

Affordable Housing Public Input Survey

Summary of Findings

Wednesday, October 27, 2021



Wellstone Collaborative Strategies

Roadmap

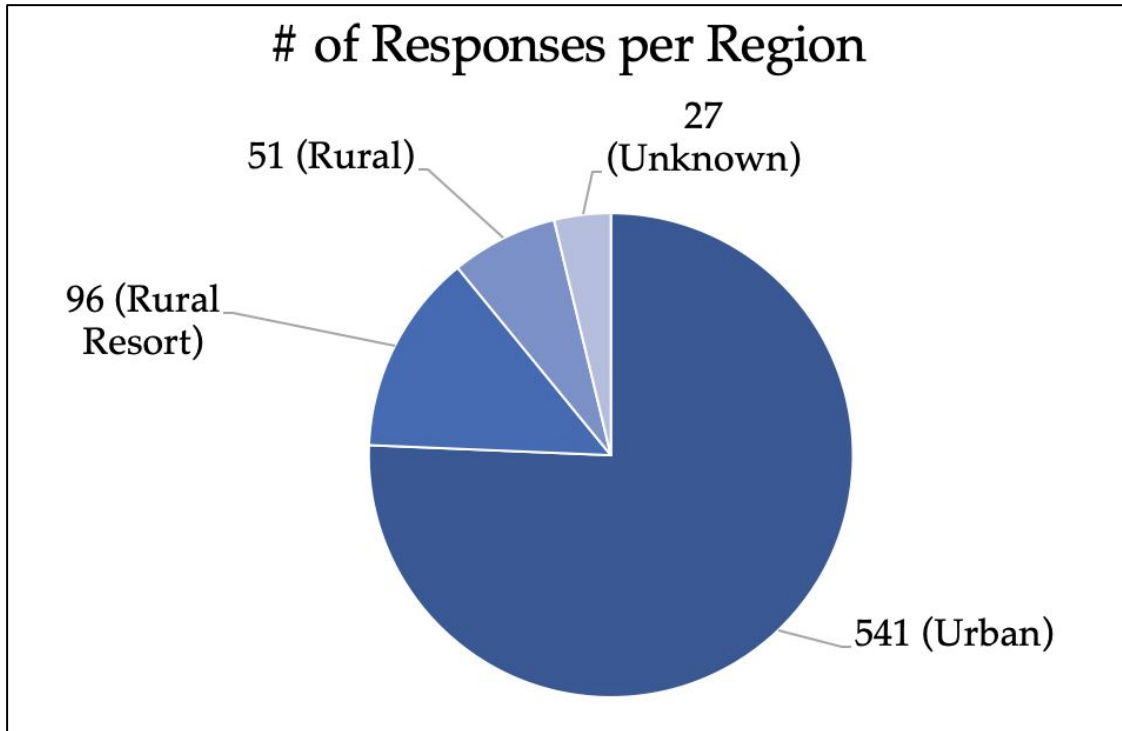
1. **Overview of survey response**
2. **Quantitative findings**
 - a. Priority area affirmation
 - b. Tactic ranking
3. **Qualitative findings**
 - a. Strategies and values
 - b. Themes and comments per recommendation
 - c. Novel ideas
 - d. Regional nuance
 - e. Regulatory or policy related themes

