

AGENDA

City Council Ad Hoc Housing Committee
Thursday, January 14, 2021, 5:00 – 7:00 p.m.
Location: Virtual

Public is encouraged to listen through Zoom: <https://zoom.us/j/98351510422>
Or Telephone: Dial: (253) 215-8782 or (346) 248-7799 Webinar ID: 983 5151 0422

Committee Members: Ken Summers, District 3
Ross Cunniff, District 5
Emily Gorgol, District 6
Committee Contact: Lindsay Ex, lex@fcgov.com

Note: Per Ord. No 079, the Committee Chair, may in consultation with the City Manager and City Attorney, determine that meeting in person would not be prudent for some or all persons due to a public health emergency or other unforeseen circumstance affecting the city. Committee Chair Emily Gorgol has conferred with the City Manager and the City Attorney and has determined that the Committee will conduct this meeting remotely pursuant to Ord. No. 079. As well, an individual Committee member may request to participate remotely even if the rest of the Committee will be there if the member has a concern about their or others' health or safety by notifying the Clerk at least three hours in advance of the meeting.

1. Call Meeting to Order
2. Approval of December 10, 2020 minutes
3. Agenda Review
4. Discussion Items
 - a. Review of Committee Progress to Date and Overall Reflection (*Committee Members*)
 - b. Explore: Innovative Partnerships (*Clay Frickey, Redevelopment Manager, Joe Rowan, Commercial Loan Manager Impact Development Fund, Stefka Franchi, Chief Executive Officer Elevation Community Land Trust*)
 - Panel discussion on successful housing partnerships and how Fort Collins can maximize opportunities for innovative housing partnerships to help fulfill our housing vision, "Everyone has healthy, stable housing they can afford"
 - Committee discussion
 - c. Explore: Housing Strategic Plan – Strategies and Initial Priorities (*Lindsay Ex, Interim Housing Manager; Meaghan Overton, Sr. City Planner; Megan DeMasters, Environmental Sustainability Specialist; Mollie Fitzgerald, Principal with Root Policy Research*)
 - Review initial set of prioritized strategies and draft guiding principles for implementation
 - Committee discussion
5. Next Meeting Focus and Process Check-in

There are three or more members of City Council that may attend this meeting. While no formal action will be taken by the Council at this meeting, the discussion of public business will occur and the meeting is open to the public via Zoom.

ATTACHMENTS

1. Meeting Pre-Work Summary to Prepare for the January 14, 2021 Meeting
2. Table 1: Initial Set of Prioritized Strategies for the Housing Strategic Plan
3. Table 2: Draft Guiding Principles to guide Plan Implementation
4. Draft Engagement Report Summary
5. December 10, 2020 Draft Minutes (and Addendum of Chat Record)

ATTACHMENT 1: MEETING PRE-WORK

Pre-Work Item #1: Innovative Partnerships

Description: At the December meeting, Committee members indicated an interest in exploring partnerships for overcoming financing gaps and more broadly exploring tools for achieving the Housing Strategic Plan’s draft vision. Staff reached out to leaders in housing organizations to share their experience in creating innovative housing partnerships in cities across Colorado with the Committee. Joe Rowan from Impact Development Fund and Stefka Fanchi from Elevation Community Land Trust both bring a wealth of knowledge and experience on creating innovative housing partnerships and will serve as panelists for the discussion.

Greatest Challenge Alignment:
Challenge #3: The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.

Discussion Question: What feedback or questions do Committee members have on the perspectives and ideas shared by our panelists?

Pre-Work Item #2: Housing Strategic Plan Deep Dive and Strategy Prioritization

Description: One of the key elements of the Ad Hoc Housing Committee’s work is to advise on the development of the Housing Strategic Plan. The graphic below outlines the progression of the Housing Strategic Plan process:



At this meeting, the focus will be on the following elements of the draft plan:

- Analyzing the strategies for *Step 6: Prioritize Strategies* (see Table 1), which will become Chapter 4 of the Plan;
- Initiating the conversation around how *Step 8: Implement* will be developed, with a focus on the guiding principles (see Table 2) that will be used in implementation, which will become Chapter 5 of the Plan.

Step 6: Prioritize Strategies

How we got here: At the December 8, 2020 Work Session, Councilmembers reviewed the evaluation criteria and initial list of 56 strategies developed through community input, the Ad Hoc Committee, the project’s consultant (Root Policy Research), and staff. After the Work Session, Root facilitated two staff workshops using the evaluation criteria to develop a refined set of strategies for prioritization in January. Today, we have 26 strategies that have met the evaluation criteria (vision alignment, feasibility, and impact) and will serve as the basis for further prioritization in January.

What Step 6 will entail: With this refined set of 26 strategies, staff and Root will run a series of workshops and conversations in January to refine this list even further and arrive at a final set of strategies to be included in the Plan at the February 16 Adoption hearing. Workshops and/or conversations will be held with the Ad Hoc Committee, Home2Health partners, staff, Boards and Commissions, and stakeholder groups.

Pre-Work & Discussion Questions Associated with Step 6: Review the refined list of strategies on Table 1 (Attachment 2) and consider the following questions: What feedback do Councilmembers have on this refined set of strategies? What strategies are critical path, i.e., should be done first? What additional clarification would be helpful to include in the final plan?

Step 7: Consider Plan Adoption (February/March 2021)

The draft plan is scheduled to be released in mid-January to facilitate community comment and strategy prioritization. Staff will make revisions based on Council and community feedback and will bring forward the final plan for adoption consideration by City Council at the February 16, 2021 meeting (Ordinance First Reading).

Pre-Work & Discussion Question Associated with Step 7: N/A

Step 8: Implementation

While this phase will officially kick off post adoption, establishing guiding principles for how future decisions will be made will be included in the plan document. Given that no single community in the United States has solved this issue, we will continually need to be in a testing mode to assess which strategies can work, pilot them where appropriate, and then bring the solutions to scale. In other words, adapting to changing conditions – both within the broader market and the community – will be critical as we proceed in the years and decades it will take to reach the vision.

To support this work moving toward implementation, a set of draft guiding principles have been developed to document how decisions will be made when the future is uncertain. They will support future strategy selection and overall prioritization to determine annual work planning. While the strategies may be updated or changed on an annual basis, the guiding principles will continue throughout the lifecycle of this plan.

Why have guiding principles? Guiding principles recognize that the prioritization of strategies will continue to evolve as different strategies are tested, evaluated, and adapted. In addition, new strategies will arise and ideas we initially prioritize may not have the intended impact upon further analysis. Finally, Fort Collins' work on housing is bigger than one person, one entity, or any one project, and transparently documenting how decisions will be made going forward is critical for ongoing accountability.

When will the guiding principles be applied? It is anticipated these principles will largely be utilized as a tool for overall prioritization of strategies to move forward in any given year. While individual strategies will continue to be assessed against the evaluation criteria, the guiding principles will support a holistic approach to evaluating overall priorities for the housing system.

How will the guiding principles be applied? In the annual planning lifecycle (forthcoming in the full draft plan), guiding principles are proposed to be applied with the community, and reviewed by decision makers, to establish the priorities that will be refined further at each design summit.

Pre-Work & Discussion Question Associated with Step 8: Review the draft guiding principles in Table 2 (Attachment 3) and consider the following question: What feedback do Councilmembers have on the draft guiding principles?

Table 1: Initial Set of Prioritized Strategies Associated with Step 6 of the Housing Strategic Plan

Review the list of strategies below and consider the following questions: What feedback do Councilmembers have on this refined set of strategies? What strategies are critical path, i.e., should be done first? What additional clarification would be helpful for the final plan?

