



## President's Letter...

Letter from the President  
Hello Neighbors –

On behalf of the CMNA Board, we hope everyone had a happy and healthy holiday season. The new year brings with it hope and positivity. We look forward to continuing our mission in building an inclusive and informed community.

A huge thank you to everyone who contributed to our Fall Dues Drive! Over 120 households participated, and we collected over \$4,400. We are so grateful, as each donation helps make a positive impact to serve our community. Donations cover all our operating

## A Big Thanks...

Thank you to all of the families who have voluntarily donated to the Cory-Merrill Neighborhood Association's Annual Fall Dues Drive!

This year we have received almost 150 household donations for a total of \$4,425. These funds will be used to pay for our yearly insurance, food truck events, holiday events, our post office box, our INC dues, room rental at the Kirk of Bonnie Brae for our general meetings, postage, the quarterly newsletters, signage and more. With the support of our wonderful neighbors, we are able to provide several events, hand

expenses, including printing of this newsletter, maintaining our website and hosting events. CMNA is thriving because of our supportive neighbors.

Mark your calendars, Food Truck Nights are already scheduled for this summer, the current dates are June 14 & 28, July 12 & 26 and August 9 & 23. The annual Spring Yard Sale is set for May 14-15. We'll keep you updated via our email blasts and social media. Plus, you can always go to our website for details: [CoryMerrillNeighborhood.com](http://CoryMerrillNeighborhood.com).

The general meeting scheduled for February 3rd is cancelled due to Covid concerns. As such, please allow this

deliver the newsletter and hold general meetings. We appreciate your support! We welcome residents who are interested in volunteering with the Cory-Merrill Neighborhood Association. We are always looking for new ideas and energy, and we always need helpers to deliver our newsletter to the 2,000 homes in Cory-Merrill.

Thank you so much to everyone who contributed to our Dues Drive! Donations are always accepted, and they can be sent to P.O. Box 101713, Denver CO 80210 or visit our website ([www.corymerrillneighborhood.com](http://www.corymerrillneighborhood.com)) to pay through PayPal.

newsletter to serve as our quarterly update. The next general meeting, scheduled for May 4th, will hopefully take place in-person as planned.

Don't forget, CMNA is on Instagram, be sure to follow us @cory\_merrill\_neighbor. And if you haven't yet, please sign-up to receive emails from CMNA, which can be done via our website.

Happy 2022 and thank you to everyone who contributed to the Fall Dues Drive.

Have a wonderful winter,  
Rachel Molokin

## Food Truck Nights

It's cold right now, but summer will be here before we know it! Starting in June, CMNA is excited to bring back summer food truck nights at the Kirk of Bonnie Brae. This is a great opportunity to spend time with friends and neighbors, enjoy different food truck vendors, and support local businesses! Mark your calendars for the following dates:

- June 14 & 28
- July 12 & 23
- August 9 & 23

These dates are subject to change, and more information regarding health and safety guidelines will be shared as it gets closer to the events. For the most up-to-date information, visit [corymerrillneighborhood.com](http://corymerrillneighborhood.com).



Ask a Financial Advisor  
 By Dean Dowson  
 Cooney Associates, [www.cooney-associates.com](http://www.cooney-associates.com)  
 6595 W. 14<sup>th</sup> Ave Lakewood, CO 80214 – 303.388.0854  
 American Rescue Plan and Child Tax Credit

The past 18 months or so have been confusing, to say the least. With so many new programs coming and old programs ending; it's hard to keep up and to get all of the facts straight. Take my sanitized hand, and let me walk you through the stimulus benefits that are coming to a close, and tell you about one that's in place today that you might want to keep an eye on.

Programs like the Eviction Moratorium, Student Loan Forbearance, and Federal Unemployment (in most states) are ending in the coming months. However, the **American Rescue Plan** passed in March 2021, created an increased benefit for taxpayers with minor children. The Child Tax Credit itself isn't necessarily new, but this is an expansion of the Child Tax Credit and provides more benefits to more taxpayers. Let's get into it.

**What does the new expansion of the Child Tax Credit entail?**

The total credit amount has been increased from \$2,000 to \$3,600 for kids 5 and under, and \$3,000 for kids ages 6 to 17.

- The Child Tax Credit is now covering kids ages 17 and under, as opposed to their prior limit of 16 and under.
- No matter how much you qualify for, the total amount is going to be distributed to you throughout the year— between July and December— to provide more consistent financial assistance, as opposed to waiting until tax filing season to receive in bulk as a one-time payment to you.
- The credit that you receive is now fully refundable, allowing households to receive the entire credit benefit.
- Finally, families in Puerto Rico and U.S. Territories are eligible to receive this financial assistance in order to support their family!

