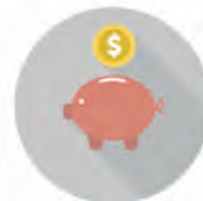
Planners can submit new projects, or comment on and like projects already in the system. These projects can be **tagged** and **filtered** by:



Project Type



Community Size



Budget

Support the planning community of practice by sharing your case studies and lessons learned!

See a demo at Urban Interactive Studio's exhibitor booth

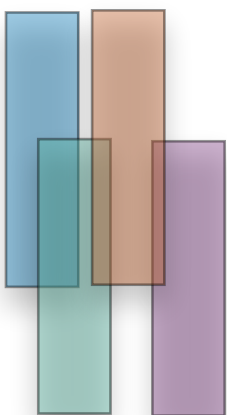


Realtor.com: 2017 Trends

Realtor.com® predicts the following housing trends could reshape the housing market in 2017:

1. Millennials and boomers to dominate: These two giant demographics are expected to fuel demand for at least the next decade in the housing market. Realtor.com® has lowered its prediction of the millennial market share to 33 percent of buyers due to recent increases in mortgage rates. Baby boomers are expected to make up 30 percent of buyers in 2017.
2. Midwestern cities get more attention from millennials: Watch the country's midsection for a spike in the millennial purchase market share in 2017. Strong affordability in 15 of the 19 largest Midwestern markets will make them a millennial magnet in the coming months and years ahead. Realtor.com® says that the following metros have an average millennial market share of 42 percent or higher: Madison, Wis.; Columbus, Ohio; Omaha, Neb.; Des Moines, Iowa; and Minneapolis.
3. Price appreciation to slow: Home prices are forecasted to slow to a 3.9 percent year-over-year growth in 2017. That is down from an estimated 4.9 percent growth this year. Realtor.com®'s analysis shows that of the 100 largest metros nationwide, 26 markets are expected to see prices rise 1 percent point or more. Greensboro-High Point, N.C.; Akron, Ohio; and Baltimore-Columbia-Towson, Md. are expected to see the largest gains.
4. Fewer homes on the market: Inventory is expected to drop even lower in 2017, offering home buyers even fewer choices. Already, inventory is down an average of 11 percent in the top 100 metros.
5. Western cities to lead in prices and sales: Western metros are expected to see price increases of 5.8 percent in 2017. Sales are expected to rise 4.7 percent, which is higher than the anticipated averages for the rest of the country. Western markets continue to dominate realtor.com®'s 2017 top housing markets list, notably Los Angeles; Sacramento and Riverside, Calif.; Tucson, Ariz.; and Portland, Ore.

Source: "The 5 Real Estate Trends That Will Shape 2017," realtor.com® (Nov. 30, 2016)

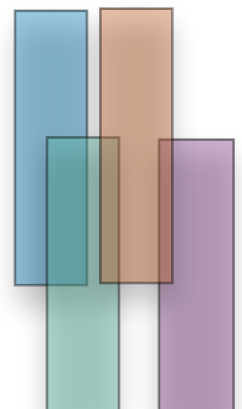


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DURANGO DEVELOPS A HOUSING PLAN

By Mark Williams, Planner II - City of Durango

Durango has a housing affordability issue, so it fits right in with other Colorado communities. Durango's unique set of issues make it unlike other Colorado places. It is not a true resort town, but it is not a working-class town either, nor is it a down-valley bedroom community for that matter. Durango is its own type of place, with expensive land, labor and material, incomes that lag behind the state average, and a limited supply of housing. The City started development of a housing program in 2015 to address this long evolving problem, and this year City Council identified affordable housing as its highest priority.

The housing program will act on recommendations in the housing plan being developed by Durango's Community Development Department. The core of the plan is the proposition that all residents deserve access to quality housing, and that there are two ways to create more housing opportunities. First, to promote market rate housing through a combination of regulatory changes and development incentives, and second, to establish a housing trust fund and land banking program to subsidize the development of rental housing.

The City plans to make 10% of Durango's housing stock
16 Planning Matters/APA Colorado

long-term affordable by 2040. Already, more than 5% of housing units are affordable units, many developed with assistance from the Low Income Housing Tax Credits (LIHTC) program, but the goal means as many as 700 new affordable units should be built in 23 years. The Durango City Council has embraced the goal, and as a minimum wage worker in Durango must work 96 hours each week to afford the average rent, there is no shortage of demand for affordable housing.