Initial Set of Prioritized Strategies	Brief Description	Anticipated Outcome	Alignment with Community Recommendations (Draft) ¹
GC #1. Price escalation impacts everyone, and disproportionately impacts BIPOC [Black, Indigenous and People of Color] and low-income households.			
<i>Vision Alignment: The following strategies primarily address the "everyone" (i.e., equity) component of the Vision.</i>			
1 *²Assess displacement and gentrification risk.	Map that illustrates the threat of displacement and gentrification at the neighborhood level	Improve housing equity, housing stability, and preservation	<ul style="list-style-type: none"> While the community did not directly reference this, there were multiple references to no longer being able to afford to live in Fort Collins.
2 Promote inclusivity, housing diversity, and affordability as community values.	Prioritize practices that include storytelling and culturally appropriate engagement with a broad range of communities, especially those that are considered historically marginalized and underrepresented. Engagement should focus on issues related to density, structural racism, the need for and myths about affordable housing, etc.	Improve housing equity and increase housing choice	<ul style="list-style-type: none"> Combat stigmas associated with affordable housing Build community-wide support for doing things differently
3 Implement the 2020 Analysis of Fair Housing Choice Action Steps.	(1) Strengthen fair housing information, educational and training opportunities. (2) Improve the housing environment for people with disabilities. (3) Support efforts to improve residents' establishment and building of credit. (4) Support programs, projects, and organizations that improve housing access and affordability. (5) Continue to pursue infrastructure and public amenity equity. (6) Pursue public engagement activities to inform Land Use Code and policy updates through Home 2 Health.	Improve housing equity and access to opportunity	<ul style="list-style-type: none"> Focus financial support on lowest income residents Ensure all neighborhoods have access to amenities Increase equity in existing programs and services
GC #2. There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.			
<i>Vision Alignment: The following strategies drive forward affordable, healthy, stable housing for all by increasing housing choice across the entire housing spectrum.</i>			
4 Implementation, tracking, and assessment of housing strategies.	Regularly assess existing housing policies and programs to ensure they are effective, equitable, and aligned with vision. Develop real-time, accessible, and performance-based data that evaluates the performance of these strategies and their progress toward the vision.	Increase/monitor effectiveness of all strategies	<ul style="list-style-type: none"> Increase equity in existing programs and services Consult with BIPOC and low-income households on housing policy and programs

¹ Staff is continuing to analyze the community engagement feedback and how it supports the prioritized strategies; this section will continue to evolve.

² * Indicates Council Ad Hoc Committee quick(er) win

Initial Set of Prioritized Strategies	Brief Description	Anticipated Outcome	Alignment with Community Recommendations (Draft) ¹
5 Advocate for housing-related legislation at state and federal levels.	Possible focus areas: monitor and support state level renter protection legislation, advocate for additional housing funding, explore eviction protections and the option of pausing evictions in times of crisis.	Varied (e.g., renter protections, funding options) including housing stability and preservation	<ul style="list-style-type: none"> Advocate for limits on rent prices and/or annual rent increases Provide emergency gap funding to prevent eviction
6 Visitability policy.	Allows easy visitation by mobility impaired residents in a portion/percentage of units in new housing developments.	Improve accessibility	<ul style="list-style-type: none"> N/A
7 Remove barriers to the development of Accessory Dwelling Units.	Remove Land Use Code barriers and create more incentives for revamping existing housing/neighborhoods	Diversify housing options / Increase housing choice	<ul style="list-style-type: none"> Explore new housing types, including tiny homes and cooperative housing Relax restrictions in the Land Use Code to make it easier for developers to build new homes
8 *Extend the city's affordability term.	The City's current affordability term for projects receiving City funding or incentives is 20 years but many cities use longer terms, commonly 30 up to 60 years, to keep inventory affordable for longer.	Increase stability & preservation of affordable rental/owner options	<ul style="list-style-type: none"> N/A
9 *Off-cycle appropriation to advance Phase One of the Land Use Code (LUC) Audit.	Defines additional housing types; creates opportunity to increase overall supply; recalibrates incentives for affordable housing production; identifies opportunities to add to existing incentives; refines and simplifies development processes	Diversify housing options / Increase housing choice	<ul style="list-style-type: none"> Explore opportunities to limit fees associated with housing Remove or relax regulations that limit creative reuse of existing homes.
<p>GC #3. The City does have some tools to encourage affordable housing, but the current amount of funding and incentives are not enough to meet our goals.</p> <p><i>Vision Alignment: The following strategies primarily address the affordability component of the Vision.</i></p>			
10 Refine local affordable housing goal.	Set more specific housing goals by income level so that it is easier to track progress and communicate our housing goals to developers.	Improve targeting of housing investments	<ul style="list-style-type: none"> Incentivize developers to build affordable housing
11 Create a new dedicated revenue stream to fund the Affordable Housing Fund.	Create a fee or tax that generates money for the Affordable Housing Fund. This would allow the City to support additional affordable housing development and rehabilitation.	Increase supply and preservation of affordable rental/owner housing	<ul style="list-style-type: none"> Incentivize developers to build affordable housing
12 Expand partnership(s) with local Community Development Financial Institution (CDFI) to offer gap financing and low-cost loan pool for affordable housing development.	A loan pool and gap financing for affordable housing projects that need additional financial support to be viable	Increase supply of affordable rental/owner housing	<ul style="list-style-type: none"> Incentivize developers to build affordable housing

Initial Set of Prioritized Strategies	Brief Description	Anticipated Outcome	Alignment with Community Recommendations (Draft) ¹
13 *Recalibrate existing incentives to reflect current market conditions (existing incentives include fee waivers, fee deferral, height bonus, density bonus, reduced landscaping, priority processing).	Alter incentives for affordable housing development so developers are motivated to use them based on market conditions	Increase supply of affordable rental/owner housing	<ul style="list-style-type: none"> Incentivize developers to build affordable housing
14 *Create additional development incentives for affordable housing.	Add more incentives to develop affordable housing in the Land Use Code so that we can increase the supply of affordable housing	Increase supply of affordable rental/owner housing	<ul style="list-style-type: none"> Incentivize developers to build affordable housing
GC #4. Job growth continues to outpace housing growth.			
<i>Vision Alignment: The following strategies increase housing for all by removing barriers to development and increasing housing options.</i>			
15 Explore/address financing barriers to missing middle development.	Collaborate with developers to understand financing barriers for missing middle projects and consider partnerships with financial institutions to address these barriers	Diversify housing options / Increase housing choice	<ul style="list-style-type: none"> Incentivize developers to build affordable housing Relax restrictions in the Land Use Code to make it easier for developers to build new homes
16 Remove barriers to allowed densities through code revisions.	Revisit or remove barriers in code that limit the number of multifamily units, have square footage requirements for secondary or non-residential buildings and height limitations restricting the ability to maximize compact sites using tuck-under parking	Diversify housing options / Increase housing choice	<ul style="list-style-type: none"> Explore new housing types, including tiny homes and cooperative housing Build more duplexes and small multifamily units Remove or relax regulations that limit creative reuse of existing homes Relax restrictions in the Land Use Code to make it easier for developers to build new homes
GC #5. Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.			
<i>Vision Alignment: The following strategies primarily address the affordability component of the Vision.</i>			
17 Reconsider affordable housing requirements/funding as part of metro districts.	Consider requirement that Metropolitan Districts containing housing must provide affordable housing	Increase supply of affordable rental/owner housing	<ul style="list-style-type: none"> Incentivize developers to build affordable housing
18 Increase awareness & opportunities for collaboration across water districts and other regional partners around the challenges with water costs and housing.	Fort Collins has multiple water providers and the cost of water is different in each district. This collaboration could result in more consistent water prices across districts.	Improve affordability and housing diversity	<ul style="list-style-type: none"> Incentivize developers to build affordable housing

Initial Set of Prioritized Strategies	Brief Description	Anticipated Outcome	Alignment with Community Recommendations (Draft) ¹
19 Bolster city land bank activity by allocating additional funding to the program (contingent on adopting additional revenue stream policy).	The Land Bank program sets aside land for affordable housing development. This would allow the City to purchase more land to add to the Land Bank.	Increase supply of affordable rental/owner housing	<ul style="list-style-type: none"> • Incentivize developers to build affordable housing
<p>GC #7. Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.</p> <p><i>Vision Alignment: The following strategies primarily address the health and stability components of the Vision.</i></p>			
20 Explore the option of a mandated rental license/registry program for long-term rentals and pair with best practice rental regulations.	Can result in landlord education (fair housing or other), standardized lease agreements in English and Spanish, application fee reasonableness requirements, and health & safety rental inspections.	Improve renter protections, housing quality, housing stability and landlord access to information	<ul style="list-style-type: none"> • Explore rental licensing to promote safe and healthy housing • Increase equity in existing programs and services
21 Explore revisions to occupancy limits and family definitions.	Occupancy limits and narrow family definitions often create unintended constraints on housing choice and options, including cooperative housing opportunities for seniors and people with disabilities desiring to live with unrelated adults in a single family home setting.	Diversify housing options / Increase housing choice	<ul style="list-style-type: none"> • Remove or relax occupancy restrictions • Increase equity in existing programs and services
22 Public Sector Right of First Refusal for Affordable Developments.	Typically requires owners of affordable housing to notify the public sector of intent to sell or redevelop property and allow period of potential purchase by public sector or non-profit partner.	Preserve current supply of affordable rental housing	<ul style="list-style-type: none"> • Bolster nonprofits providing “housing first” models of support • Focus financial support on lowest income residents
23 Tenant right of first refusal for cooperative ownership of multifamily or manufactured housing community.	Laws that give tenants the right to purchase a rental unit or complex (including a manufactured housing community) before the owner puts it on the market or accepts an offer from another potential buyer.	Increase stability and housing options for renters and manufactured housing residents and preservation of affordable housing	<ul style="list-style-type: none"> • Explore opportunities for resident-owned manufactured housing communities. • Explore new housing types, including tiny homes and cooperative housing
24 Support community organizing efforts in manufactured home communities and access to resident rights information.	Continue and expand existing efforts to work with residents and nonprofit community partners to address the critical need for programs focused on manufactured housing livability and safety, preservation of these as an affordable housing option, and equitable access to City resources in historically underserved neighborhoods and populations.	Increase stability and housing options for manufactured housing residents	<ul style="list-style-type: none"> • Explore opportunities for resident-owned manufactured housing communities. • Preserve manufactured housing communities.

