



Thank you!

1. Opening

- a. Call Meeting to Order
- b. Select Committee Chair

2. Initial Grounding

- a. Fort Collins Context
- b. Housing Strategic Plan Timeline

3. Review Purpose and Develop Preliminary Work Plan

- a. Principles for Success
- b. Overall Scope
- c. Identify Potential Speakers and Community Stakeholders

4. Logistics & Next Steps

- a. Meeting Schedule, Frequency, and Format
- b. Confirm Focus for Next Meeting

Purpose:

- Ground in purpose and timeline
- Give a sampling of where these conversations *could* go

Proposed Timeline:

- Monthly meetings: 9 total meetings
(August – April)
- 7 meetings between now and adoption
(Feb 2021)

Ad Hoc Committee Purpose

- Support the development of the Housing Strategic plan
- Explore, review, discuss and make recommendations on the content of the Plan and overall housing efforts
- Meeting thru April 2021



Summer 2020 – February 2021: Housing Plan

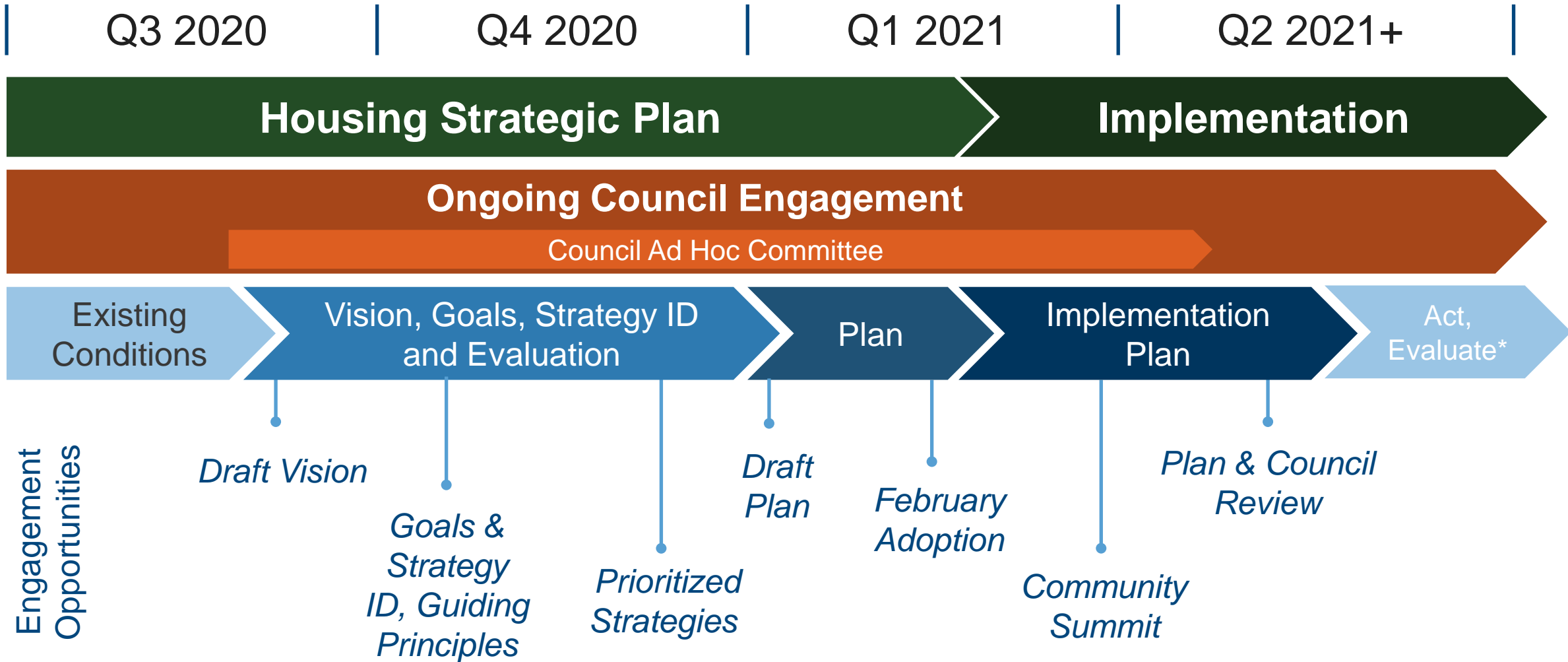
- Vision – expanded scope
- Guiding Principles
- Existing conditions (quantify problem/need)
- Goals and Strategies
 - Targeted and prioritized policies for all housing options and income levels
 - Framework to evaluate impact
 - Align with community goals, e.g., affordable housing, carbon neutrality, and more

Spring 2021: Implementation Plan

- Timelines, roles, indicators, costs, etc.

