Housing Affordability Policy Study (HAPS)
What we heard

- Affordable Housing
- Transportation
- Homelessness
- Safety
- Health
- Parks & Recreation
- Sustainability
- Water & Poudre River
- Culture
- Education
Why HAPS Why Now

- Citizen Survey, Idea Lab, Focus Groups
- Social Sustainability Gap Analysis
- Foothills Mall Agreement
- AH vs HA – means different things to different folks
- Want to hear from you! Here to listen.
Process

• Internal City Technical Team to advice EPS
• Two Stakeholders Meetings
• Two Public Open Houses
• Board involvement
  – Affordable Housing Board
  – Planning and Zoning Work Session
  – Council Finance Committee
• City Council Work Session
She can teach your child. Can she be your neighbor?

Affordable Housing. It can help educate your child.

FACT: When people can afford to live and work in the same area, it means MORE time, money, and energy. MORE time to help your child – MORE money to spend on field trips – and MORE energy for what's important! Help make MORE housing affordable – we all benefit.
She can manage your office. Can she be your neighbor?

Affordable Housing. It could help your business.

FACT: When people can afford to live and work in the same area, it means MORE time, money, and energy. MORE time to have lunch with the kids — MORE money to spend at the corner store — and MORE energy for what's important — including your business! Help make MORE housing affordable — we all benefit.
He can take care of your family's health. Can he be your neighbor?

Affordable Housing. It could save your life.

FACT: People who can afford to live and work in the same area are more alert and focused, because they don’t have to commute long distances. And for them, it’s their community - not just a job site. When we live and work in the same area, everyone benefits.
He can protect your home. Can he be your neighbor?

Affordable Housing. It could save your home.

FACT: When people can afford to live and work in the same area, it means less commuting and MORE time, money, and energy. MORE time to coach soccer – MORE money to spend – and MORE energy for what’s important! Help make MORE housing affordable – we all benefit.
Housing Costs Outpace Wages in Colorado

- Home sales price in CO increased 101% between 1989 to 1999
- Average rents in CO increased 88%
- Average wages in CO increased 56%
Housing Affordability

• Local and National issue

• Not a new challenge
  – 2001 was when poster campaign started
  – 1989 slide
  – 2001 Nexus Study

• Creative solutions sought to provide housing choice
Remember WHY we need affordable housing!
Thank you!

• Today: Best Practices and tools
• Next Stakeholders Workshop
  – Housing Needs
  – Affordability Trends
  – Gaps in Inventory
  – For-sale and Rental Trends
• Recommendations for Council’s Consideration