**Wait, what's the American Rescue Plan Act?** The American Rescue Plan Act (ARP) was signed into law by President Biden on March 11, 2021. ARP was created as an extension to the CARES Act of 2020, emphasizing some resources that were already in place, as well as implementing some new strategies. Both of these acts have been created to facilitate recovery in the United States from the effects of the pandemic. Part of this recovery plan includes stimulus payments (which some of you may have already received), extended unemployment, and a few other perks. Its overall purpose is to get the U.S. back in fully functional, working order as it was pre-COVID; schools in session, families and economy flourishing.

**Is there a way to find out if I qualify, and if so, for how much?** Yes! The IRS website (at [www.irs.gov](http://www.irs.gov)) has an online tool called the **Advance Child Tax Credit Eligibility Assistant** that allows taxpayers to check their eligibility. If you're interested to go through and see what you're eligible for, make sure you have your 2020 tax return nearby!

It's intimidating and disorienting to go through something like we all have, and it's easy to feel like you're lost in a mound of information, but, again, that's why I am here. I hope this brings a little more clarity to the Child Tax Credit extension, and helps you to get any help that you need. As always, if you have any questions, I hope that you'll reach out to me!

If the Child Tax Credit doesn't apply to you, check out my article in the next newsletter when I'll talk about other benefits of the American Rescue package and the impact to Health Care Costs and the Required Minimum Distribution. If you want to explore those topics sooner, feel free to call to contact me.

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## Update from South High School

*By Melina Hodzic,  
 Denver South High*

It's an exciting time here at South, not only inside the classroom, but also outside.

On November 6, the Denver South Rocket Club broke the current high school record of 18,000 feet by launching a rocket to 26,000 feet or about 8.1 kilometers into the air. The

rocket also broke a speed record with a top recorded speed of mach 2 or over 1,500 mph. This achievement prompted NASA to reach out to South and the students' accomplishments are being presented to NASA's Ames Research Director Dr. Eugene L. Tu and other top leadership. There is also an awesome new collaboration going

on between the 5th grade students at McKinley Thatcher, Merrill Middle School, and several South HS students who are taking Intro to Engineering Design. We are partnering to provide the STEM connection between Elementary, middle and high school!

We are Denver South! Go Ravens!

## Newman Center's Exciting Line-up

The Newman Center for the Performing Arts has been host to many a memorable performance. Over the coming months, the Newman Center Presents series will include performances by such talents as Dance Theatre of Harlem (Jan. 14-15), Wynton Marsalis and The Jazz at Lincoln Center Orchestra (Feb. 19-20) and the Nashville Ballet featuring Grammy award-winning artist Rhiannon Giddens (March 30-31). "The great thing about the Newman Center and places like it is the cultural infusion of ideas and the performing arts," said Aisha Ahmad-Post, Executive Director of the venue.

In addition to world-class performances, the Newman Center is known for its community outreach programs that include a student matinee series and Musical Explorers in partnership with Carnegie Hall's Weill Music Institute. The Newman Center is a 501(C)3 that serves 6,300 students annually. "A fundamental part of any education is providing a window into the world and we strive to do that through our educational programming," said Luke Wachter, Associate Director of Educational Initiatives. In addition to providing purposeful performing arts experiences, the Newman Center's commitment to racial equity, diversity and inclusion is evident in their recent pledge to the Association of Performing Arts Professionals organization. The commitment aims to empower, represent and engage with artists and organizations who identify as people in the global majority, women, individuals with disabilities and LGBTQIA+ people by allocating 20% of its programming and 30% of its annual performance budget to these groups. For tickets and a full calendar of events, visit [newmancenterpresents.com](http://newmancenterpresents.com) or call 303.871.7720.

# Meet Some of the Cory-Merrill Pets

Cory-Merrill is home to many beloved pets! Get to know some of the neighborhood's animal residents in this monthly feature. If you want to see your pet in an upcoming newsletter, email a photo and some "fun facts" about your pet to [cmna@corymerrill.org](mailto:cmna@corymerrill.org). We look forward to including pets of all types!

## Meet Henry Melvin

Henry Melvin Koh is a connoisseur of tennis ball retrieval, whether by land or by sea. His lifelong love of long walks, butt rubs, diving into snow banks, licking kids, and eating socks pales in comparison to his affinity for the lime green orb. Henry prefers the used tennis balls from Sports Plus as they make a more full-bodied tea when he steeps them in his water bowl. Recipe to follow.



## Meet Hollywood

Hollywood will be 22 years young this year! She keeps a watchful eye on the neighborhood at night and sleeps all day. Hollywood belongs to Karen the neighborhood dog walker.

