

Mini Bundle Public Comments
12-9-2025

Completion time	Your Name	Your Email Address	What topic area do you have questions or comments about?	Your comments and/or questions:
11/16/25 22:44:36	Andy Cushen	andy.cushen@gmail.com	Prop 123/Expedited Reviews for Affordable Housing Projects;Site Development Plans;	I appreciate that expedited review becomes newly possible for projects in the AHRT pipeline, and that avoiding the Design Review boards of the city is a way to expedite them. Especially as the Downtown Area Plan recommends new affordable housing throughout Downtown AND an expansion of the Downtown Design Advisory Board, I think this text amendment is a sensible way not to pit two strategic actions against each other. Additionally, I think it's good that we're lengthening the overall period of time that SDPs stay valid, as market conditions can change and we don't want a good project to die when it's still on the vine just because of a short window of market volatility. Also, removing staff discretion to extend the length of a valid SDP in favor of a longer window for all SDPs is equitable and rewards all parties, not just those who are educated about the SDP process.
11/20/25 8:04:34	Susan Fry	denverstreets2020@gmail.com	Accessory Dwelling Units;	I do not think that the Denver Housing Authority should be the only entity removed from the owner occupancy requirements for building Accessory Dwelling Units. All property owners should be allowed to build an ADU if they meet the other requirements. Why would a City Agency be removed? If building more housing is a goal in Denver then we should be allowing every property owner the same opportunity to add to the inventory. What is the assumption that a private property owner who does not occupy the property and wants to build additional housing is in any way a problem? This leans toward way to much control by the government. How do we add all property owners to this mini-bundle?
11/20/25 11:51:42	Alejandra X. Castañeda	axcastaneda@gmail.com	Accessory Dwelling Units;	We should be removing the owner-occupancy requirements for all ADUs not just those related to Primary Dwelling Units owned by the Housing Authority of the City and County of Denver. It's a small, more equitable step towards increasing home ownership and support households with lower incomes. Thank you.
11/25/25 12:51:52	Lia Campbell	arcampbell0@gmail.com	Accessory Dwelling Units;	I would like to encourage the city to reconsider their owner-occupier permit policy for ADUs. Under policy memo Admin 131.3, ISSUANCE OF OWNER-OCCUPIER (HOMEOWNER) PERMITS, ADUs are not considered single unit dwellings, and therefore, owner-occupiers cannot pull building permits for ADUs. I feel that this policy is restrictive and adds to the already burdensome cost of building an ADU. Please consider amending this policy to allow for owner-occupiers to pull ADU permits.
11/25/25 13:08:51	Peter Hufford	peterhufford@gmail.com	Accessory Dwelling Units;	Please consider updating Building Permit Admin Policy 131.4 to allow homeowner permits for ADUs. Doing so could make ADUs more affordable and would support Denver's housing affordability goals. Admin Policy 131.4 has the following note in the definition of Single-Unit Dwelling: "Note: For the purposes of this section, accessory dwelling units are not considered single-unit dwellings." this note could simply be updated to remove the word "not".