The declining value of LIHTC funds and the uncertainty surrounding other federal housing finance sources means Durango must be more self-reliant to meet its housing goals. The City will establish a permanent housing trust fund to help create housing and envisions leveraging federal funds and working with local nonprofits to provide gap financing programs. In the long term, the housing fund may be used to subsidize building permit fee deferrals, or perhaps for infrastructure loans and other big-ticket expenses that are difficult for subsidized housing projects to overcome.

While many residents need subsidized housing, a large part of Durango's housing problem is simply a general lack of

supply. The aim of the housing program is to encourage market rate housing for the city's workforce through a mixture of regulatory changes and incentives. In the next year, Durango will evaluate its parking standards, which are among the highest in the region, and will reexamine density and height standards in the city's mixed-use areas. Most new housing is likely to be built on Durango's periphery; however, because the housing will require a careful balance between standards that promote a high quality of life, often with costly price tags for quality public improvements, leads to costs that price many residents out of the city and into unincorporated La Plata County, with its many developable areas just outside the

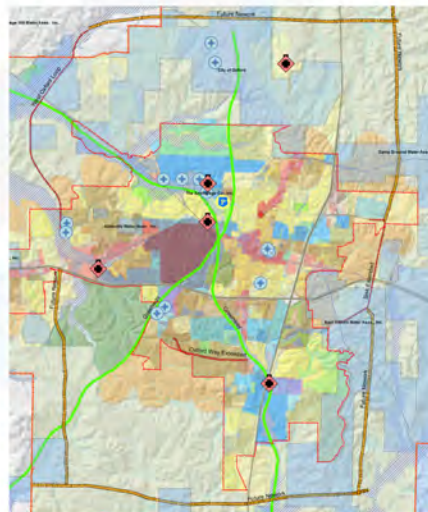
city limits.

Not everything about Durango's housing situation is bleak—far from it. Housing construction has rebounded from the Great Recession, and large developments on the edge of town, such as Three Springs, provide attainable housing. Creating attainable housing in town, not to mention less expensive affordable housing, will continue to be a challenge. The service sector and tourism industry are projected to have the largest number of new jobs over the next 20 years. The average wage for these sectors is \$42,000 and \$28,000, respectively, meaning demand for affordable housing, especially rental housing, is likely to continue to exceed supply.



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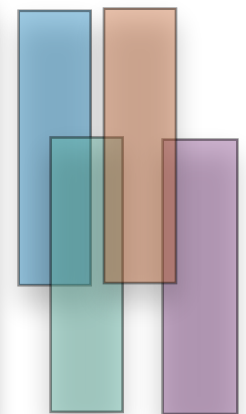
SETBACKS



The nice part about living in a small town is that when you don't know what you are doing, someone else does.



"The scale of our homes should be derived from the real needs of our daily lives, not from vanity, insecurity, or a need for public display. Home should be the setting of our life, not the measure of it."



HOUSING: A HOT COMMODITY IN EAGLE COUNTY

By Kris Valdez, AICP - Eagle County

The housing market is driven by the law of supply and demand. Never has this been more evident than in Eagle County. Families may wait years to obtain a deed restricted unit, and once people find housing, instead of moving around when the ski season is over, they're staying because there's nowhere else to go if they want to keep their job. There is a disconnect between antiquated land use regulations pushing suburban type development and the need for affordable housing located around transportation and close to jobs and amenities.

Housing markets are generally driven by the law of supply and demand. This is clearly evident in Eagle County. There are instances when families wait years to obtain a deed-restricted unit, which are dwellings designed to accommodate an attainable condition relative to the existing housing market. There is also a growing trend of individuals and families obtaining a seasonal deed restricted unit and staying in the unit for a longer duration rather than moving around when the ski season is over. This is due to unavailability of housing and high demand for these units. This locks in the unit, essentially guaranteeing the tenant housing, allowing them to maintain their seasonal job opportunity in the area. There also appears to be a disconnect between some antiquated land use regulations pushing suburban-type development, and the need for affordable housing located near transportation stops, jobs, and other amenities.

Even with the downturn in the economy starting in 2008, there was a minimal dip in the population and unlike other areas; housing was still selling, although at a relatively lower price and at a slower pace. The type of population Eagle County attracts is generally reflected by the type of housing available and the County's strong tourist economy.

There is a trending spike of net migration into



Above: Riverview Apartments is Eagle County's only Section 8 housing complex. The facility offers 72 spacious two bedroom/one bath and three bedroom/two bath units. The facility is located on a major county bus route, making workforce commutes very

Eagle County for people in their 20's who are willing to compromise on housing in order to experience the year-round lifestyle amenities Eagle County offers. In some rare instances, people working in the tourist industry or public sector jobs, such as emergency services, have taken to living out of their cars or campers until the possibility of housing opens up to them.