Initial Set of Prioritized Strategies	Brief Description	Anticipated Outcome	Alignment with Community Recommendations (Draft) ¹
25 *Foreclosure and eviction prevention and legal representation.	Provides assistance with mortgage debt restructuring and mortgage and/or utilities payments to avoid foreclosure; short-term emergency rent and utilities assistance for renters. CARES Act funding is currently dedicated to a legal defense fund for renters but additional resources are needed.	Increase stability for vulnerable renters and owners	<ul style="list-style-type: none"> • Provide emergency gap funding to prevent eviction • Increase equity in existing programs and services
26 Small landlord incentives.	Incentivize small landlords to keep units affordable for a period of time in exchange for subsidized rehabilitation or tax or fee waivers.	Increase affordable rentals, housing stability and preservation, and improve condition	<ul style="list-style-type: none"> • Advocate for limits on rent prices and/or annual rent increases • Explore rental licensing to promote safe and healthy housing
Aligning the Plan with Related Efforts			
Continue the City's ongoing efforts to implement recommendations from current housing-related studies and other City efforts. (LUC Audit, Fair Housing Analysis, Homeward 2020, 2015-2019 Affordable Housing Strategic Plan)	This work acknowledges that continuing the City's existing efforts (as will be noted in the full plan chapter) is critical for achieving the City's goals and achieving the vision. This includes continuing to prioritize direct funding to the lowest-income residents.	Diversify housing options, increase housing choice, increase equity, solutions to end homelessness, preservation of affordable housing	<ul style="list-style-type: none"> • Focus financial support on lowest income residents • Bolster nonprofits providing supportive housing services • Preserve manufactured housing communities • Bolster nonprofits providing "housing first" models of support • Provide emergency gap funding to prevent eviction
Continue to align housing work with other departmental plans and programs to leverage more funding resources and achieve citywide goals that advance the triple bottom line of economic, environmental, and social sustainability (could include citywide disparity study).	As housing impacts every aspect of the community, integrating this work across the triple bottom line to leverage funds, reduce redundancies, and align toward multiple city goals is critical to success.	Citywide alignment	<ul style="list-style-type: none"> • Build community-wide support for doing things differently • Seek out innovative ideas from the community and peer cities • Increase equity in existing programs and services

January 14, 2021 Ad Hoc Committee Packet – Table 1: Initial Set of Prioritized Strategies for the Housing Strategic Plan

Table 2: Draft Guiding Principles for the Housing Strategic Plan

Review the draft guiding principles below and consider the following question: What feedback do Councilmembers have on the draft guiding principles?

Guiding Principles	What the Principle Means
Center the work in people	<ul style="list-style-type: none"> • One outcome, targeted strategies – achieving the vision that “Everyone has healthy, stable housing they can afford,” will require a suite of strategies that target different income levels, geographies, and identities; the portfolio should reflect the entire system of impacted players • Value in both content & context experts – strategies should be prioritized from both technical and lived experiences. Both forms of expertise should contribute to prioritization.
Be Agile and Adaptive	<ul style="list-style-type: none"> • Priorities should be reviewed annually for progress and overall work planning • Priorities and strategies must be specific enough to generate real solutions and flexible enough to address the changing landscape of the community
Rapid decision making with inclusive communication and engagement	<ul style="list-style-type: none"> • Be clear that the work requires action while also prioritizing time and space for all community members, especially those impacted by the decisions, to engage with and influence the outcome
Build on existing plans and policies – & their engagement	<ul style="list-style-type: none"> • Review adopted plans and policies to inform policy priorities • Also review the feedback community members have already shared on a topic before asking again – respect their time and prior engagement
Expect and label tensions, opportunities, and tradeoffs	<ul style="list-style-type: none"> • Recognize and name where limited resources impact decision making, where stakeholders are impacted differently and had different perspectives, and the tradeoffs involved in moving forward with a given solution
Direct investment should be focused on the lowest income levels	<ul style="list-style-type: none"> • Limited financial resources must be targeted for housing the lowest income households. Policy should be used all along the continuum to stimulate a wide range of housing choice for residents at all ages, income levels and life stages. • Exceptions can be considered when an innovative technique or strategy is being applied at higher AMI levels but generally should not exceed 120% AMI
Transparency in decision making	<ul style="list-style-type: none"> • Be clear regarding how the decision maker came to their conclusions and what was/was not considered.
Make decisions for impact, empowerment, and systems (not ease of implementation)	<ul style="list-style-type: none"> • While projects may be shovel ready, they are not always shovel worthy • Assess the entire portfolio of prioritized strategies for a mix of quick wins versus longer-term transformational solutions that may require more dialogue and investment to implement

HOUSING STRATEGIC PLAN

FALL 2020 ENGAGEMENT REPORT

Prepared by Cactus Consulting, LLC in partnership with the Home2Health team

Executive Summary

The City is updating the Housing Strategic Plan. This plan sets housing goals and guides City decisions on policy and funding for the housing system. While previous plans have focused on income-qualified Affordable Housing, this update to the Housing Strategic Plan will address the entire spectrum of housing needs in our community. The draft vision – Everyone has stable, healthy housing they can afford – reflects this shift.

In October and November of 2020, nearly 450 community members took the time to share their experiences, provide feedback, and brainstorm solutions to the housing challenges in Fort Collins. This report sums up this early community feedback.

Participants highlighted five priorities—**Stability, Equity, Choice, Collaboration, and Creativity**. Within each priority are suggested strategies for the City, nonprofits, developers, and community members. The report ends with next steps, including important community conversations around density and home ownership and recommendations from the community on how to evaluate strategies and center equity in decision-making.

The Process

In preparation for updating the Housing Strategic Plan, the City of Fort Collins reviewed local housing data and community feedback gathered through the Home2Health project. As a result, the City identified six key challenges related to housing:

1. Price escalation impacts everyone, and disproportionately impacts BIPOC [Black, Indigenous and People of Color] and low-income households.
2. There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
3. The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.
4. Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.
5. It is difficult to predict the lasting effects of COVID-19 and the impacts of the pandemic.
6. Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.

These challenges were later updated and expanded to include a specific mention of the imbalance between job growth and housing growth. The updated list of challenges is available in the Housing Strategic Plan.

The Housing Strategic Plan team designed safe and accessible engagement opportunities to gather feedback on the challenges and ideas for overcoming them. This included Community Guide discussions, in-person (distanced and masked) focus groups, virtual workshops, and an “At-Your-Own Pace” online survey.

The goals for engagement were:

- 1) To provide safe, flexible opportunities for all community members to participate.
- 2) To close persistent engagement gaps, including under-engagement of Spanish-speaking residents, renters, and residents who make less than \$50,000/year.

To this end, workshops and surveys, which traditionally result in more responses from women, older adults, and higher income households, were combined with outreach to specific stakeholders and community groups. The City partnered with the Mi Voz community group to discuss housing with 38 Spanish-speaking residents, many of whom reside in mobile home parks. The Partnership for Age-Friendly Communities hosted conversations with older adults and mobile home park residents. The Center for Public Deliberation hosted conversations that targeted residents under 30, and those making less than the median income. Additional engagement with neighborhood groups, including homeowners’ associations, was identified as an opportunity for growth in future engagement opportunities in this plan.



Overall, staff and community partners facilitated 37 different engagement opportunities. This included four events facilitated by the Partnership for Age-Friendly Communities (PAFC) and eight by the Center for Public Deliberation (CPD). Through these approaches, the City was able to gather feedback from around 450 participants in October and November of 2020. Demographic data was not analyzed because it was optional and may not provide a full picture of participation.



Participants were asked six questions related to current housing challenges in Fort Collins, the housing vision, and their ideas for achieving it. The six questions were:

1. Based on your experience, do these challenges reflect what you know about housing in Fort Collins?
2. How do these challenges affect you and our community more broadly?
3. What needs to change to address these challenges?
4. Who has the ability to make the change needed?
5. What do you wish decision makers understood about your experience with housing?

