COMMUNITY PARTICIPATION IN INCREMENTAL DEVELOPMENT

Denver Incremental Developer Meetup (DIDm): "We DID it!"

3rd Wednesdays, 6:30pm, at South Broadway Christian Church (NW corner Lincoln St and Ellsworth Ave: "Castle Church")

- Increment **DOWN**: *ADU* (Internal, Detached)



- Increment **UP** (from SFH): *Duplex*



- Increment **UP** (from duplex): *Four-plex*



MEMBERS OF THE DID

Developers/ Builders

- "Neighbor"-hood developers
- Builders
- General Contractors
- Homeowners
- Landowner
- Nonprofit Developer

Allied Professionals

- Designers
- Legal Experts
- Real Estate Professionals
- Contractors
- Construction Professionals
- Property Management Professionals

Finance Partners

- Resident Investors
- Community Developers
- Neighborhood Associations
- Community Financial Institutions
- Financial Lenders

Community Champions

- Homeowners
- Renters
- Family Members
- Future Residents
- Business Owners
- Next Generation Families

Building Personal Wealth By Building Community Wealth

FINANCE PARTNERS: **RESIDENT INVESTORS**

What:

- We improve private property in a way that contributes to the improvement of the community
- We focus on our "farm," our own home area where we build on what we have improved, rather than starting in a new place
- We focus on building our wealth as equity and impact, not on transactions
- We take a longer term perspective that transcends market cycles: cashflow & equity

Why:

- When we improve the community, it creates a rising tide phenomenon; then when others improve their property, we benefit as well
- When we improve in our "front yard," we feel the impact, we get support from our neighbors, and we create trust for other opportunities
- Neighbors will look out for neighbors, not for absentee landlords
- By focusing on the longer term, we can make small bets that helps cushion us against the dips while developing more value creation for additional opportunities: L/W, M-U

How:

- We build relationships with our neighbors to solve their needs
- We build trust and confidence that we will do the right thing for everyone
- We create a community that brings us projects, with their support, ideas and energy—with little if any ~~marketing~~
- By building the wealth of the community, our neighbors will be eager to support innovative opportunities they would otherwise reject or oppose (nimby to YIMBY!)

INVESTMENT COMPARISON

Local Investing

- Watch your investment "grow"
- Small, strategic investments have outside impact
- Funds cycle locally multiple times in local economy
- Diversify portfolio to hedge against big political & economic forces
- Participation and influence potential

Corporate Investing

- Get statement with codes & numbers
- No influence or control over which corporations stocks or bonds the Fund purchases
- Another acct number in a sea of millions of account #s
- Money circulates nationally or globally, rarely locally

A BONUS OPPORTUNITY

Be an owner of a high-rise in downtown Denver!

High-rise conversion from office building to "Vertical, Mixed-Use Block"



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