



HOUSING POLICY 101



BACKGROUND ►

To learn more about this process, please visit our Home2Health project page at ourcity.fcgov.com/Home2Health.

Housing in Fort Collins is a high priority for community members as well as City leadership. Recognizing new solutions are needed to address this priority, the City began by establishing partnerships, fostering community dialogue, and building capacity via Home2Health. Our objective through the Home2Health (H2H) project is to update policies, codes, and regulations to improve housing affordability with a specific emphasis on health equity. What we have learned through H2H informs the creation of the Housing Strategic Plan and its vision for Fort Collins. Specific steps for the Housing Strategic Plan and how the community has and will continue to influence the plan are described below.

“Everyone has healthy, stable housing they can afford.”

DRAFT HOUSING VISION



HOMEOWNERSHIP RATES IN FORT COLLINS VARY BY RACE

(Source: Equity Indicators):

- 55 in 100 white households
- 42 in 100 Hispanic/Latinx households
- 52 in 100 Asian households
- 20 in 100 Black households
- 47 in 100 Native American households

EQUITY AND INCLUSION

The Housing Strategic Plan is being developed in alignment with the 2020 City Strategic Plan’s Strategic Objective to “Advance equity for all, leading with race,” so that a person’s identity or identities is not a predictor of outcomes.

The Housing Strategic Plan is centering the way it plans, both from a process and outcome perspective, on equity.

To lead with equity in the planning **process**, we are changing the way we listen to and learn from the community. We are recognizing the need for everyone to speak and receive information in the language they feel most comfortable with (language justice), tailoring content and format to each unique audience, and working on building trust with groups that historically have not been included in City planning efforts, but this work cannot end there. We will continue to learn, adjust, and step more fully into processes that empower community members to work with local government to create the future.

Adopting housing policies that create equity in **outcomes** is equally important. We need to go deeper than the traditional economic cost/benefit method of measuring results. Who will each policy benefit? Who will be indirectly affected? Will unfair and biased outcomes be reduced?

WHAT IS “AFFORDABLE”?

If a household can afford a home without spending more than 30% of their income on housing.

STEPS IN HOUSING POLICY CREATION:

Step 1 | Aug 2020

VISION



Step 2 | Sep 2020

GREATEST CHALLENGES



Step 3 | Oct/Nov 2020

ENGAGE COMMUNITY



Step 4 | Nov/Dec 2020

ID STRATEGIES, CRITERIA



Step 5 | Dec 2020

EVALUATE STRATEGIES



Step 6 | Jan 2021

PRIORITIZE STRATEGIES



Step 7 | Feb/Mar 2021

CONSIDER ADOPTION



Step 8 | Spring +

IMPLEMENT

Step 1: Vision

A vision paints a roadmap for the future. This vision commits to ensuring all community members benefit from our housing efforts and expands the focus of our work from solely on affordability to also include health and stability.

Step 2: Our Greatest Challenges

The housing system is complex and has many different levers. This step created clarity for the greatest challenges to achieving the vision in Fort Collins. The seven challenges include:

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 to rent or purchase, or what is available and affordable isn't the kind of housing people need.
3. The City's current affordable housing tools, funding and incentives are not enough to reach goals.
4. Job growth continues to outpace housing growth.
5. Housing is expensive to build, and the cost of building new housing will continue to increase over time.
6. It is difficult to predict the lasting effects of the COVID-19 pandemic.
7. Housing policies have not consistently addressed housing stability and healthy housing (both in the house and a neighborhood that is safe, walkable and has what I need nearby), especially for people who rent.

To learn more about our Greatest Challenges, visit our housing page at fcgov.com/housing.

Step 3: Community Engagement

Over a two-month period, H2H partners and staff engaged approximately 450 community members to reflect on whether the vision and greatest challenges matched their experience and what they would like to see changed to achieve the vision.

Community influence: Community members provided feedback at workshops, via the "at your own pace" module, and more.

Step 4: Identify strategies and create a tool to evaluate them

Strategies are identified based on community engagement, researching peer cities, and working with the project's consultant team, Root Policy Research. To date, over 50 strategies have been identified.

Step 5: Evaluate the strategies identified

Strategies will be evaluated using 17 criteria, which essentially ask how well the strategy advances the vision, whether it is centered in equity, whether it is feasible, what kind of impact it will have, and what resources are required.

Step 6: Prioritize the strategies

With all strategies individually evaluated, staff will develop an initial set of priorities for the community to consider. Community members and City Council will prioritize solutions for final inclusion in the plan.

Community influence: As part of the draft plan release in January, you will be able to share your feedback with us on the strategies we are considering.

Step 7: Consider plan adoption

In February 2021, Council will review the community's feedback, the draft plan, and will consider adoption of the Housing Strategic Plan.

Community influence: Email, call, or attend the public hearing for this item. Learn more about participating at City Council meetings here: fcgov.com/council/councilcomments.

Step 8: Implementation

In many ways, the final step in the planning process is just the beginning of the work. Implementation is when community, Council and staff will transition from "what" to "how" we achieve this vision. Annually review work and determine what's working and what's not.

Community influence: A community summit is planned in the spring of 2021 and will be followed by an annual workplan that will be reviewed by City Council. Do you want to join us at the summit? More information will be available at fcgov.com/housing in the spring.

WHO IS WORKING ON THIS:

Home2Health project team, City Housing Strategic core team, Boards & Commissions, City Council Ad Hoc Housing Committee, and Community Stakeholders.



fcgov.com/housing