6. How would you like to engage in this project in the future?

Though the responses to these questions provided rich information on community experiences and ideas related to housing, it is important to note that this report is also built on the shoulders of many engagement efforts conducted over the past two years, including City Plan, Our Climate Future, and the [Home2Health project](#). Community members have consistently talked about the importance of affordable housing to a healthy environment, an [equitable community](#), and to the [physical and mental health of individuals](#). Prior to analyzing responses from this year's engagement efforts, we revisited the findings, and data from recent surveys and analysis (including the Social Sustainability Gaps Analysis and the Larimer County Community Health Survey) to ground our work. The following community priorities reflect the collective engagement of hundreds of community members who shared their time, energy, and experiences.

Community Priorities

Community members generally felt that the housing challenges reflected the experience of housing in Fort Collins. Some shared personal stories of their struggle to afford healthy, stable housing. As one person shared,

"We live in a mobile home park, and they've been increasing our rent... We're fortunate because we were able to buy a trailer so we're not paying the trailer off, just lot rent. A lot of people have been asking us, "Why don't you buy a house?" We're looking, but everything is so expensive. We're between a rock and a hard place."

While organizations like the City may express goals in number of affordable housing units available or number of dollars allocated to emergency rent relief, community members described their goals for housing in very different ways—in the ability to feel secure in their homes, in the ability to choose a home with the amenities that they want and need, and in the ability to rely on their community to work towards a better future for all. Participants suggested a variety of strategies to overcome housing challenges and help everyone in Fort Collins have healthy, stable housing they can afford. These strategies are grouped into five priority areas:

1. **Stability.** The cost of housing is a major source of stress and instability for many households. People want options for stable rentals and home ownership.
2. **Equity.** Folks want a diverse community where equity guides how we fund, build, and manage housing.
3. **Choice.** People recognized that different households have different housing needs. They prioritized having options for the types of housing they rent or buy. This calls for increasing the total supply of housing, revamping the housing we have, and improving access to amenities like public transportation and parks.
4. **Collaboration.** Housing is a complex problem, and no one organization can do it alone. Community members want the City to take the lead, but also want the community and local organizations to step up and be part of the solution.
5. **Creativity.** People want new and innovative solutions. They want the City and the community to be willing to do things differently.

It is important to note that the community priorities are not listed in order of importance to the community, and many of the strategies and recommendations overlap.

Stability

The cost of housing is a major source of stress and instability for many households. People want options for stable rentals and home ownership.

Community Recommendations: Advocate for limits on rent prices and/or annual rent increases ♦ Explore rental licensing to promote safe and healthy housing ♦ Preserve manufactured housing communities ♦ Explore opportunities for resident-owned manufactured housing communities ♦ Explore opportunities to limit fees associated with housing ♦ Bolster nonprofits providing “housing first” models of support ♦ Provide emergency gap funding to prevent eviction

What we heard: The cost of housing was described as a major source of stress and instability for households in Fort Collins. People recognized that easing the cost burden of housing could have a transformational impact on an individual’s mental and physical health, among other things, and praised nonprofit organizations pursuing a “housing first” model in the community. They stressed the importance of gap funding for emergency rent relief to prevent eviction and displacement.

Participants expressed frustration that landlords could set and increase prices without any oversight, and suggested regulations at the state or local level that would limit maximum rent prices, reduce extra fees, and/or limit maximum annual increases. Many also recognized that low wages were a barrier to affordability and called on employers to increase wages.

People also shared negative experiences with landlords who did not maintain their homes. Some were afraid that asking landlords to maintain homes would invite retaliation or lead to rent increases, putting their housing at risk. A rental registration or licensing program was suggested to put housing protections in place and ensure housing is safe and healthy.

"My apartment is rising in rent every year, and the living conditions don't match the price. I have many maintenance issues [and] the condition of the apartment is old and under taken care of...not to mention they like to add miscellaneous fees."

Residents of manufactured housing communities discussed the need for park preservation, and the desire to work towards more resident control and ownership of communities. Many owners of manufactured housing discussed struggling with costs despite owning their home because of perpetual increases in lot rent, costly utility bills, and frequent fees. Similarly, some participants expressed concern about the monthly fees from HOAs, condominium associations, and metro districts inflating the cost of home ownership.

Guidance for the Housing Strategic Plan: These comments align with community feedback from the Larimer County Community Health Survey and the Home2Health project regarding the central role of housing stability for individual and community well-being. Though many responses suggested home ownership as the preferred source of stability, some community members defined stability in a different way. The Housing Strategic Plan

"There are many people who do not desire the traditional house with a 20-30 year mortgage... There are so many people (both young and old) who want to live smaller, and we are ready for these options to be available in our city."

should discuss how each strategy could create pathways to stability for residents, whether that be long-term, stable rentals, cooperative housing, or home ownership.

Equity

Folks want a diverse community where equity guides how we fund, build, and manage housing.

Community Recommendations: Focus financial support on lowest income residents ♦ Increase equity in existing programs and services ♦ Bolster nonprofits providing supportive housing services ♦ Combat stigmas associated with affordable housing ♦ Consult with BIPOC and low-income households on housing policy and programs

What we heard: Though community members discussed and defined equity in different ways, most emphasized the importance of focusing efforts on those who are most affected by the current housing challenges, including BIPOC households, low-income households, people with disabilities, and seniors. While some participants were concerned that specifically discussing challenges for BIPOC households was outside the scope of this plan, most comments expressed a need for more inclusive programs and practices to combat ongoing discrimination and historic inequalities.

In general, folks recognized that current funding levels were not adequate to meet the housing needs in our community, and discussed the importance of balancing the very immediate need to keep people’s housing stable with the longer-term need to fund the housing options people want and need in our community. In general, community members prioritized “gap funds” to help households make ends meet and subsidized housing for low-income households over financial assistance to middle-income earners.



People discussed the importance of creating specialized support systems so folks can find and keep homes. Participants praised the hard work of nonprofits in this arena and expressed support for bolstering funding and expanding services to meet the needs of seniors, seniors raising grandchildren, immigrant and refugee families, and people who were previously incarcerated.

Participants discussed the importance of continuing to consult with BIPOC and low-income households as decisions about housing are being made. As one person stated,

“People of color should be put at the forefront of making this change. City leaders/city officials should be handling this with the insight of people of color.”

Finally, a few community members shared personal experiences of feeling unwelcome in the community because of race, ethnicity, and/or income status. As one participant shared,

“Living in an affordable housing community in Fort Collins is challenging, especially when you are aware that the property where you live wasn’t wanted in the neighborhood where you live, the community you are trying to become a part of has rejected you before you have even had a chance to integrate.”

Community conversations may be needed to break stigmas around affordable housing and promote equity and inclusion in Fort Collins' neighborhoods.

Guidance for the Housing Strategic Plan: These comments align with previous feedback from the Home2Health project and the Social Sustainability Gaps Analysis on the disproportionate impact of housing challenges on BIPOC and low-income households. The Housing Strategic Plan should consider how their decisions can support equitable *outcomes* (going beyond the traditional focus on equitable opportunities). In addition, the Housing Strategic Plan should include clear opportunities for consultation with BIPOC and low-income households and community conversations around equity in housing.

Choice

People recognized that different households have different housing needs. They prioritized having options for the types of housing they rent or buy. This calls both for increasing the total supply of housing, and changing the types of housing we are creating.

Community Recommendations: Remove or relax occupancy restrictions ♦ Explore new housing types, including tiny homes and cooperative housing ♦ Build more duplexes and small multifamily units ♦ Ensure all neighborhoods have access to amenities ♦ Remove or relax regulations that limit creative reuse of existing homes.

What we heard: Many community members expressed frustration with the lack of housing choices currently available, especially for low- and middle-income earners. As one participant shared,

"I want to find something close – I like my job, my community. But we are looking outside Fort Collins. You can't be as close if you want something affordable."

People called for building more housing and revamping the housing Fort Collins has to offer. Community members emphasized the need to build new housing options that people can afford on a typical salary, rather than "luxury" homes or apartments. Some also expressed a desire for options that go beyond the "traditional" large single-family home, including more duplexes, small multi-family developments, and tiny houses.

Community members highlighted that the goal should be to increase options—not to expect that every low-income household should live in an apartment building. People stressed the importance of being able to access the amenities that were important to them. Some mentioned the value of having access to a personal yard or garden. Many advocated for improved community amenities in all neighborhoods, including parks, open space, and public transportation.

Many participants also saw zoning and occupancy restrictions as a significant barrier to having enough housing, and to having housing that is affordable for all residents. Many supported repealing or modifying "U+2", which limits the number of unrelated people who can live in a house. This was seen as a potential benefit

"Eventually [U+2] will HAVE to go away because of the cost of housing and shortage of housing... [This is] not just a student housing issue anymore. [There are] way more renters than there used to be."

for people of all ages living on single incomes, and an opportunity to “free up” additional homes for rental or purchase. Some participants acknowledged concerns around noise or parking that can come with higher occupancy levels, but many felt that the rule was unfairly limiting the housing choices of the larger community to prevent problems caused by a small group.