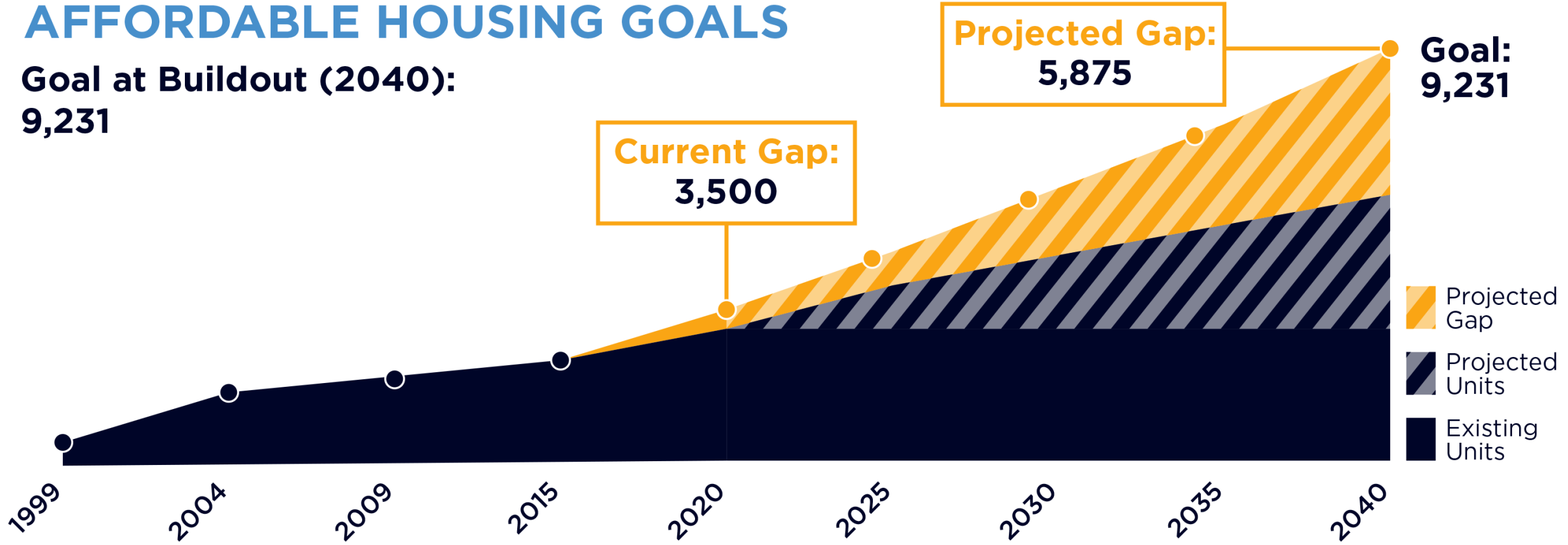


Housing Strategic Plan Roadmap



AFFORDABLE HOUSING GOALS

Goal at Buildout (2040):
9,231



Vision: Rare, short-lived, and non-recurring

- Lack of affordable housing as primary cause

Coordinated System Response

- Best Practice: Housing First approach
- Best Practice: Data-informed solutions
- Best Practice: Coordinated Entry into Services

Priority

DATA
Develop data and reporting to improve understanding and outcomes.

HOUSING
Expand supportive housing options and solutions.

SYSTEM
Build capacity for a sustainable, responsive system.

Community-focused Strategies

Collect and share actionable data, amplify communications, and expand stakeholder engagement.

Strategy:

- Housing First Initiative and Community Data
- Public Dashboard of Chronic Homelessness and Housing Progress
- Niche Groups, Services and Resources Data (seniors, youth, families, persons w/disabilities, re-entry)
- Utilization and Outcomes of System Response Programs (prevention, shelter, housing, retention, etc.)
- 'Frequent Utilizer' System Engagement Data
- Client/utilizer Input

Assess housing and support services system performance and constantly improve.

