The WDSF+ ADU Pilot Program is currently accepting homeowner applications. Participants must own a home in a West Denver Renaissance Collaborative (WDRC) neighborhood, income qualify, and have ADU zoning. Please review the ‘WDSF+ ADU Pilot Program Basic Requirements’ to determine your eligibility and interest.

**WDSF+ INITIATIVE ACCESSORY DWELLING UNIT (ADU) PILOT PROGRAM**

**WDRC NEIGHBORHOODS**

In Denver, a primary house and its ADU must be owned by the same owner, and the owner must live in one of the units. Depending upon zoning and the residential lot, this could mean utility systems are shared.

**EXAMPLE LIFE CYCLE OF AN ADU / TANDEM HOUSE**

Homeowners can rent the ADU, use it to house extended family, or move into it and rent their primary house.

- **Income** - ability to rent the second unit and supplement monthly income and ability to grow equity by increasing property value.
- **Family Support** - ability to house multi-generational families and extended family for aging-in-place, savings on senior-living and/or childcare costs, and to support long-term household stability.
- **Neighborhood Strength** - homeowners can gain income from their rental units and renters can gain access to new single family rental options.

**WDSF+ ADU PILOT PROGRAM TERMS**

The ADU must be used for residential occupancy, and either the ADU or primary house must be occupied or rented by a household earning less than 80% current Denver Area Median Income (AMI) for a 25 year term (AMI source: CHFA).

If rented, the monthly rent must be equal to or less than 80% Denver current AMI maximum rent (AMI source: CHFA).

Short-term rental of the ADU is NOT allowed during the 25 year term. In Denver, short-term rental is defined as “a primary residence used for lodging accommodations to transients for a period of less than thirty (30) consecutive days” (DRMC, Sec. 33-46).

**WDSF+ ADU PILOT PROGRAM COST SAVINGS & RESOURCES**

The WDSF+ ADU Pilot Program provides significant cost savings for design permitted detached ADU models. The cost savings along with development, design, financing, and construction resources make it possible for moderate and low income homeowners to build an ADU.

**DEVELOPMENT, DESIGN, FINANCING, AND CONSTRUCTION RESOURCES**

- Site development and permit process assistance
- Architecture services and pre-approved ADU designs
- ADU construction
- Custom housing counseling services
- Access to an affordable ADU development loan
- Access to refinancing and ADU construction consolidated in one mortgage
- Property management training

**BENEFITS AND WEALTH BUILDING POTENTIAL OF AN ADU**

Homeowners can rent the ADU, use it to house extended family, or move into it and rent their primary house.

- **Income** - ability to rent the second unit and supplement monthly income and ability to grow equity by increasing property value.
- **Family Support** - ability to house multi-generational families and extended family for aging-in-place, savings on senior-living and/or childcare costs, and to support long-term household stability.
- **Neighborhood Strength** - homeowners can gain income from their rental units and renters can gain access to new single family rental options.

**ACCESSORY DWELLING UNIT (ADU)**

ADUs are commonly known as Mother-in-Law Quarters, Granny Flats, Casitas, Backyard Cottages, and Carriage Houses.

Accessory Dwelling Unit (ADU) - second, usually smaller, house on a homeowner’s residential lot.
Depending on household income, you may be eligible for the following:

- $25,000 City of Denver Affordable ADU Forgivable Loan
- $21,000 Affordable ADU Construction Waiver

IMAGES AND VIRTUAL TOUR

Five ADU/Tandem House designs are available and design approved at this time. The images below are intended to be illustrative only.

WDSF+ ADU PILOT PROGRAM BASIC REQUIREMENTS

- I have owned the property in a WDRC neighborhood where the ADU is intended to be built for at least the last five consecutive years.
- My property is zoned to allow an ADU.
- I have an average to good credit score (620 and above) that would allow me to qualify for a new mortgage.
- I understand that I must financially qualify based on my household income in order to become eligible for any financial assistance.

WDSF+ ADU PILOT PROGRAM PARTICIPANTS

If you meet the ‘Homeowner Basic Requirements’ and are interested in the WDSF+ ADU Pilot Program, complete and submit the Pre-Qualification Application online or in-print. Eligible applicants will be contacted by a WDSF+ staff member to move forward to the next step of the WDSF+ ADU Pilot Program.

More Information and Pre-Qualification Application:
www.mywdrc.org
720-932-3112

If you do not meet the ‘Homeowner Basic Requirements’ but would like to receive WDSF+ ADU Pilot Program updates, please respond to the ADU Pilot Program Survey online at mywdrc.org.

WEST DENVER RENAISSANCE COLLABORATIVE

The West Denver Renaissance Collaborative (WDRC) was created in 2016 with the mission of facilitating west Denver revitalization in an equitable fashion, improving the livelihood of existing residents and working to preserve and amplify west Denver’s rich, multicultural character. The WDRC has led the creation of the West Denver Single Family Plus (WDSF+) initiative in direct response to the need for housing strategies within west Denver neighborhoods.

West Denver Renaissance Collaborative
1035 Osage Street | Denver, CO | 80204 | 720.932.3136
www.mywdrc.org
mywdrc@gmail.com
720-932-3112

WDSF+ INITIATIVE PARTNERS

WDSF+ Materials © 2020 WDRC - All Rights Reserved