Community members also suggested relaxing some restrictions in the Land Use Code to make it easier for homeowners and developers to renovate homes and set up living arrangements that work for modern households. Ideas included making it easier to add Accessory Dwelling Units (carriage houses, in-law apartments, etc.), convert single-family houses into duplexes, and set up cooperative housing. In addition to increasing available housing units, duplexes and Accessory Dwelling Units in particular were seen as a benefit for extended families who could pool resources to purchase a home, and adults for caring for aging parents.

Finally, there was a perception among participants that “investment buyers” were unfairly driving up prices and reducing opportunities for home ownership by buying homes to rent out. As one participant shared,

“Investors and real estate gurus have made competition on the housing market wholly unfair... Allowing this type of free market activity has strangled fair housing market competition and destroyed purchasing by lower income households...thus forcing them into un-affordable rentals or outside the community where travel expenses make up the difference in cost and adds to pollution.”

Community members expressed frustration that first-time homebuyers were “competing” with purchasers looking for a source of income rather than a place to call home. Some community members suggested limiting the ability of investors to purchase homes, though there was recognition that this would pose a serious challenge. Additional conversations will be necessary to understand the impact of investment buying on the community and discuss opportunities to support first-time homebuyers.

Guidance for the Housing Strategic Plan: These comments align with previous feedback from City Plan engagement on relaxing occupancy ordinances and Land Use Code restrictions to allow for more housing choices. The Housing Strategic Plan should discuss how each strategy can increase the housing choices available in our community. In addition, continued conversations are needed on the right balance between encouraging homeownership and providing enough rental options.

Collaboration

Folks recognized that a challenge like housing requires community-wide action. Many of the ideas for addressing housing challenges would require changes to local or statewide policies. However, responses also highlighted the importance of bringing in nonprofits, developers, and local employers.

Community Recommendations: Incentivize developers to build affordable housing ♦ Relax restrictions in the Land Use Code to make it easier for developers to build new homes ♦ Collaborate with large employers on housing ♦ Partner with nonprofits to provide specialized support ♦ Build community-wide support for doing things differently

What we heard: Though many of the recommendations were City policies or programs, community feedback highlighted the importance of collaboration to reaching Fort Collins' vision for housing.

People shared strategies that would encourage developers to build more affordable, diverse types of housing, including waiving fees or providing other financial incentives, and relaxing requirements in the Land Use Code on density (or the number of houses in an area), building height, and parking. Some also suggested placing requirements on builders and developers to provide some affordable housing in all new developments.

There was some support for City-led development of subsidized housing or "tiny home" sites, but largely folks did not see the City as a major supplier or manager of affordable housing. People recognized the work of nonprofits to provide housing and supportive services to vulnerable populations, and called for increased collaboration and support for these existing programs.

Some also called on local employers to take a larger role in housing policy and provision. In addition to calling for higher wages, folks suggested that large employers should take a greater responsibility for helping their employees find healthy, stable housing. One suggestion was for the City to incentivize employers who provide housing or housing stipends to their employees.

Finally, people recognized the need for public awareness and education to build community-wide support for doing things differently. Community members want increased public awareness around the true size, scope, and impact of housing challenges on our community. Some expressed concern that current homeowners may resist changes that they see as a threat to their wealth and livelihood (for example, allowing more homes and occupants in their neighborhood).

Guidance for the Housing Strategic Plan: These comments align with past feedback from City Plan, Our Climate Future, Home2Health, and the Larimer County Community Health Survey on the importance of recognizing and leveraging the connections between housing and other important community priorities. Continued collaboration and dialogue will be essential to understanding the needs and the true community costs and benefits of any potential actions. The Housing Strategic Plan should discuss opportunities to leverage the skills and resources of our entire community, including community members, nonprofits, developers, and local employers.

Creativity

People want new and innovative solutions. They want the City and the community to be willing to do things differently.

Recommendations: Explore opportunities for creative reuse of buildings ♦ Seek out innovative ideas from the community and peer cities

What we heard: Fort Collins is a city known for innovation. Community members highlighted that they valued the spirit of innovation and creativity in the City's approach to housing.

Though many recognized that the largest and most impactful solutions were likely to be more traditional strategies—things like changing the Land Use Code and offering incentives to developers—people also wanted to see new and creative ways to provide housing. Some

suggestions included turning hotels into group homes and instituting “housing swaps” between older individuals looking to downsize and live in more accessible homes and younger people looking for more space. The City should continue to seek out innovative ideas from within the community, and from peer cities moving forward.

Guidance for the Housing Strategic Plan: Though it can be difficult to commit resources and times to ideas that may end up being less impactful, the Housing Strategic Plan should discuss ways to pilot creative strategies for ensuring healthy, stable, affordable housing.

Next Steps

Community feedback identified five priorities for housing as the City adopts its new Housing Strategic Plan—**Stability, Equity, Choice, Collaboration, and Creativity**—along with a number of exciting and creative strategies that the City could use along the way. These community priorities and ideas have provided a starting point for the Housing Strategic Plan’s efforts. The following section outlines two important next steps.

Evaluate housing strategies with community priorities in mind

The community has highlighted priorities for housing that build on prior feedback from the Home2Health project, City Plan, Our Climate Future, and more. As the City evaluates strategies, the following questions could help ensure that these community priorities are centered in decision-making:

1. Does this strategy increase the housing choices available for the community, particularly for vulnerable or traditionally under-resourced groups?
2. Does this strategy increase opportunities for housing stability for renters and homeowners?
3. Does this strategy leverage the resources and skills of our whole community?

Incorporating these questions and centering community recommendations in any Housing Strategic Plan documents and decisions will be vital to achieving our housing vision.

Facilitate community conversations on “sticky” issues

People recognized that changes in housing policy and programs have community-wide impact and require community-wide action. As one participant shared,

“I think the biggest change that needs to occur is a change in cultural perspective. It’s all well and good to say U+2 is not helping us anymore, that we value affordable housing... BIIT, will that translate into voting residents and City Council supporting those solutions? Right now, I think the answer is no... I think any collection of new tools or adjustments will need to be coupled with a public education campaign...”

Honest conversations about what is needed to achieve the vision—Everyone has healthy, stable housing they can afford—will be vital to identifying the best path forward. Below, a few important topics are highlighted.

Understanding and de-stigmatizing affordable housing

Participants recognized that there are many misconceptions and fears around affordable housing. More conversations are needed to understand what affordable housing looks like in our community, and to promote acceptance and understanding between all people—no matter their income level or whether they rent or own their home.

Balancing Density and Occupancy

Many recognized that removing U+2 and/or increasing density in neighborhoods may be a challenging transition and could be unpopular with some homeowners. Some participants acknowledged concerns around noise or parking that can come with higher occupancy levels, but many felt that the rule was unfairly limiting the housing choices of the larger community to prevent problems caused by a small group. More conversations are needed to identify the root causes of occupancy concerns, and discuss potential alternatives.

Balancing Options for Renting and Home Ownership

There was a perception among participants that “investment buyers” were unfairly driving up prices and reducing opportunities for home ownership by buying homes to rent out. More data is still needed on the impact of investment buying in Fort Collins, and the right balance between promoting home ownership and supporting quality rental supply. Understanding the housing goals of the community, including what percentage prefer renting over home ownership, and the types of rentals and for-sale units that people would select, could help the City to better understand challenges and opportunities related to investment buying. Ultimately, additional conversations could reduce the perception of competition between renters and homeowners for housing.

Conclusion

The Fort Collins vision for housing – everyone has healthy, stable housing they can afford -- is not currently a reality for everyone. Realizing this vision and overcoming the complex challenges of our housing system will require big, community-wide solutions. Overall, these responses suggest that the community is ready to do things differently. Centering both the five community priorities—**Stability, Equity, Choice, Collaboration, and Creativity**—and the ideas and feedback of low-income and BIPOC households will be essential to the continued efforts of the Housing Strategic Plan.