Survey Response

Survey Open: Sept 29 - Oct 11

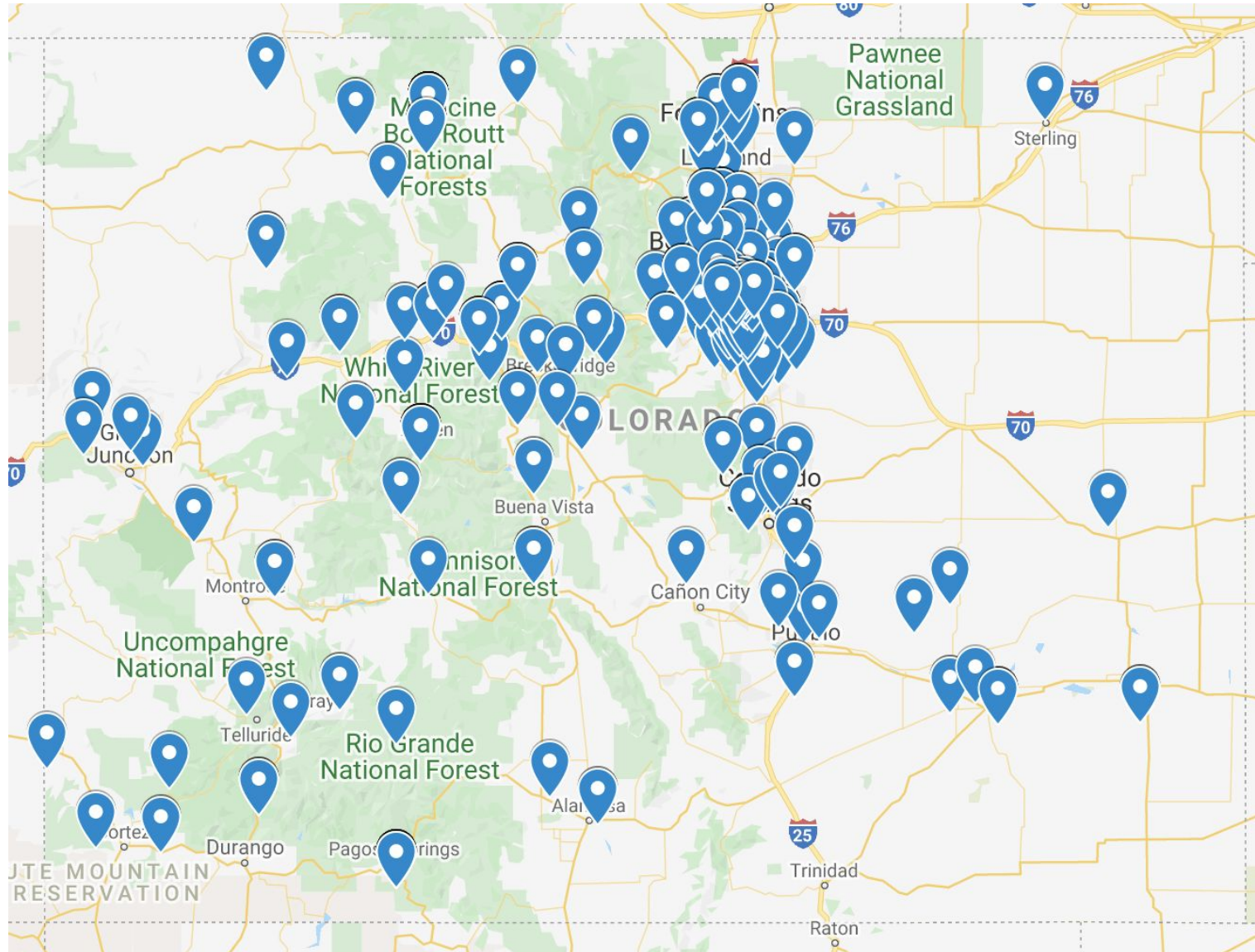
Total Responses: 715

Counties Represented: 46 / 64



Counties with 10+ Responses	# of Responses
City and County of Denver	203
Jefferson	98
Arapahoe	67
Boulder	38
Adams	38
Routt	28
Larimer	28
Eagle	24
Douglas	22
El Paso	20
Archuleta	11

