

WHAT IS THE WDSF+?

The **West Denver Single Family Plus (WDSF+)** is a homeowner focused initiative addressing the threat of involuntary displacement in nine west Denver neighborhoods. The WDSF+ initiative will offer homeowners resources and connections to existing housing service providers. The WDSF+ initiative will also include an Accessory Dwelling Unit (ADU) Pilot Program that will provide qualified homeowners design-finance-build services to develop an ADU or Tandem House to grow equity, add livable space, or create rental income.



WDSF+ Homeowner Forums

Homeowner forums are neighborhood meetings where homeowners can get information on essential home maintenance/rehabilitation, speak with local service providers about mortgage refinancing, and gain an understanding of the changing housing market. Contact your local registered neighborhood organization for information on upcoming west Denver homeowner forum.

Homeowner Resources

The WDRC has partnered with local service providers to consolidate resources that will help homeowners better understand the following housing topics:

- Housing market trends
- High risk mortgages
- General refinancing options
- Home equity
- Basics of Accessory Dwelling Unit (ADU) Development

Connections to Homeowner Services

Participating homeowners will be connected to services including:

- Home Refinancing & Loans
- Down Payment Assistance
- Home Repair & Rehabilitation
- Weatherization & Energy Efficiency Repairs
- Financial & Homeownership Counseling

Growing Home Equity through an Accessory Dwelling Unit (ADU)

Homeowners will have the opportunity to learn about accessory dwelling units (ADUs), their benefits, and the ADU development process. An ADU handbook will help homeowners evaluate the physical and financial feasibility of an ADU investment and the resources available through the WDSF+ ADU Pilot Program. Handouts will be available at the homeowner forums to provide homeowners an overview of the ADU or tandem house development process.

WDSF+ ADU Pilot Program coming in late summer 2018

The WDSF+ Pilot Program will help qualified homeowners build an ADU or tandem house on their residential property. Project materials will help homeowners understand zoning and site pre-qualifications, enrollment criteria, development costs, financing, and will include a program application. Qualified homeowners will be eligible to work with a team of planners, financial analysts, homeowner counselors and an ADU team to finance, build and manage a new ADU or tandem house.

The WDSF+ ADU Pilot Program will launch in late summer 2018.



Organization	Services Provided	Contact Information
Colorado Housing Assistance Corporation	<ul style="list-style-type: none"> • Homebuyer Education • Pre- and Post-Purchase Counseling • Mortgage Delinquency • Lender and Realtor Training • Down Payment Assistance • Foreclosure Prevention 	(303) 572-9445 www.chaconline.org
Del Norte Neighborhood Development Corporation	<ul style="list-style-type: none"> • Homeownership Counseling • Down Payment / Closing Costs Assistance • Post-Purchase Counseling • Early Delinquency Counseling 	(303) 477-4774 www.delnortendc.org <i>Spanish speakers available</i>
Denver Housing Authority (DHA)	<ul style="list-style-type: none"> • Housing Counseling • Homeownership Education • Financial Coaching 	(720) 956-3801 www.denverhousing.org/residents/Homeownership
Energy Resource Center	<ul style="list-style-type: none"> • Free to low-income families • Energy saving insulation • Furnace & Water Repairs/Replacements • LEDs light bulb replacements • Home Weatherization 	For English: (720) 236-1321 For Spanish: (720) 236-1339 www.erc-co.org
Extreme Community Makeover	<ul style="list-style-type: none"> • Exterior Home Repairs or Neighborhood Improvements • Clean-up projects, yard work, landscaping, painting, alley clean-ups, graffiti removal, etc. 	(720) 235-8847 www.extremecommunitymakeover.org
Habitat for Humanity Metro Denver	<ul style="list-style-type: none"> • Home Ownership Program • External Home Repairs 	(303) 534-2929 www.habitatmetrodenver.org <i>Spanish speakers available</i>
<i>mpowered</i>	<ul style="list-style-type: none"> • Financial Coaching • Financial Education • Debt Management • Advocacy Training 	(303) 233-2773 www.mpoweredcolorado.org <i>Spanish speakers available</i>
NEWSED CDC	<ul style="list-style-type: none"> • First-time Home Buyer Education • Lending Circles (social loans) • Pre-Purchase, Foreclosure, Credit/Budget Counseling • Down payment Assistance 	(303) 534-8342 www.newsed.org
Rebuilding Together	<ul style="list-style-type: none"> • Free critical home repairs for eligible homeowners 	(720) 524-0840 www.rebuildingdenver.org
Southwest Improvement Council	<ul style="list-style-type: none"> • Home Buyer Education • Housing Counseling • Senior Services 	(303) 934-0923 www.swic-denver.org