AD HOC HOUSING COMMITTEE

December 10, 2020

5:00pm-7:00pm

Zoom Meeting

Members:

Mayor Pro Tem Stephens, Councilmember Cunniff, Councilmember Gorgol

Attendees:

Staff Members: Lindsay Ex, Caryn Champine, Meaghan Overton, Clay Frickey, Sue Beck-Ferkiss, Dean Klingner, Carrie Daggett, Jackie Kozak Thiel, Darin Atteberry, David Lenz, Ingrid Decker, Justin Moore, Marcy Yoder, Victoria Shaw, JC Ward, Rita Knoll

Community Members: Shelby Sommer, Bob Pawlikowski, Jenn “JR” Rieskamp, Kathy O’Neil, Lindsay Mason, Jennifer Bray, Kyle Kumjian, Kevin Jones, Ehret Nottingham, Grace Curtis, Caley Valdez, Isaiah Dennings, Ava McCall, Christian Dykson, Sam Whitaker, Katrina Vander Horst, Jakob Beckish, Sorbarikor Inene, Joelle, Emely Cruz Arrazola, Jasper Sloss, Lexi Orgill, Liam Bureau, Sophia Shepp, Hannah Taylor, Noah Schindler, Kyle Hill. No last name listed: Lisa, Jesse S., Joseph, Chelsea A.

Call to Order: 5:06

Approval of November Minutes and Agenda Review:

- Councilmember Cunniff moved to approve November minutes, Councilmember Stephens seconded. Roll call for vote: Unanimous 3-0-0.
- Agenda Review

Discussion Item: Review Anti-displacement and Housing Stability

- Prepared to see evictions rise sharply in 2021
- Eviction prevention strategies
 - Legal defense funds
 - Financial literacy programs
 - Gentrification mapping
- Committee discussion
 - Legal defense fund
 - Would need staff person to support these efforts
 - Would contract with Colorado Legal Services
 - Currently providing some of these resources through CARES funding, 2021 would be extension
 - Possibility that we’ll receive additional CARES dollars, and may not have to use general fund
 - Appreciate the “Ask a Lawyer” program, help understanding eviction process
 - \$125k is not a huge sum for the benefits offered
 - Mapping via GIS should not require additional staffing resources (supported due to low entry required)
 - May be existing information already out there that could help with this – i.e. data from equity indicators project

- Financial literacy programs
 - If through Community Development Block Grant (CDBG) Committee, those committee members would decide on use of funds – could provide with a matrix of priorities
 - Suggestion to consider this as mini-grant program rather than through CDBG Committee
 - Interest in exploring partnerships
 - Focused on housing, but could look at broader financial literacy if there's interest there
 - What is the biggest need/where's the biggest gap in our community?
- Support from all 3 committee members for legal defense fund – would likely serve 50-80 residents each month between various classes and sessions
- Support for gentrification mapping, staff will meet with GIS and start that work
- Want to identify needs and gap more clearly related to financial literacy

Discussion Item: Explore Funding and Financing Strategies

- Median value of City contribution is about \$39k per unit
- Need to deliver 228 units/year (from affordable housing plan) would require \$8.8 million at \$39k subsidy per unit
- No single line item will meet housing goals
- Portfolio approach will be most stable
- Potential scale for direct opportunities
 - Expand existing, pursue linkage fees, and explore new bond and tax opportunities
- Indirect and influence opportunities
 - Include private activity bonds, maximizing state and federal program, and expanding partnerships
- Committee discussion
 - Interest in tax would require broader discussion – other items (Transit, e.g.) are also looking at possibility of taxes
 - Unsure it's the right time for a tax, but could open community dialogue about this
 - Agreement that new sales tax in next 1-2 years would be difficult
 - Need to fix gap in funding
 - Interested in fee or tax related to demolition
 - Committee supports partnership with Metro DPA program (potential quicker win)
 - Already discussing community land trust options
 - Previous linkage fee conversation may need to be revisited – especially in relation to luxury developments
 - Incentivizing developers who are building what we're looking for
 - Fees for 1,200 sq ft homes vs. 3,000 sq ft homes – are we prioritizing homes with smaller footprints/multi-dwelling?

Discussion Item: Explore Occupancy and Rental Regulations

- Occupancy code was designed to help enhance neighborhood livability
- Originated in 1964, originally a criminal offense, meant to reduce neighborhood concerns and nuisance issues (parking still #1 issue)
- Amended in 2005 to be civil infraction, active outreach began
- Currently 3 unrelated people or a family plus 1 unrelated person
- 150-200 investigations per year, fewer this year than usual

- Exemption available via rental housing designation – for 4 or more renters
 - Allowed in 15 different zone types in the City, does not include low density housing zones, which is where much rental housing resides
- Host family exemption – allows for one additional person
 - Needs to be owner-occupied unit with adequate parking
- In 2018, only 47% of violators are estimated to be students (was 71% in 2005).
- Majority of residents are aware of the ordinance, more support it than oppose
- Through community engagement, participants saw zoning and occupation restrictions as significant barrier to affordable housing
- Shelby Sommers’ graduate research on affordable housing
 - Literature review of various communities to establish benchmarks
 - Fort Collins’ focus on neighborhood quality, primarily complaint-based, no cost-recovery
 - Recommendations
 - Carefully define problem, engage diverse stakeholders, emphasize education, explore non-City partnerships, consider sustainable funding sources, research potential impacts on housing affordability
- Committee discussion
 - Interest in exploring rental licensing program in the name of health and safety
 - Unsure this occupancy ordinance still makes sense, and not sure it isn’t discriminatory – would like further discussion about what can be done to relax this ordinance
 - Not enough supply for demand and also have empty bedrooms due to this ordinance
 - Whose quality of life and neighborhood quality are we protecting?
 - Missing data because we don’t have rental licensing process, can’t easily track who owns rental properties, where they live, etc.
- Summary
 - Committee support for rental registration and licensing
 - Potential to pilot this and build in flexibility
 - Increase paths to receive extra occupancy approval
 - Need to update and expand definition of “family”

Next Meeting Focus and Process Check-in:

- January – focus on strategy prioritization, review of funding and financing
 - Responses to Emily’s questions on fee stacks
- February – Housing Strategic Plan deep dive
- March - plan implementation, end-of-term
- April – where to head next

Meeting Adjourned: 7:00

ADDENDUM

Chat Thread

From Marcy Yoder to All Panelists: 07:19 PM

Yes we do already hold a contract for legal defense fund through CARES

From Carrie Daggett - City Attorney to All Panelists: 07:26 PM

I have to leave you in Ingrid Decker's trusty hands while I go to a competing commitment. I'll be back!

From katrina vander horst to Everyone: 08:17 PM

Repeal U+2

From joseph to All Panelists: 08:18 PM

Repeal U+2

From Jakob Beckish to All Panelists: 08:18 PM

repeal U+2

From Jesse S to Everyone: 08:18 PM

All of the nuance shown here shows what a blunt instrument U + 2 is. Feels like a combination of expanding to Me + 3, increased parking enforcement, and the focus on repeater properties is where progress for working people and compromise can be found.

From Sorbarikor Inene to All Panelists: 08:20 PM

Repeal U+2

From Isaiah Dennings to All Panelists: 08:20 PM

Hi, my name is Isaiah Dennings I am second year student at Colorado State studying Political Science, I am a senator for the student government organization ASCSU we are pushing to increase the occupancy limit by 1 to a U+3 to show that the voices of student residents of Fort Collins are heard.

From Caley Valdez to Everyone: 08:21 PM

I have a question from the previous speaker about neighborhood quality rating - what are you doing to eliminate bias in those ratings for neighborhoods that primarily contain residents of a lower socioeconomic status or residents of color?

From Jennifer Bray to Everyone: 08:21 PM

Did Ames bring up that the State of Iowa found occupancy based on the definition of family to be against the Fair Housing Act and that they had to move the program from a U+2 type program to a more nuanced program? I own 2 rental homes in Ames and was part of that discussion a couple years ago.

From Isaiah Dennings to All Panelists: 08:22 PM

What control does the city of Fort Collins have to ensure that landlords don't just raise the rates for that extra person?

From Kyle Kumjian to Everyone: 08:24 PM

The definition of the problem is the issue here. These are not "nuisances," these are people. We can regulate parking, noise, and trash without punishing those in our community who are just trying to survive.

From Lexi Orgill to All Panelists: 08:24 PM

As an associate senator for the Warner College of Natural Resources at CSU, I implore you to repeal U+2 on behalf of myself and my constituents.

From Lindsay Ex | she, her to Everyone: 08:24 PM

Good evening everyone, thank you for all of these comments and questions. If we have time at the end, Councilmember Gorgill will work with the Committee members to respond.

From Ehret Nottingham to All Panelists: 08:25 PM

I am also worried about how many people in Fort Collins rely on racial stereotypes about large families use the U+2 policy to harass individuals who are actually compliant. Also, college students are often unaware of how Fort Collins enforces this policy when they first come to CSU, they often get pushed into an unsafe environment because they don't understand what other options are.

From Lindsay Ex | she, her to Everyone: 08:25 PM

If we run out of time, staff is also happy to respond individually. Please don't hesitate to reach out to me at lex@fcgov.com.