Response Distribution by Zip Code

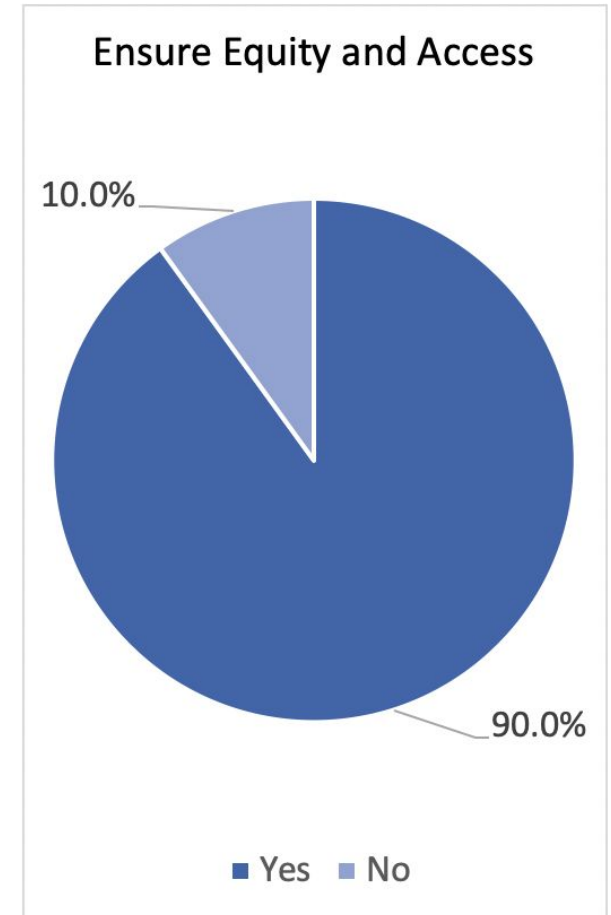
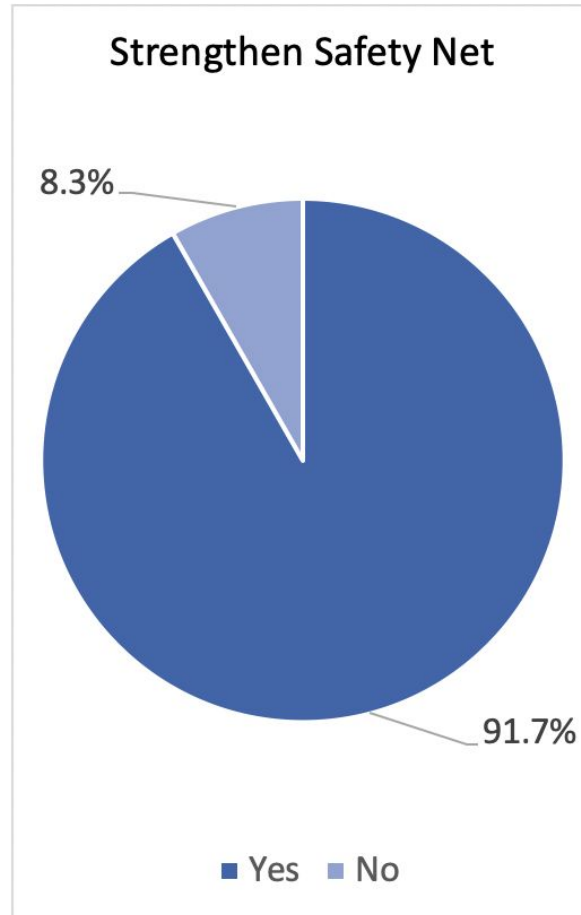
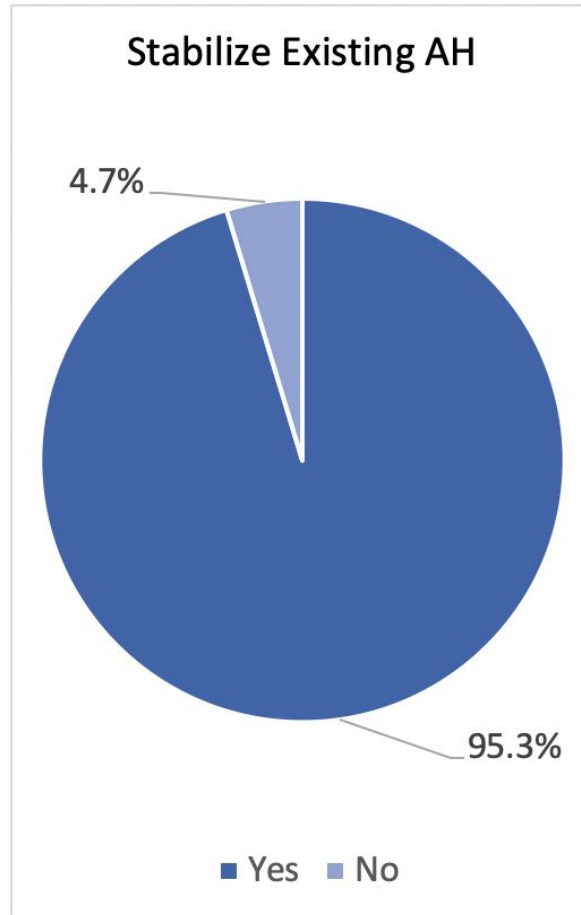
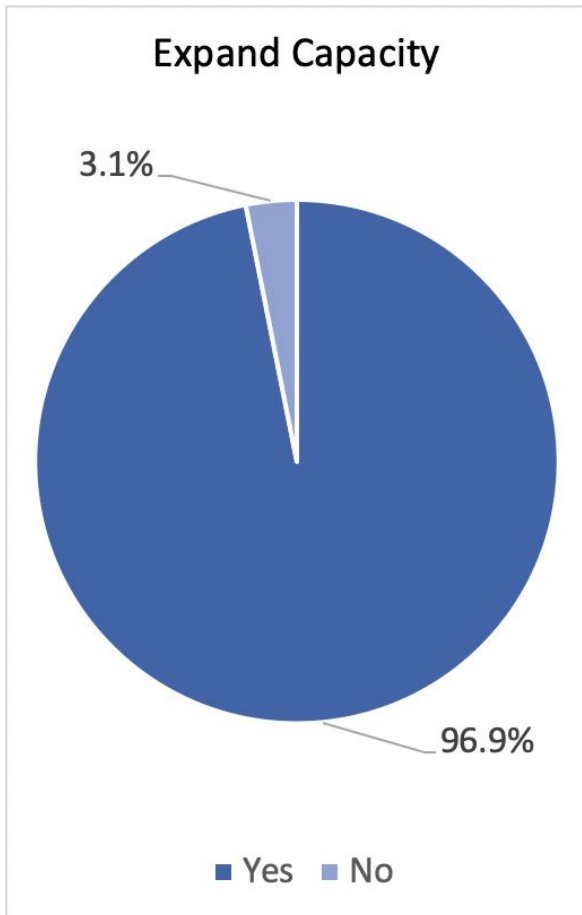


