



**1. Call Meeting to Order**

**2. Approval of October 8, 2020 Minutes**

**3. Agenda Review**

**4. Discussion Items**

- a. Review: Housing Types and Zoning
- b. Explore: Anti-displacement and Housing Stability

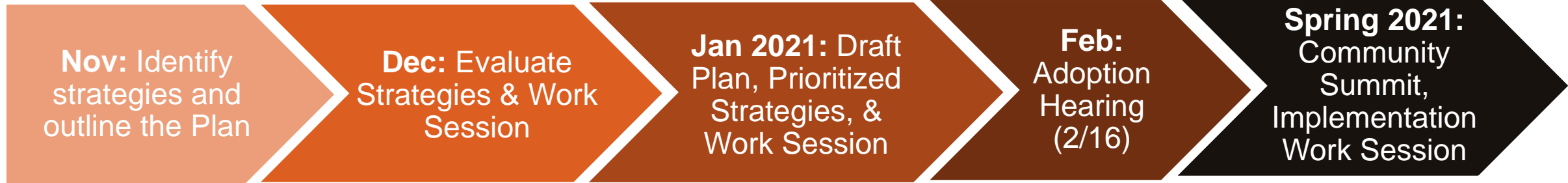
**5. Next Steps**

- a. Process Check-in
- b. Future Meetings & Priority Topics



# Housing Plan & Ad Hoc Committee

Plan



Ad Hoc



## December 8 Work Session

- Strategy review & Engagement Summary
- Evaluation criteria
- Plan outline
- What implementation looks like

## Key 2021 Dates:

- Draft Plan released on January 7, 2021
- Community review Jan 7 – Jan 21
- Staff revisions – Jan 21 – Feb 3
- Prioritization Work Session – Jan 26
- February 16, 2021 Adoption

*Note: Staff is identifying opportunities to release portions of the plan as we go, more to come*

*Everyone has healthy, stable housing they  
can afford*

## Our Biggest Challenges

1. Price escalation impacts everyone & disproportionately impacts BIPOC households
2. Current incentives and financial resources are insufficient for meeting our affordable housing goals
3. Job growth continues to outpace housing growth
4. The cost of development continues to rise
5. Addressing the entire housing spectrum will require new tools and processes

## Remaining Questions

1. What will the lasting effects of COVID-19 be?
2. How will housing policies evolve to address health and stability - particularly for renters - in addition to affordability?

- By November 25 - “What We’ve Heard” Summary created from:



## Discussion Prompts:

- **Quick(er) wins:** If the plan is one of the key wins of this Council, what from today's meeting should inform process and deliverable? Any other quick wins to pursue?
- **Transformation:** Did this meeting highlight any transformational changes that could be part of the plan, and will take a longer time through implementation strategy and engagement to address?
- **Transition:** Is there anything we should include as part of transition plan for next council?
- **Next Meeting:** How can the next meeting build on today's conversation?

## October Meeting

- Heard from City Staff, Housing Catalyst, Aurora, and Portland
- Identified initial list of strategies
- Staff memo outlining next steps

## Summary of Fort Collins' current state:

- We do not have enough capacity to meet housing demand
- We have a strong policy basis for land use changes that could directly impact missing middle housing types, recalibrate housing incentives, and increase densities/permitted uses
- Limits on density make funding affordable projects challenging, risky to request modifications
- Many communities are looking at changes to zoning and land use as a key part of their housing strategy



## Committee Options Identified

- Advance the [Land Use Code audit](#) recommendations, including options to increase affordable housing incentives, missing middle housing types and density overall;
- Support to explore policy solutions for increasing accessory dwelling units (ADUs);
- Support for requiring affordable housing unit preservation for more than 20 years;
- Creation of an end-of-term report to highlight the Committee's accomplishments as well as recommendations and considerations for the next Council.

## Proposed Roadmap\*



\*Additional housing types & zoning strategies will be in the Plan through the evaluation framework

## Discussion Prompts:

- **Quick(er) wins:** Are there any quick wins to pursue from this discussion? What strategies should be included in the plan?
- **Transition:** Is there anything we should include as part of transition plan for next Council? In the end-of-term report?
- **Transformation:** Did last month's meeting highlight any transformational changes for the plan that will take a longer time through implementation strategy and engagement to address?

## Background:

- Request to investigate anti-displacement and gentrification strategies at October meeting

- Began with Portland, OR framework:
  - Education
  - Financial assistance
  - Technical assistance
  - Regulatory solutions
- Communities Researched:
  - Portland, OR
  - Austin, TX
  - San Francisco, CA
  - Denver, CO
  - Bozeman, MT
  - Flagstaff, AZ
  - Ann Arbor, MI
  - Lawrence, KS
- Findings
  - 29 policies
  - 8 Fort Collins already implements

## **Strategy 1 – Assess displacement and gentrification risk**

- Can utilize existing staffing and readily available data
  - Census, American Community Survey, etc.

## **Strategy 2 – Tenant rights and legal services**

- Continue support legal defense fund for renters facing eviction

## **Strategy 3 – Financial literacy**

- Support existing programs offered by partners



## Discussion Prompts:

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# Housing Plan & Ad Hoc Committee

Plan

**Nov:** Identify strategies and outline the Plan

**Dec:** Evaluate Strategies & Work Session

**Jan 2021:** Draft Plan, Prioritized Strategies, & Work Session

**Feb:** Adoption Hearing (2/16)

**Spring 2021:** Community Summit, Implementation Work Session

Ad Hoc

**Nov:**  
Housing & Zoning  
Anti-displacement

**Dec:**  
Anti-displacement  
review  
Topic TBD

**Jan – April 2021 (tentative):**

**January:** Evaluation Framework and Prioritization  
**February:** Propose Cancelling to Focus on Adoption  
**March/April:** Implementation Focus & End-of-term Report/Transition Plan

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**August:** Overall Focus & Prioritization

**September:** Challenges & Existing Conditions

**October:** Housing Types & Zoning

**November:** Displacement and gentrification

**December:** \_\_\_\_\_

- *Systemic racism and housing*
- Applying an equity lens
- *Displacement and gentrification*
- *Differing perceptions of density and NIMBY*
- *Preserving existing affordable housing*
- Public/private partnerships or Innovative Partnerships
- Dedicated funding source
- *“Missing Middle” Housing Types*
- *ADUs and Tiny Homes*
- Expanding home ownership
- Demand-side strategies, e.g., livable wage
- U+2, Rental licensing, *tenant protections*
- City Goals and Alignment, e.g., climate action
- City’s financing tools, e.g., CDBG & CCIP
- *Nexus of economic policies and housing affordability*

***Commitment  
made to check-in  
on process and  
content***

## **Discussion Prompts:**

- What feedback do Councilmembers have on the pre-work?
- What feedback do Councilmembers have on the process overall?
- Any adjustments for the December meeting?