Strategy:

- Housing & Health-focused System of Care
- Points of Entry and Pathways Out
- Housing Inventory and Access Monitoring
- Data-driven, Evidence-based Practices, Innovations and Pilots
- Housing and Supportive Services Gaps and Solutions Defined
- Landlord/Landowner/Developer/Funder Engagement

Refine and activate collaborative infrastructure to advance shared goals and solutions.

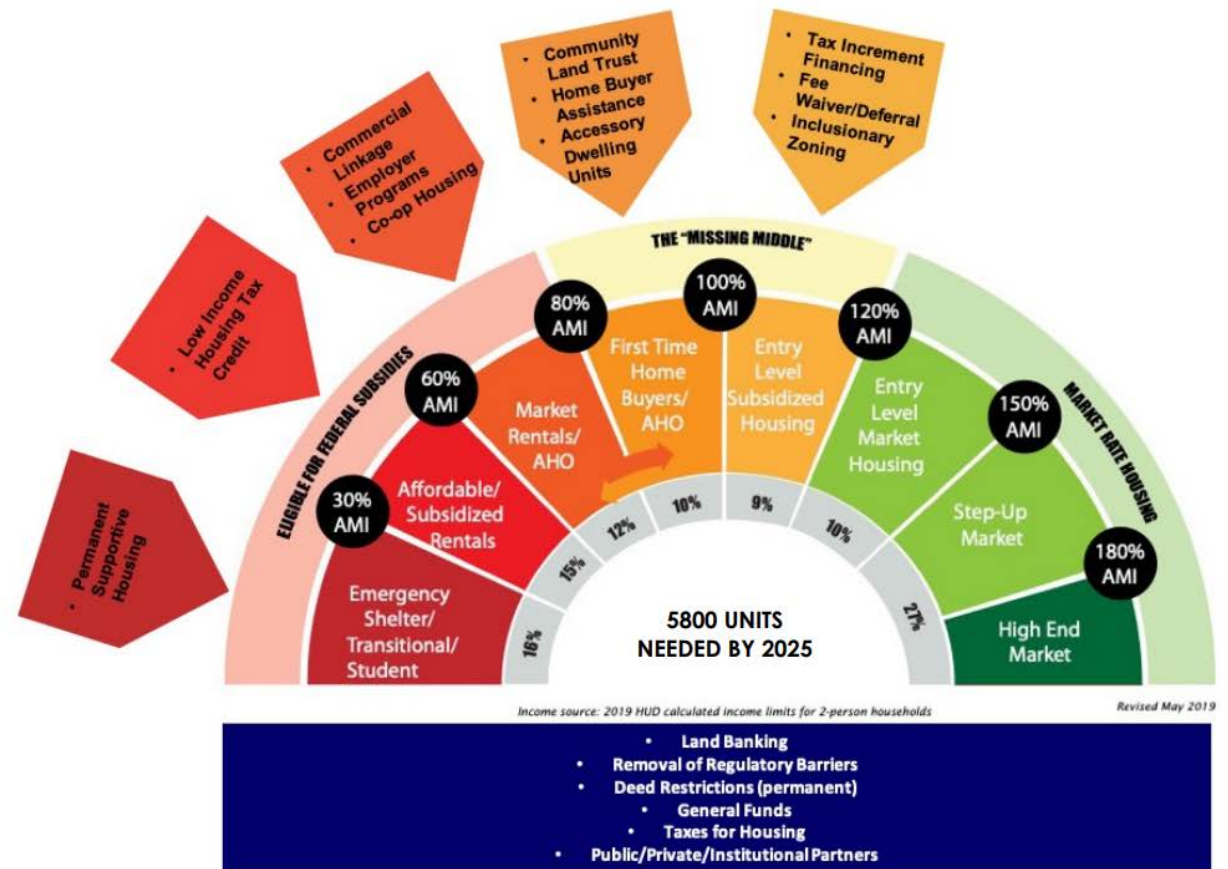
Strategy:

- Housing First Funding Strategies, Social Impact Funding and Pay for Success
- System Performance Measures and Targets
- Sustainable Structure and Collaborative Networks
- Community Engagement and Awareness
- City/County/State Engagement
- Long-term Planning, Scaling & Resource Allocation Plan