Survey Questions

- For each priority area:
 - Should this be a priority area?
 - Rank top 2-3 tactics
 - Is there anything missing from tactics?
- What other information do you want the Affordable Housing Subpanel to have as they continue their deliberations?

Strategic Priority Area Affirmation

Do you agree that _____ should be a strategic priority area?



Expand Capacity: Tactics

Tactic	Weighted Ranking Score	# of Comments
Increase new supply of traditional and nontraditional affordable housing units (rental and ownership).	1492	30
Increase access to flexible capital (funding) sources and other funding mechanisms to incentivize innovation and reduce costs.	625	25
Purchase land and property to secure for future development.	546	17
System changes/regulatory framework to expand capacity.	477	50
Align critical infrastructure investments with housing investments.	428	3
Evaluate and secure additional sources for funding for ongoing capacity investment.	341	0
Align subsidies and vouchers with unit development whenever possible.	320	13

Stabilize Existing AH: Tactics

Tactic	Weighted Ranking Score	# of Comments
Enhance market stability by purchasing and preserving existing affordable housing supply (rental and ownership).	640	39
Invest in housing interventions that are specifically tailored to the population being served including seniors, people living with disabilities, and households with other distinct needs.	474	9
Keep people housed through investments in emergency rental assistance and mortgage programs to be available long-term.	468	2
Use policies/covenants and other tools to ensure long-term affordability.	321	15
Implement strategies to reduce the impacts of involuntary displacement.	179	8

Safety Net: Tactics

Tactic	Weighted Ranking Score	# of Comments
Invest in solutions to address housing insecurity and instability to prevent people from entering the cycle of homelessness.	689	17
Invest in homelessness resolution for those who are experiencing it today with flexible vouchers, alternative or transitional housing, and long-term supportive housing options.	558	12
Invest in transition planning and services for people exiting institutions (e.g., criminal justice system, hospitals, treatment facilities, etc.) to ensure they aren't discharged into homelessness.	451	7
Reduce the long-term detrimental effects of homelessness on people and communities through enhanced integration with other safety net systems and ongoing supportive services policies and funding.	329	13

Equity and Access: Tactics

Tactic	Weighted Ranking Score	# of Comments
Prioritize historically and disproportionately affected households and communities for investment.	811	10
Promote equitable access to homeownership and rental housing that account for transportation, climate, and other community needs through: inclusionary policies.	727	1
Promote equitable access...through: innovative and creative tools for affordable, accessible homeownership, including loans.	654	17
Promote equitable access...through: reduced barriers to accessing resources, housing, and subsidies.	523	5
Promote equitable access...through: land trusts and land-banking, economic co-ops, and increased protection of renters/tenants.	486	6
Invest in statewide housing assessment and long-term, ongoing strategy to evaluate and respond to housing inequities.	370	11
Promote equitable access...through: expansion of flexible rental vouchers and subsidies.	352	0