When the "20-something's" hit their 30's, and tend toward getting married, start a family, there seems to be a trend toward emigration out of Eagle County. The type of housing they usually desire is

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Left: Miller Ranch is a community-oriented neighborhood with single family homes, duplexes, row houses, and mill loft condominiums where Deed Restriction and Housing Guidelines maintain true local workforce housing.

in short supply, or unattainable due to wages not keeping pace with rising housing costs. For select job types, this can lead to losing people during their peak earning years. The emigration of experienced workers can also have an impact on local companies. While some may survive the local economies, others impacted cannot - or may have to choose to expand their businesses outside of the area due to limited workforce. Unlike some communities where available housing stock can be a light rail ride away, in more rural Eagle County, jobs and housing are more proximate in distance, and therefore entwined, and require more direct accessibility.

However, there are solutions on the horizon. Eagle County had the political will to put a tax on the ballot last fall to fund more affordable housing projects. While the measure didn't pass, the Board of County Commissioners has addressed affordable housing as a primary issue impacting Eagle County residents and tourists alike. Previously, Eagle County has partnered with home builders on projects such as Miller Ranch in Edwards, which has a waitlist that is hundreds of applicants deep.

The biggest hurdle to affordable housing can sometimes be land use regulations put in place to promote responsible development. And as one hurdle, land use regulations can have multiple layers of requirements which make it difficult for affordable housing to become a reality. The land use regulations in Eagle County are geared toward a more rural and suburban

development pattern, rather than county-wide higher density zoning regulations which would create opportunities for affordable housing, even in the more rural landscape. Eagle County is in the process of reviewing land use regulations with the outside help of consultants, and is conducting an Analysis and Assessment Report. It is with high hopes; the assessment can find ways to streamline development applications with affordable housing components, among other targeted improvements to the regulations.

Affordable housing is a hot commodity in Eagle County and multiple agencies are committed and working collaboratively to come up with an equitable solution, creating a better Eagle County for all.



Above: Lake Creek Village offers one, two and three bedroom units on 28 acres in Edwards. One of the requirements to rent here is year-round employment in Eagle County. The average waitlist time for a unit is two years.



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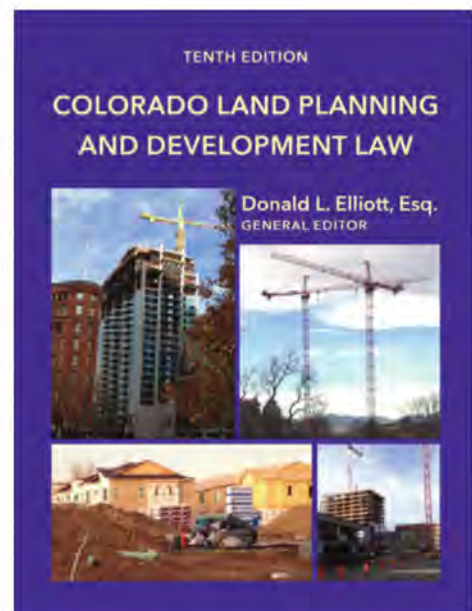
TABLE OF CONTENTS

- INTRODUCTION
- CHAPTER 1: PLANNING
- CHAPTER 2: ZONING
- CHAPTER 3: PLANNED UNIT DEVELOPMENTS
- CHAPTER 4: SUBDIVISIONS, STREETS, AND ACCESS
- CHAPTER 5: EXACTIONS, DEDICATIONS, IMPACT FEES, AND REGULATORY TAKINGS
- CHAPTER 6: VESTED RIGHTS
- CHAPTER 7: ANNEXATION
- CHAPTER 8: SPECIAL DISTRICTS, IMPROVEMENT DISTRICTS, INTERGOVERNMENTAL AUTHORITIES, AND PUBLIC IMPROVEMENT CORPORATIONS
- CHAPTER 9: URBAN REDEVELOPMENT AND PUBLIC HOUSING
- CHAPTER 10: HISTORIC PRESERVATION
- CHAPTER 11: OVERVIEW OF ENVIRONMENTAL PROTECTION ISSUES

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BOARD & COMMITTEE UPDATES

Chapter Administrator Update

by: *Shelia Booth, AICP*



Shelia Booth, AICP

Yes, we sold out of our conference room block again this year; however, it's a good thing. It means conference attendance is higher than expected. We hope to make this year's

conference better than last year's conference. And next year - Keystone, CO - will be better still.

