

WeCAN Board of Directors meeting  
April 19, 2017 – 6:00-7:15pm – 1400 Quitman St.

In Attendance – Leah Rounds, Nadia Patrick, Dave Justice, Megan Yonke, Cindy Gallard, Diana Dietvorst, Jim Dietvorst, Tim Reinen (Executive Director of Radian Inc.), Carol McKlennan (Earthlinks), Adriana (Lopez’s Office)

Call to Order – 6:05

Megan Yonke gave an introduction to the “Beloved Community Village” - WeCAN is responding to issues going on in the gulch; this presentation and discussion are to guide decisions for WeCAN taking leadership in the issue. Radian Inc. is a Nonprofit shared space company and doing the design for the village.

Tim Reinen, Executive Director of Radian Inc., presentation on the “Beloved Community Village” homeless tiny house project in RiNo

- Tiny homes not a new concept. This is an emergency housing option; a low cost way for people to get back on their feet, restore dignity, and the ability to lock the door and go out and search for housing and employment.
- Has been a 1.5 yr process with many zoning and code challenges. Been many barriers by the city
- Denver Homeless Outloud (non-profit) has been advocating for tiny house the last 4 years. Saint Andrews church on Clarkson/21st/Broadway has been housing homeless in the basement. Wanted to take a bigger step and the idea of the Village came from their congregation.
- In the last 5 months Urban Land Conservancy has been involved.
- Seattle has been very progressive on issue; currently have 5 villages and tents camps. There is a Low Income Housing group working on the project there; when they close on land with intent to develop into low income houses, homeless village/tent sites can use the land until it is developed. Seattle has strong City council and Mayor support.
- Village location at 38th and Walnut/Blake will be leased out for \$1/month. It will have 11 tiny homes/sleeping units, shower facility, 2 toilets, 2 hand washing stations, and a community space. Temporary housing, 6 month lease. 8x12 sleeping unit with 3 foot porch. Not hooked up to sewer and water. Powered by solar, water brought in and grey water hauled off.
- Cost of the Village - First 6 months includes building the units, cost approx. \$150k. When the Village is moved to the next sight it will cost under \$15k.
- Insulated dwellings and heated in winter; passive cooling system/windows in the summer.
- Operations – People who live there were selected by Denver Homeless Outloud. This is the first Village in Denver and want it to be successful. Transgender, couples, people with pets for wellbeing can’t use shelters. Village will be serving these people. Families/kids are welcome, there are many kids in Seattle’s Villages.

- After 6 months, what happens? Zoning code, city has been working the last 4 months. Fits into 1 zoning classification, “undeclared temporary use”. Use sight for 6 months, must vacate for 6 months. Sponsored by a faith-based org. idea is to rotate around different sites; whoever has land, churches, synagogues, etc.
- Currently working on what will happen in 6 months, want to move it somewhere new.
- People can move with the village, but it is not intended to be permanent. Social services are provided, indirect services.
- Proof of concept needed, city may allow it to be expanded. 30,000 affordable housing units are needed. Need to see the data of success.
- Funding has come from foundations, 30k in private donations. Partnerships aren’t in place to have one in West Colfax right now.
- Earthlinks - more people are coming in as currently homeless. Earthlinks has a 60% success rate of people getting stable housing. Need more section 8 housing, but few places are building it, the waiting list is 3 years. Homes are changing to market rate.
- Different types of homeless – people that will not use shelters, have addiction, etc. A very complex issue.
- Studies are available to look at success rates. Seattle is a comparable market, influx of people and housing shortage.
- Safety issues in the Gulch - drug use, setting fires in gulch.
- Walmart allows overnight cars, families are using this resource.
- Can this solve the West Colfax gulch problem? Main complaints are safety along gulch. Camping ban still in effect.
- Housing First model – Utah model.
- Mental Health of Denver housing – the people chosen were the 300 who have used many resources.
- Seattle has a zero tolerance with drugs and alcohol. Not the model here, everyone responsible for themselves, self governed with outside support. There are guidelines and code of conduct; violators get kicked out.
- Hard to get employment when you’re moving around, still need to do laundry, eat. Having a house with a locking door allows them to get back on their feet.
- Laundry truck project will be plugged into community
- Next location discussions – close to resources, possibly St. Andrews, other churches have asked to host. Need 1/3 acre, structure 10’ apart for fire, 350 gallon tanks pumped from shower and hauled off, ADA shower, one unit with ADA ramp.
- Lots of community engagement involved in this project.
- Mayor Hancock asked for this proposal to be done, off the record many council members are in favor. Idea is for it to be dispersed throughout the city, with all neighborhoods participating. Right now it hardly makes a dent in the homeless problem, but if expanded it really could make a dent.

April Board and General minutes were approved

Blank WeCAN blank cards printed

o Want to start sending out to guest speakers

o Each board member take a few and the person who organized speaker send out thank you card - Leah will get us all a set of them

Megan will contact Sue Ellen about March and April move-in dates for welcome letters

By-Law proposed changes

- Realigned purpose and objectives
- Adding max-term language at 3 years for President
- Allowing electronic voting for the board
- Process for how board members replaced - vote of board rather than election by general membership
- People who count as members
  - 1 representative per non-residential business entity to have a vote
  - All people who live in the neighborhood - age restriction of legal age to vote
  - Work out specifics of renewal
- Not ready to do online voting - Dave will evaluate tools - will see if Survey Monkey offers discount for nonprofits

Rezoning

o Disruption at April general meeting

o Taking positions of close neighbors

September meeting - Presentation to educate on the homeless issues - have DPD present and seek to form a committee to dedicate to the issue

Friends of Stadium event - July 21st; May 23rd meeting about the event open to the Neighborhood

Business Committee - sponsorship program

o Won't accept vice businesses or fur places; liquor stores, dispensaries, tattoo parlors okay

o Dependent on good neighbor agreement

o Special zoning - adult uses

o Dave send list of uses to Jude at Confluence

o Business committee will start reaching out to businesses this summer

No reporting about P.S. You are Here yet