List of Cross Cutting Themes

1. Strategies and Values
2. Who to Prioritize
3. Ownership
4. Supportive Services / BHTTF
5. Existing AH
6. Vouchers and Subsidies
7. Keep People Housed
8. AH Workforce
9. Regional Nuance
10. Regulatory or Policy Changes
11. Critical

Strategies, Values, and Who to Prioritize

Strategies

- Consult people with lived experience
- Leverage partnerships
- Acknowledge regional differences
- Public Information Campaign(s)

Who to Prioritize

- People experiencing homelessness, including youth
- Workforce
- Extremely low income (<30% AMI)
- Seniors and Veterans
- Families, students, undoc. or mixed-status households

Strategies, Values, and Who to Prioritize

Housing first: “House people first, without strings attached. Shelters that don’t allow partners, pets, etc. or require sobriety aren’t helpful. Get people housed.”

Equity lens: “Equity and Access is an intentional lens that should be used for each priority. Not a siloed priority unto itself.”

Priority Area Interconnection

32% of comments were explicitly about multiple priority areas

Capacity and Equity

“Build additional affordable and accessible housing for older adults that is 30% AMI or less.”

Capacity and Stabilize

“In addition to purchasing land/property, the idea of purchasing old existing unused space and renovate it.”

Safety Net and Equity

“Strengthen the safety net means to me that you place accessibility to existing resources based on data of how people enter homelessness.”

A. Revolving Loan Fund for Existing or New Capacity

Relevant Themes

- Expedited and Flexible Funding (*R, RR*)
- Green AH
- Prioritize Capacity
- Purchase, Preserve, and Convert Existing AH (*RR*)

“Emphasis on flexibility, especially around realistic affordability levels, especially in high cost mountain communities.”

“Adding capacity/units should be paramount to everything this body does. Without expanded capacity, anything else discussed is an academic exercise.”

“Expanding affordable housing is done most efficiently through leveraging the existing housing stock, not constructing new units. “

B. Gap Financing Including Expansion of Tax Credit Programs

Relevant Themes

- Prioritize Capacity
- Subsidy per Unit

“The LIHTC program needs to operate differently in the resort communities. The income limits are too low and these units can take 2x as long to fill.”

“Prioritize increasing the subsidy per unit for homeownership. For-sale projects do not have financing mechanisms such as tax-credits.”

C. Nonprofit and Local Government Grants

Relevant Themes

- Leverage Partnerships
- Expedited and Flexible Funding (*R, RR*)
- Prioritize Capacity

“Ensure local governments have the tools and ability to address the unique housing/rental issues in the community.”

“Partner and support existing suppliers of affordable housing so as to not have to ‘reinvent the wheel’.”

“Funding needs to be more flexible and received faster. If a city wants to purchase land for land banking, they need a flexible pot of money.”

D. Maintain Existing Affordable Housing

Relevant Themes

- Accessibility
- Existing AH Improvements (*RR*)
- Purchase, Preserve, and Convert Existing AH (*RR*)

“Provide assistance to owners to rehabilitate and maintain existing affordable housing stock”

“Prioritize some LIHTC resources for preservation deals. Provide no or low-cost interest loans for critical repairs of affordable housing.”

“The rural communities where I work, interventions are needed to improve mobile homes, motels, or run down naturally occurring affordable rentals.”

E. Resident Owned Communities, Mobile Home Parks, and Land-Banking

Relevant Themes

- Land Trusts (*U*)
- Long-term Affordability
- Mobile Home Park Purchasing (*U*)
- Paths to Homeownership & Wealth-Building

“Provide grants/funding to existing community land trusts that enable them to transition more market-rate units to permanently affordable homeownership.”

“Substantial increase in supply of perpetually affordable homeownership to increase wealth/stability and take pressure off of rental inventory.”

“We need funds to help mobile home owners purchase their parks; this would further stabilize existing affordable housing.”