As you make your plans to attend, think about riding the Planners Bus. It's only \$200 round trip, will offer CM credits along the way and you get to truly relax and enjoy the beautiful scenery while leaving the driving to an expert.

Our Area Representatives have been busy planning events around the state. Reach out to your Rep and let them know what types of events you want to have. Offer to host a brown bag at your office, share a planning project or reach out to a colleague in an allied professional group and see if they would like to partner on something. Area Representatives are always

looking for new ideas, locations, speakers, etc.

We have a new committee in the works - Healthy Communities Committee. If you'd like to be a part of this new group and help develop the committee's action plan, email me and I'll put you in touch with the right person.

In closing, don't forget to vote in the 2017 elections. An email will be sent to you with a link for APA Board, AICP Commission and APA Colorado Board positions. Make your voice heard and vote. And, as always, you can reach me with any questions, comments or concerns at Admin@apacolorado.org.

Professional Development Committee Update

by: *Allison Crump, AICP - Professional Development Officer & Committee Chair*



Allison Crump, AICP

May 2017 AICP Exam

Please join me in congratulating the following individuals for passing the May 2017 AICP Exam. Welcome!!

- Larisa LaLonde
- Kelsey Reeves
- Mehgie Tabr
- Eugene Howard
- Randolph Duzan
- Alyssa Knutson
- Ryan Sotirakis
- Jeremy Lott

- Raimere Fitzpatrick
- Cheryl Drake
- Paul Donegan
- Catherine Carleo
- Elisha Bartlett
- Martin Postma
- Jared Barnes
- Kristy Martinez
- Charles Anderson
- Heather Mendenall

Current AICP Planners

Don't forget to log your CMs! If you need AICP credits, there are plenty of affordable even free options for online training and local events to get your CM credits while expanding your breadth of knowledge. For a listing of upcoming events, please visit the [APA Colorado Events Calendar](#). For other training opportunities, visit the APA National training and workshop's page at www.planning.org/education/training/.

Perhaps you earned your credits but have not logged them yet. You can go to your personal CM log to record all the credits you've earned at www.planning.org/cm/log/.

2017 APA Colorado Conference – Telluride

Those looking to take the AICP Exam in the future, take note! An AICP Exam Prep Course will be conducted at the 2017 APA Colorado Conference in Telluride on Wednesday, October 4th.

Feel free to reach out to me with any questions. Thank you!

Allison Crump, AICP

APA CO Professional Development Officer

PDO@APAColorado.org

APAS Committee Update

by: *Kate Lucas, UC Denver MURP Student*

The APA student group is gearing up for the 2017-2018 school year! The student board members met on Sunday, July 16th for a teambuilding event and visioning session for the upcoming academic year. The board is excited to continue the excellent precedent set by last year's board, and are working on organizing academic

and social events for students of the Master of Urban and Regional Planning program at CU Denver. Highlights for the coming year include a Rockies game in September, a lunch and learn program for the fall, attending the APA conference in October, and organizing the job shadowing

program to expose students to different aspects of the planning profession. We have great plans for the coming year and are looking forward to working with the students and APA Colorado to continue to support a great program.

Denver Metro Area Representative Update

by: *Scott Bressler, AICP & Libby Tart-Schoenfelder, AICP*



Libby Tart-Schoenfelder, AICP

Our June happy hour was co-sponsored with the APA-CO Sustainability Committee at Black Shirt Brewing Company and nearly 40 APA members were in attendance. During the happy hour, we received an overview and tour of Denver's first tiny home village, Beloved Community Village (*see related article on page 10*), next to Black Shirt Brewing. It is always fun to see so many excited planners at these events!

On June 29th, we held a Metro Denver event at the Denver Federal Center. Tim Gelston, AICP and Margaret Doherty, AICP from FEMA hosted the event as Andrea Collins, Regional Historic Preservation Officer with the

General Services Administration, and Katy Lewis, Director of Lakewood's Heritage Center, described the Federal Center's origins in the context of development in the area that would one day become the City of Lakewood. After learning about the Federal Center's origins, we toured the U.S. Geological Survey's Ice Core Lab and spoke with scientist Richard Nunn about their work preserving and studying ice from around the world. The room where they work with the ice cores is kept at about -20 degrees Fahrenheit, and the room where the ice is stored is kept at about -40 degrees Fahrenheit. The event concluded with a happy hour at Simms Steakhouse.

Scott and Libby are always looking for suggestions on Metro events and places to indulge in a happy hour. If you have a suggestion or are willing to sponsor one of our events, please reach out to us -

DenverMetro1@APAColorado.org (Scott) or
DenverMetro2@APAColorado.org (Libby).



Scott Bressler, AICP



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