From Sophia Shepp to Everyone: 08:26 PM

In order to be the environmentally sustainable city we want to be, we need to repeal U+2! it is horrible for the environment both in terms of land use and carbon footprint. In addition, U+2 was made as a discriminatory law against immigrant workers in the 60's. Racial equity is one of the goals of the City of Fort Collins' "Our Climate Future" plan, and repealing U+2 is a step towards racial and environmental justice.

From Jesse S to Everyone: 08:28 PM

Sir, you represent the whole city. And as an elected official, your primary role is as shepherd to those in your city who are most at risk. Please open your heart to the working class, students, and people of color who are the victims of the current housing occupancy laws.

From joelle to Everyone: 08:29 PM

Repeal U+2 !

From Caley Valdez to Everyone: 08:30 PM

I agree with what Jesse has said here. I appreciate sharing personal stories, but I'm uncomfortable with the fact that his personal experience with one home with multiple occupants causing issues in the neighborhood is guiding policy making, or at least is the origins of his support for U+2

From Ehret Nottingham to All Panelists: 08:30 PM

College students are also your constituency. In a year that saw unprecedented levels of youth activism and CSU political interest, we will be pushing people to vote in April and in the future. CSU is a fundamental backbone of our economy and our community, our council needs to represent us. The petition is no longer viable due to the limitations caused by COVID and a short timeline. We will be watching and building coalitions of voters moving forward. Regardless, U+2 is beyond simply a CSU issue, it effects all of Fort Collins

From Isaiah Dennings to All Panelists: 08:30 PM

This is a policy that causes great hardships for students a formidable voting block

From Jasper Sloss to All Panelists: 08:30 PM

It seems apparent that there are barriers to increasing occupancy in its relating to increasing affordability, but if there is not an avenue directly for rent control (when adding an additional tenant), what ARE our options in finding applicable methods to increase occupancies (and in turn lower rent costs)?

From Kyle Kumjian to Everyone: 08:31 PM

If you want the will of the people, then you should have no problem voting to put this on the ballot. Let the people decide. Relying on a physical petition during a pandemic is dangerous and entirely contrary to City Council's COVID-19 guidance.

From Sam Whitaker to Everyone: 08:32 PM
^^^

From Jesse S to Everyone: 08:32 PM

Do you all understand that there are people in your city choosing between rent, food, and medicine right now? The way that a homeowner being disturbed by a car in front of their home is being put on par with very basic livability issues is making me sad :(

From Jasper Sloss to All Panelists: 08:32 PM

<https://collegian.com/2018/02/city-council-member-ross-cunniff-looks-for-csu-student-perspective/>

From Jesse S to Everyone: 08:33 PM

Ya, I agree with Kyle. Having the students (who are the life blood of your city) out doing a petition when this can be changed (or at least put directly on the ballot) is a little ick.

From Jasper Sloss to All Panelists: 08:33 PM

Councilman Cunniff, two years ago -February 2018- you expressed you are interested in collaborating with students to find affordable housing? How can we make this a reality and not just a continued discussion?

From joelle to Everyone: 08:33 PM

^^^

From Jakob Beckish to All Panelists: 08:33 PM

^^

From Emely Cruz Arrazola to All Panelists: 08:33 PM

In regard to the neighborhood quality aspect is based on whiteness and wealth. This housing issue involves aspects of race, class, age, immigration status etc. Those marginalized are most impacted and by choosing to not repeal U+2 it economically impacts thousands of residents of Fort Collins. This amplifies economic insecurity. This added economic stress affects mental health of these people. The well being of Fort Collins residents should be a priority.

From Lisa to Everyone: 08:34 PM

Kristin please be 100% sure of that statement before you put it out there. Thanks.

From Jesse S to Everyone: 08:34 PM

It's more than a dog whistle against working class, Latinx, students. It's actual discrimination.

From Caley Valdez to Everyone: 08:34 PM

In fact, I would go so far to make the argument that relying on a physical petition is intentional to gather less signatures or garner less attention around the issue, since people who are likely to support it may not be able to be in public to sign it. I know I wasn't.

From Jakob Beckish to Everyone: 08:35 PM

I truly don't understand how this is even in place
makes no sense
what about people with 6 bedroom house

From Ehret Nottingham to All Panelists: 08:35 PM

When college students risk their life to gather signatures for a petition, it is not a sign of success. It shows how our major concerns and needs are not being addressed.

From Jakob Beckish to Everyone: 08:35 PM
there just vacating 3 rooms

From Sophia Shepp to Everyone: 08:35 PM
How are immunocompromised people able to participate in their right duty to participate in the civic process?

From Caley Valdez to Everyone: 08:36 PM
Thank you Kristin for your support in recognizing that U+2 is problematic.

From Ehret Nottingham to All Panelists: 08:36 PM
Thank you for reading our comments and engaging this dialogue, there are a lot of people who are passionate.

From Jakob Beckish to Everyone: 08:36 PM
makes literal no sense

From Kyle Kumjian to Everyone: 08:36 PM
Why can't parking, speeding, and noise be enforced without punishing the rest of us? The small number who cause problems should not impact the vast majority of us who are just trying to improve our lives.

From Jesse S to Everyone: 08:36 PM
To Mr. Cunniff's poll point: Last year's city survey found that a full 90% of residents see affordable housing as a serious issue. That's an actual poll that looked at these issues in a more specific, direct way. So no need to extrapolate from your last election. There's a more rational way to look at it.

From Isaiah Dennings to All Panelists: 08:36 PM
Yes thank you so much Kristin

From Caley Valdez to Everyone: 08:38 PM
exactly, 4 year old data isn't good enough. additionally, unless U+2 was the only campaign issue (which I doubt), saying 69% of people support it because they supported him is misleading.

From Ehret Nottingham to All Panelists: 08:38 PM
Repealing it is the start to creating a better policy that is inclusive and acceptable. The more we wait, the more people are mistreated

From Sophia Shepp to Everyone: 08:39 PM
I know many students who have been exploited by landlords due to U+2. One home had black mold, for example and the landlord refused to fix the issue because there were 4 tenants.

From Caley Valdez to Everyone: 08:41 PM
when you all represent and preside over a town with a large public university where the students (and therefore residents in Fort Collins) are consistently changing out, up to date polling data is more than necessary
To Darin, you mentioned not having any rental properties in Fort Collins. Do you have rental properties elsewhere? Does your role as a landlord create bias in how you approach this issue?

From joseph to Everyone: 08:41 PM

Why would the city even have something like U+2 if they have no data, access, or knowledge of who is owning and living in houses

From Sam Whitaker to Everyone: 08:41 PM

U+2 is an unjust policy. We cannot allow landlords to walk all over the people of Fort Collins just to turn around and say "but U+2"... Basic dignity and quality of life should be our number one priority, not loyalty to an arbitrary and outdated policy

From Christian Dykson (he/him) to Everyone: 08:41 PM

For everyone on the panel, thank you for taking the time to listen. Hopeful there can be continued progress on this topic. Curious to hear the panel's thoughts on right-size-housing (the same number of people as rooms in the home) and whether the city has the infrastructure for easily categorizing compliant vs. non-compliant bedrooms on a wide scale? What conditions would need to be in place in order for a pilot program like this to be approved by City Council?

From Lisa to Everyone: 08:42 PM

Minneapolis has a multi tier registration system - please google it

From Joseph to Everyone: 08:43 PM

But if the city has no data on homeowners why is U+2 a thing in the first place

From Jasper Sloss to All Panelists: 08:43 PM

Thank you Christian! I agree, we are all on the same team here - we want to see affordable, accessible, and sustainable housing for residents of Fort Collins and the people we live with and care about. We are asking for action on behalf of those with the power to look at real, timely solutions for the housing crisis that won't just be a good idea but a reality in the near future.

From Jesse S to Everyone: 08:44 PM

These younger generations are different. They're getting married less, having kids less, owning homes less. The three roommates they have ARE their family!!

From Emely Cruz Arrazola to All Panelists: 08:44 PM

Working class and lower income people are disproportionately Black, Indigenous, and People of Color. So in terms of housing be equitable for residents of Fort Collins these identities must be acknowledged. On top of that there are many low income students who are struggling to pay for food, bills, school, etc. and have to pay more money for rooms that they legally cannot fill. There are so many students who are homeless and are forced to sleep in their cars or at friend's homes So it is not much to ask that if there is x amount of rooms then x amount of people should be allowed to rent the property. People are asking for the bare minimum so I would be interested in hearing from panelists how these decisions are justifiable to people living in these conditions of SURVIVAL. They are not living a good life rather trying to survive and live day to day.