Source: Homeward 2020

Expanding to the entire housing spectrum

- Consider strategies across every income level
- Consider right way to “bucket” strategies
- Universal outcome, targeted strategies
 - Some strategies will support all housing solutions
 - Some will be targeted



Example Graphic: Bozeman, Montana

Initial List - Topical Menu of Items

Equity (5):

- Systemic racism and housing
- Applying an equity lens
- Renting vs owning
- Displacement & gentrification
- Housing is health

Community Perspectives

1. Changing demographics / impact on demand
2. Impacts of COVID-19 / economic recession
3. Differing perceptions of density and NIMBY
4. Sense of belonging
5. Terms we use
6. Actions we could take now
7. How we engage
8. Private sector perspectives, e.g., banks, developers, etc.

Strategies and Solutions:

Financial strategies

- Spectrum of housing costs
- Preserving existing affordable housing
- Strategies at different price points
- Current funding sources and challenges
- Public/Private Partnerships or Innovative Partnerships
- Cost to build in Fort Collins
- Total cost of ownership

Housing types

- Facilitating manufactured housing development
- “Missing Middle”
- ADUs and Tiny Homes
- Existing housing stock / mismatch with demand
- Homelessness prevention, e.g., Permanent Supportive Housing, Bridge Housing, etc.

Housing as a System

- Parking
- Land Use/Transportation Nexus
- Demand-side strategies, e.g., livable wage

Rentals & neighborhood compatibility solutions

- U+2, Rental licensing
- Existing vs New Neighborhoods

Role of Government

- State and Federal Policies and Advocacy
- City Goals and Alignment
- Development regulations (barriers & opportunities)
- Infrastructure requirements, e.g., water & wastewater
- Housing rights
- Historic preservation and affordability

Regional Thinking & Opportunities

3. Purpose and Work Plan

Purpose:

- Explore with and listen to Council regarding your goals and priorities for this Committee
- Identify an initial set of topics to discuss and speakers to hear from
- Discuss what success looks like
- Confirm overall direction for future meetings

All Conversations:

- Topic(s) Deep Dive
 - State of the issue, influence vs control
 - Challenges/barriers
 - Opportunities/solutions
 - Next steps
- Overall:
 - Running list of tensions, tradeoffs and opportunities (risks)
 - Check-in on where we're heading / what we've learned
 - Hear from content and context experts – locally, statewide, nationally, or internationally
 - Impact on full housing spectrum

Question 1: Overall Approach

A. Learning / Exploring:

Deep dive on learning and promising practices

B. Plan Focus:

Track the plan closely, e.g., review goals & strategies

C. Hybrid: Split time amongst learning and Plan Focus
(staff recommendation)

Question 2: What

What are the topics / ideas / concepts you want to make sure we explore as a part of this Committee?

Were there any topics missing? Where do you want to dive deeply?

(Note: we'll use the whiteboard feature in zoom for this discussion)

Question 3: Who

Who would Councilmembers like to hear from as we explore these topics?

Question 4: How

What does success look like for this Committee?

4. Logistics and Next Steps

Purpose:

- Determine meeting schedule, frequency, and format
- Confirm focus for next meeting and approximate timeframe

Discussion:

- Meeting schedule
 - Meet monthly or a different frequency?
 - Time of day preference?
 - **Virtual** (*recommended*) or in person?
 - Agenda preparation?
- Advance materials
 - Thursday packet the week before
- Community input
- Next Meeting's Focus

Plan

- Existing Conditions (Sept)
- Community engagement (Sept - Nov)
- December 8 Work Session
 - Goals, strategies, & guiding principles
 - Plan outline

Action

- Manufactured housing
- Metro Districts



Source: Aubrey Davis Park Master Plan

BACKUP

*Everyone has stable and healthy housing
they can afford*

Fewer attainable options are available to Middle Income Earners

Purchase Price

\$320K

\$415K

Below 80% AMI is City's Definition of Affordable Housing

Market Housing



AMI 0%

80%

100%

120%

200%

\$69.7K/yr

\$87.2K/yr

\$105K/yr

Goal is defined by AHSP (188-228 units/year)

Goal is harder to define & City influence may be outweighed by market forces