# Latest News from Paul Kashmann

It is hardly a secret that housing costs in Denver are driving more and more individuals and families out of the Mile High City. Current guidelines declare that households should not have to spend more than 30% of their income on housing. "Affordable housing" generally refers to rental or for sale properties accessible under the 30% guideline to folks earning up to 120% of Area Median Income (AMI). <https://www.denvergov.org/files/assets/public/housing-stability/documents/2021-income-limits-pub.pdf>

The departments of Housing Stability (HOST) and Community Planning and Development (CPD) are hard at work on a variety of programs to increase housing availability for all income levels, most urgently for those in the middle and lower reaches of the AMI scale. State law changed last year to allow cities to require a percentage of affordable units in almost all multi-family developments. Whereas previously we were forced to negotiate voluntary agree-

ments with developers who were looking for additional zoning entitlements, now we can demand participation. and transportation plan, declares ADUs to be appropriate for all neighborhoods. The process getting under way will look at all related issues to better incorporate ADUs into the uniqueness of our diverse communities.

Meanwhile, HOST is working hard to upgrade the quality and accessibility of our emergency shelter system so it is welcoming to groups that previously were not well served. We simply must provide dignified, safe housing for those in need. Numerous shelters are now open 24-hours, so those who work at night have a place to rest during the day. Efforts are under way to provide better storage for personal belongings, accommodation for pets, more room for couples and families, and more welcoming accommodations for those with disabilities, members of the LGBTQ community and others.

In addition to expanding the inventory of housing for those currently without

permanent residence, we need to radically increase the velocity with which we grow mental health and drug treatment services.

There is hope on the horizon, as money is flowing into our city from a number of sources. The Caring For Denver sales tax, passed by voters in 2018, brings in \$35-\$40-million annually specifically earmarked for drug treatment and mental health programs. In addition, Denver's Department of Public Health and Environment is completing a Mental Health Needs Assessment as well as a Drug Mis-use Assessment, to get an accurate view of the scope of the problem and develop an efficient path forward, so we can best use the federal dollars that will come our way from the American Recovery Plan Act, as well as the \$39-million we expect to receive from the nationwide Opioid Settlement fund. We must move with great haste, but with clear focus as well.

Paul

# News from CO Rep. Steve Woodrow

I hope this message finds you doing well--a term that seems more relative than ever these days. Like many of you I had high hopes this past Summer that we'd have COVID-19 behind us by now. Yet with

the spread of Omicron and persistent vaccine hesitancy, we find ourselves still dealing with overwhelmed hospitals and frontline workers. Please do your part by getting boosted (plus a flu shot!), wearing a mask while indoors, and trying to maintain social distance.

The good news is that we're coming off a historic 2021 term where we cut taxes for workers, families, and small businesses, eliminated taxes on social security income for folks over age 65, passed 6 gun violence prevention measures, and enacted a host of tenant protections and environmental bills.

I'll be running bills designed to protect consumers, address our growing affordable housing crisis, and tackle the sale of "ghost guns" (untraceable firearms) that are increasingly being used in

crimes across the State.

As you may have also heard, Colorado's independent redistricting commission finished its work and we have new legislative maps heading into the November 2022 elections. Most of Cory-Merrill has been re-drawn into the new House District 2 that spans from Broadway on the West to Colorado Blvd. on the East.

I'll continue to serve as your representative for House District 6 (for everyone North of Mexico Ave.) until January 2023. After that, we'll switch over to House District 2 (which I'm currently running for and hope to earn your support).

Steven Woodrow  
CO Representative



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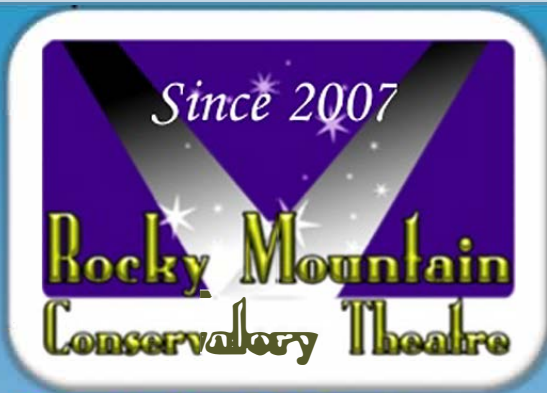
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# Cory-Merrill Real Estate News



By Holly Carpenter, LIV Sotheby's International Realty and Megan Aller, First American Title  
[www.CoryMerrillExpert.com](http://www.CoryMerrillExpert.com)

**O**n the real estate front, the end of the year rolled on as one of the toughest Q4's on record for buyers looking for a home. On the buying side, a notable statistic is that detached single family active homes for sale declined in November by 23.8% month over month putting us 11.1% less than the same level of inventory one year ago. On the selling side, as typical for our real estate cycle, the rate of multiple offers declined in November and December with less homes closing for over their asking price. Buyers were preoccupied with holiday activities and the spike in COVID cases impacted this as well. This is a sharp departure from what we saw back in June 2021 with 78.1% of homes selling for over their asking price.