From grace curtis to Everyone: 08:44 PM

^^^

From Ehret Nottingham to All Panelists: 08:44 PM

Young adults often move in before marriage due to money issues. Thank you for acknowledging the changing landscape of families

From Sam Whitaker to Everyone: 08:44 PM

^^^

From Sophia Shepp to Everyone: 08:44 PM

^^

From Marie to Everyone: 08:45 PM

^^^

From Caley Valdez to Everyone: 08:45 PM

The definition of family is part of the problem here and shows why this policy is discriminatory. Who is to say that my roommates aren't people I consider family? What about people with disabilities with a live in caretaker? Does that count against U+2? How did the city handle this before gay marriage was legalized? What about long term or common-law partners? Do they count as "family"?

From Darin Atteberry to All Panelists: 08:45 PM

Caley, I do not own any rental properties anywhere. Thank you for asking .

From Sophia Shepp to Everyone: 08:45 PM

U+2 was started as a racist, anti-immigration policy. We cannot pride ourselves on "equity" if this policy remains in place.

From Caley Valdez to Everyone: 08:47 PM

The city having affordable/equitable housing as a goal while maintaining U+2 is not congruent. The city's support of affordable housing feels performative while U+2 is still in place.

From Jasper Sloss to All Panelists: 08:47 PM

Will there be responses to the questions submitted via Q&A? Would really like to see what verbal commitments board members are willing to make on solving the affordable housing crisis?

From Ehret Nottingham to All Panelists: 08:48 PM

As a constituent, I want to pressure action to repeal (ideally) or expand U+2. CSU has an epidemic of food insecurity, these issues have real and significant human effects. That said, it is far beyond only a college issue and effects much more of the community

From Christian Dykson (he/him) to Everyone: 08:48 PM

There are concerns around the efficacy and effectiveness of a physical-signature ballot initiative in the middle of a pandemic. What conditions would need to be in place for the City Council to put ME+3 on the April ballot? Is the Council in agreement that the most democratic approach would be to allow the voters of Fort Collins to decide? We are hopeful that you will understand our concerns. In the interest of complying with County health guidelines, we are choosing to not ask for physical signatures, but we need Council's support in order to hear the voices of Fort Collins.

From Noah Schindler to All Panelists: 08:49 PM

Physical petition circulation is contrary to social distancing.

Vote to put this on the ballot and let people the people decide without physical signature collection. We need to be able to improve our neighborhoods and enforce misbehavior without punishing people who are just trying to live.

From Hannah Taylor to All Panelists: 08:49 PM

Hi there my name is Hannah Taylor and I am the ASCSU President this year. We are currently working on a ballot petition to change YOU+2 to allow an additional person in a place of residence. COVID-19 has caused extenuating circumstances for our fellow students and community members to be standing out in person and gathering signatures increasing exposure to COVID-19. The pandemic has limited opportunities for the public to participate in the process to make change in Fort Collins. We believe that there should be accommodations made considering these limitations.

From Jasper Sloss to All Panelists: 08:49 PM

With all do respect, those public deliberation folks have had "conversations" for years, even decades. How do we know there is a commitment to a timely resolution and not just an idea for far down the road?

From Ehret Nottingham to All Panelists: 08:50 PM

This would be a good policy decision

From Jennifer Bray to Everyone: 08:50 PM

I would like to point out that U+2 does not just apply to rentals. I remember reading in the Corona report that many owner occupied homes are also affected.

From Caley Valdez to Everyone: 08:50 PM

A lot of these quality of life issues (including health and safety) can be chalked up to holding landlords more accountable for how their tenants live and/or treated. Why can't we hold the owning class accountable for these actions rather than to continue letting them mistreat the working class?

From Jennifer Bray to Everyone: 08:51 PM

And it was the ACLU that called on Iowa legislators to pass the following: A city shall not, after January 1, 2018, adopt or enforce any regulation or restriction related to the occupancy of residential rental property that is based upon the existence of familial or non familial relationships between the occupants of such rental property.

From Joseph to Everyone: 08:52 PM

Yeah I truly don't understand how this isn't just an issue between tenant and owners. City's job should be regulating renting and ownership laws, how many people living in the house is the owners problem

From Sophia Shepp to Everyone: 08:52 PM

How would there be a way to submit complaints anonymously if you're making a complaint about your current residency?

From Emely Cruz Arrazola to All Panelists: 08:52 PM

Again what is considered affordable? Who is at the table during these decision making conversations? Who is missing? Are they being listened to? Because affordability must encompass equity.

From Isaiah Dennings to All Panelists: 08:53 PM

Thank you so much Emily! You are truly an ally of the students

From Fizer to All Panelists: 08:53 PM

Interesting to see the comments on this poll in Fort Collins REDDIT about this issue....

https://www.reddit.com/r/FortCollins/comments/k4zu7h/poll_how_do_you_feel_about_the_citys_u_2_policy/

From Emily Gorgol to Everyone: 08:54 PM

cityleaders@fcgov.com
egorgol@fcgov.com

From Kristin Stephens to All Panelists: 08:55 PM
kstephens@fcgov.com

From Ross Cunniff to All Panelists: 08:55 PM
rcunniff@fcgov.com

From Christian Dykson (he/him) to Everyone: 08:55 PM
Thank you again, panelists, for listening to us. We will continue to advocate and hope to collaboratively build a solution with you.

From Emily Gorgol to Everyone: 08:55 PM
The City's public engagement series for housing affordability: Home2Health
<https://ourcity.fcgov.com/home2health>

From Caley Valdez to Everyone: 08:55 PM
Thank you to the panelists for listening to us, we would really like to hear more from you regarding this issue and solutions you propose.

From Ehret Nottingham to All Panelists: 08:55 PM
CSU and ASCSU can also be helpful. If we are changing policy that effects college students, the students should be a fundamental part of that conversation. As a CSU student and a constituent I look forward to continuing these conversations.

From Jasper Sloss to All Panelists: 08:56 PM
Thank you for hearing us! I hope this is beginning of good faith collaborating and we appreciate you opening a space to hear community input!

From Sophia Shepp to Everyone: 08:56 PM
Thank you all so much for your time and attention, we look forward to working collaboratively!

From Sam Whitaker to Everyone: 08:56 PM
Thank you all for your time and energy tonight!

From Ava McCall to All Panelists: 08:56 PM
Thank you so much for your time! We appreciate it a lot!

From Jasper Sloss to All Panelists: 08:57 PM
And Congrats on county commissioner d2 @ Kristin Stephens!
Thank you for your time on this board

From fizer to Everyone: 08:59 PM
Interesting to see the comments on this poll in Fort Collins REDDIT about this issue....
https://www.reddit.com/r/FortCollins/comments/k4zu7h/poll_how_do_you_feel_about_the_citys_u_2_policy/

Q&A

Emely Cruz Arrazola 08:33 PM

In regard to the neighborhood quality aspect is based on whiteness and wealth. This housing issue involves aspects of race, class, age, immigration status etc. Those marginalized are most impacted and by choosing to not repeal U+2 it economically impacts thousands of residents of Fort Collins. This amplifies economic insecurity. This added economic stress affects mental health of these people. The well being of Fort Collins residents should be a priority.

Anonymous Attendee 08:41 PM

Thank you for answering, Mr. Justin. It feels like there should be an anti-harrasment protection in place! Too many NIMBY homeowners take advantage and use this as a chance to make the people of color next door uncomfortable.

Ehret Nottingham 08:05 PM

I am a student at CSU and have been an activist in Larimer County for many years. U+2 no longer serves its useful purpose and instead disenfranchises poor renters and college students. If there is fraud or illegal/dangerous living conditions in a house with 4 rooms, that household is not able to access any legal help because often they are too worried about being fined and/or evicted. It is an issue of justice, affordability, and who we as a city prioritize and privelege by our policy. Will you support a repeal of U+2 to be replaced later by a more just and equitable set of regulations?

Anonymous Attendee 08:10 PM

A survey of this nature is likely to scew toward landline users, which over-favors property owners. So grain of salt with those kind of survey results. They probably significantly over-represent those more likely to be in favor of the permit as it is.

katrina vander horst 08:18 PM

repeal U+2

Jasper Sloss 08:44 PM

What are your commitments, as elected officials, to finding a solution to the affordable housing crisis?

Jasper Sloss 08:45 PM

What verbal commitments can you make here today to finding a solution? Would love to hear one from each board member!

Anonymous Attendee 08:23 PM

What control does the city of Fort Collins have to ensure that landlords don't just raise the rates for that extra person?

This question has been answered live

Anonymous Attendee 08:07 PM

Is there any sort of punishment for making multiple unfounded complaints?

Justin Moore 08:19 PM

Currently there are not any measures in place by which to take action against an individual(s) for reporting concerns of over occupancy that are either unfounded or without merit.