

YouTube Playlist Features 'Top Green Products' From International Builders Show

I would have loved to attend the 2023 International Builders Show in Las Vegas to check out the vendors of green products, but I have a job here that already keeps me pretty busy. So I was delighted to receive a link to a YouTube playlist of over 40 videos featuring many of the same products that would have interested me.

In those videos **Rate It Green** host Matt Hoots of Sawhorse Inc. shares his picks for some of the best green building products from IBS. You'll certainly make some new discoveries, as I did, and appreciate Matt's insights. Many of these products I already knew about and some of them I have mentioned in this column (such as the Rheem heat pump

water heater, which I bought for my home), but I didn't make videos of them. He did. Thank you, Matt!

The videos are a great service, with the shortest ones being under two minutes and only one of them being over 10 minutes. Each of them is a short visit to a different IBS 2023 booth, interviewing the attendant about their product. It would have taken me a few days to do the same thing, with most of my time spent walking up and down the aisles looking for products that interested me and blowing off those which didn't.

The nice thing about a YouTube playlist is that all the videos are listed next to the one you're viewing, so you can skip to the ones that interest you the most or skip to the ones, non-profit institutions, and even community trusts to get into the driver's seat and finally leverage new construction technology to identify and build more affordable housing supply at scale.

Launched by Gary Community Ventures in partnership with Denver's Black community, **The Dearfield Fund for Black Wealth** (DearfieldFund.com) provides up to \$40,000 in down-payment assistance to first-time African American homebuyers to help build generational wealth. The fund aims to close the racial wealth gap and accelerate Black homeownership by generating an average of \$100K in net worth for 500-600 Black families, leading to \$50-\$75M in wealth creation for the Black community. The fund seeks to create a model that other cities could replicate in their own housing markets.



2 Local Entities Cited for Housing Affordability Work

Ivory Innovations has released the names of 24 finalists for the **Ivory Prize for Housing Affordability**, and two of them are in Denver. The finalists are selected by an advisory board which is composed of the top minds in housing across the U.S. In addition to awarding financial support, Ivory Innovations connects all of its finalists with leading practitioners, capital partners, student interns, and pro bono consulting or capacity-building services. The two Denver finalists are:

Madelon (MadelonGroup.com) simplifies infill housing development by streamlining and productizing the entire process. They seamlessly integrate each component, including pre-designed housing products that are compatible with industrialized housing manufacturers, into their online REDtech platform. This allows small local devel-

next video as soon as you've seen enough of the one you're watching.

The link for the YouTube playlist is too long to print here, but you can click on it at the posting of this article at www.GoldenREblog.com.

Here are the video titles that stood out for me:

- ◆ 3D Printed Homes: Is This the Future of Housing?
- ◆ Modern Heat Pump Designed to Work in Hot and Cold Climates
- ◆ Rheem Heat Pump Water Heater to Replace Gas
- ◆ This Toilet Could Have Saved Me \$1,000 in Water Bills
- ◆ Revolutionizing Construction With Plaex Building Systems
- ◆ Gas Appliance Manufacturer Now Going Green With Induction Cooktops and Cookware
- ◆ What Is the Difference Between Induction and Electric Cooktops?
- ◆ Customized Switches and Sensors to Help with Indoor Air Quality
- ◆ Cold Weather Heat Pump Advice
- ◆ Hubers Zip Wall System: Air and Water Sealing Sheathing

- ◆ Toto's Washlet and Wall Hung Toilet Systems — Saving Water & Toilet Paper
- ◆ Ventilation: Air Filtration and Humidity Management
- ◆ Panasonic Energy Recovery Ventilators (ERVs) Explained
- ◆ Neolith Sintered Stone: Sustainable Countertops, Shower Systems and Rainscreens
- ◆ AZEK Decks: Recycled Content, Eco-Friendly, Durable Decking
- ◆ A Smarter Way to Add Solar to Your Roof: Solar Shingles

I suggest you take notes as you watch these videos and create a menu of possible upgrades you could make to your home. Then review that menu and decide what to implement first.

I should add that watching the playlist is "sustainable" in itself—you didn't add to your carbon footprint by traveling to Las Vegas, and you didn't come home with a bag full of handouts that will only go into the recycling bin!

Sellers Are Helping Buyers to Buy Down Interest Rates

With interest rates staying between 6 and 7 percent, it has become a common practice for buyers to demand and sellers to grant a concession by which the seller pays a fee to the buyer's lender to get a lower interest rate for the first year or two, after which the buyer can hopefully refinance at a lower rate.

To see how pervasive this trend has become, I compared the statistics on Denver metro area closings over the past 90 days versus before interest rates began rising last year.

During the 90 days prior to this Monday, there were 4,512 closings of residential listings on REcolorado.com in which it was reported that the seller had provided a concession related to buyer's closing costs. During the first 90 days of 2022, that number was only 2,675.

Heads Up to All Homeowners: Property Valuations by County Assessor Are Coming in May

Colorado's constitution dictates that in May of every odd-numbered year, each county assessor must provide every property owner with a "Notice of Value" of their real estate as of June 30th of the previous year.

Your property taxes for 2023 (due next spring) and for 2024 will be based on that valuation, so you may want to appeal that valuation by the June deadline. As I have done in this column every other year for the past two decades, I will publish a guide for how to determine whether you have a case for reducing your valuation and the most successful way to submit it.

Check JimSmithColumns.com for what I wrote in May 2021 and May 2019 to see that process, which may require some updating when I publish it next month.

Just Listed: Development Site in Lakewood



This 0.86-acre parcel at **730 Kipling Street** comes with plans for 16 townhome-style units and an open case number with Lakewood Planning & Zoning. It's a flat site adjacent to Lakewood High School and near the Kipling/6th Ave. Freeway interchange. That makes it close to both the Denver Federal Center and St. Anthony's medical campus. Colorado Christian University is

also just a few minutes from the site, along with other schools. From this site, you're only minutes to downtown Denver or downtown Golden, and it's centrally located in the metro area for ease of travel in all directions. For more details, visit www.LakewoodDevelopmentSite.info, or call **Austin Pottorff**, 970-281-9071, or **David Dlugasch**, 303-908-4835, for more info or to submit a contract.



Congratulations to Our 1st Qtr. Top Producer, Chuck Brown

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