F. Property Conversion for Transitional or Long-Term Housing

Relevant Themes

- Purchase, Preserve, and Convert Existing AH (*RR*)
- Wraparound Services

“Invest in transition planning/services of those exiting institutions (criminal justice system, treatment) to ensure no discharge into homelessness.”

“Coordinated case management needs to be part of this investment. Housing needs to be part of a comprehensive support plan.”

“Services and housing is needed for the IDD community, refugees, homeless, not just housing.”

G. Permanent Supportive Housing and Supportive Services Fund

Relevant Themes

- Access to Services
- Coordination with BHTTF (*RR*)
- Connect to Resources
- Mental Health/Addiction Focus
- Permanent Supportive Housing
- Wraparound Services

“Behavioral health solutions should be paired with homelessness intervention. Involve the Behavioral Health Transformational Task Force?”

“Develop mechanisms to better connect people in need with existing resources.”

“I would only specify that system changes related to the availability of supportive services funding is critical to supportive housing development.”

H. Sustainable Rental Assistance

Relevant Themes

- Eviction Legal Defense Fund (*U*)
- Voucher Programs (*RR*)
- Prevent Involuntary Displacement

“COVID has the potential to cause a wave of foreclosures - foreclosure prevention must be prioritized.”

“There needs to be sustainable funds for the eviction legal defense fund.”

“Only priority should be vouchers and rental assistance. The market will take care of the rest.”

“Funding is needed for local/regional staff to work with landlords to provide them information about the benefits & laws regarding voucher funding.”

“Transition or rapid rehousing vouchers are not sufficient for persons who are chronically homeless. Need more permanent vouchers.”

I. Homeowner Assistance and Obtainment Fund for Mortgage or Down Payment Assistance

Relevant Themes

Limited response

- Paths to Homeownership & Wealth-Building
- Prevent Involuntary Displacement

“Access to non traditional mortgages/rent to own and other programs.”

“Innovative financing to allow low income persons to own the home.”

J. Social Impact Fund to Address Homelessness

Relevant Themes

Limited response

- Priority for People Experiencing Homelessness

“The first task is to house the homeless by right. Provide caseworkers. Policies to displace workforce housing.”

“Housing should be targeted for people experiencing homelessness or at risk of losing their home.”

K. Housing Innovation Fund

No relevant themes

Very limited response

“Utilize all forms of housing to achieve affordable housing including HUD Manufactured Housing.”

“Develop an office of planning and innovation for individual communities.”

Novel Ideas to Consider

Accessible Affordable Housing

“There needs to be an emphasis on universal design for any housing projects that are supported with public money.”

Statewide Needs Assessment

“Invest in statewide housing assessment and long-term, ongoing strategy to evaluate and respond to housing inequities.”

Affordable Housing Workforce *(R)*

“Focus on education and training to encourage young people to enter the building trades.”

“Fund a position within each county, like the Veteran Service Officer program, dedicated to supporting equal access to housing for the homeless.”

Regional Nuance

Lack of Resources

“Focus on communities less than 5,000, possibly even less than 1,000 in size where ZERO resources exist for housing.”

“Securing contractors in frontier and rural communities.”

Adapt to Local Conditions

“The LIHTC program needs to operate differently in the resort communities. The income limits are too low and these units can take 2x as long to fill.”

“Ensure that accessible and senior housing opportunities are available across our state...not just along the front range.”

Regulatory or Policy Changes

1. Rent Control and Other Policies
2. Short-Term Rental Regulation (*RR*)
3. Zoning and Land Use Reform (*U*)
4. Reduce Barriers to Access (*U*)
5. Developer AH Requirements
6. Remove Regulatory Barriers (*U*)
7. Construction Defect Laws

Short-Term Rental Regulation

“Tax and land use policy tools to maintain the long-term rental market and protect those housing units from being converted to short-term rentals.”

Zoning and Land Use Reform

“Reducing zoning and design barriers to increase the overall supply of housing in the city as fast as possible to meet both climate and equity goals.”

Concerns

*3.5% of responses
voiced concerns*

Concerns about Big Government

“The answer isn't more government, it's less. Reduce the regulatory burden imposed by local governments.”

Concerns about Gov. Spending

“Stop wasting money and let people pay their own way.”

Concerns about Equity Lens

“Promote equality versus equity. Attempting to achieve equity of outcomes is a failed strategy, achieving equality of access can succeed.”

Questions?