It looks as though we are teeing up for another intense spring and it's likely that we will see the most significant levels

of inventory making their way to the market closer to April or May. If you're thinking of selling your home this year, talk to your real estate agent now about getting your home prepared to list. The "spring" market (January – May) is the ideal time to list your home. As summer approaches, fatigue tends to set in for buyers who've competed in the spring market and fewer new buyers tend to enter the market as they're preoccupied with summer activities and vacation travel. If you're in the market to buy a home this year, fierce competition is inevitable at virtually any price point. Be sure to have your financing ready to go with a reputable lender. Also, hire an experienced real estate agent who can guide you through the various offer terms that are essential to "winning" a home in our market.

If you're considering a move and would like further insight, please feel free to connect with me. If you have a home to sell, I provide a complimentary home valuation. I look forward to hearing from you! ~ Holly Carpenter, Broker Associate, LIV Sotheby's Realty 303-589-7449, [holly.carpenter@sothebysrealty.com](mailto:holly.carpenter@sothebysrealty.com). View my client testimonials at [www.CoryMerrillExpert.com](http://www.CoryMerrillExpert.com)

CORY MERRILL REAL ESTATE			
	2021 4 <sup>th</sup> Quarter (Oct-Dec)		
	2020	2021	Percent Change
Single Family Home Sales			
Avg Price Per Sq Ft (Above Ground)	\$631	\$681	+8%
Highest Price	\$1.8M	\$2.3M	+27.7%
Lowest Price	\$495K	\$417K	-18.7%
% Sold to List Price	97%	99%	+2%

This representation is based in whole or in part on data of single-family detached closed homes supplied by REColorado (MLS). REColorado does not guarantee nor is responsible for its accuracy. The data maintained by REColorado may not reflect all real estate transactions in the market.



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## \* Cory-Merrill Yard Sale \*

**SAVE THE DATE:**

**Saturday, May 14th & Sunday, May 15th**

**Got Stuff? Good!**

Join your neighbors and participate in this Spring's  
*Annual Cory-Merrill Neighborhood Yard Sale!*

**Register Now at [www.CoryMerrill.com](http://www.CoryMerrill.com) ...**

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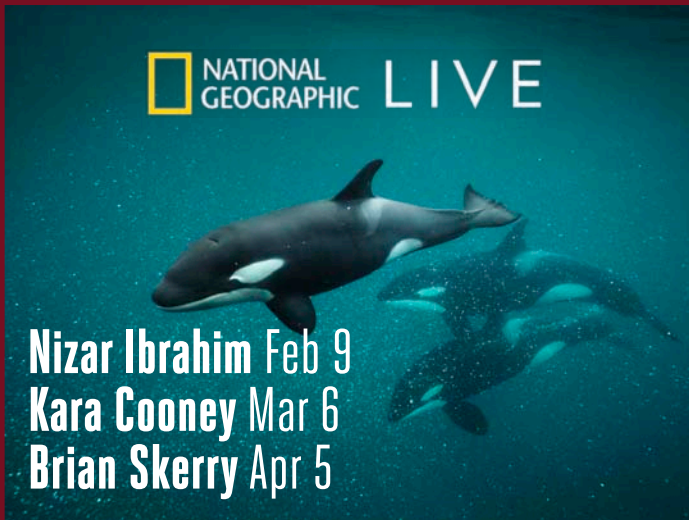
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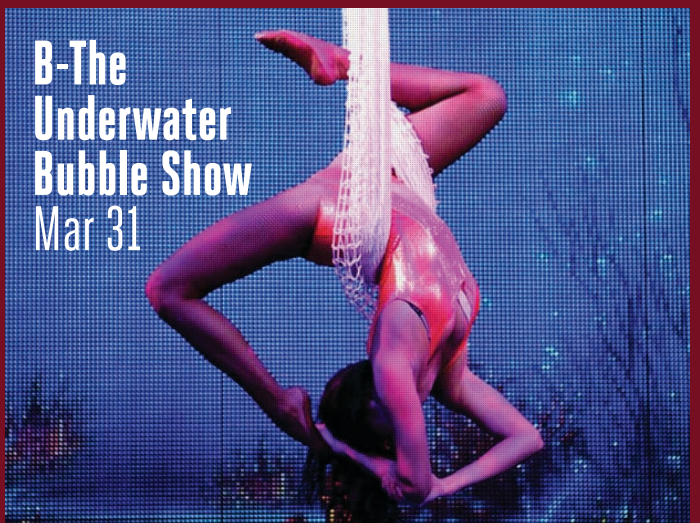
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