

# Affordable Housing Subpanel Kickoff

September 1, 2021



Wellstone Collaborative Strategies

# Introductions

## 1. **Facilitation Team**

1. Facilitators: Katherine Archuleta and Jacob Bornstein
2. Subject Matter Expert: Meagan Picard
3. Project Manager: Erik Arndt

## 2. **Subpanel Member Introductions**

1. Name
2. Affiliation
3. One person who has been highly influential in your professional career

# ARPA Guidelines

1. Funding must be allocated by December, 2024
2. Funding must be spent by December, 2026
3. Funding must be allocated to those issues and populations exacerbated by COVID

# Guidelines and Principles from TF

1. **Transformative** for the long-term
2. **Address populations in need**, especially those experiencing systemic disparities (e.g. redlining)
3. **One-time funding proposals** with no or very little out-year costs, or with a financing plan that doesn't increase the state's structural deficit (e.g. reallocating from less effective existing programs)
4. **Leverages local, private, and federal dollars**, including public-private partnerships
5. **Evidence-based**, and/or based on what works in other states or with certain communities or partners
6. **Community-based solutions** informed by the uniqueness of that community
7. **Culturally and linguistically competent**
8. **Consumer-driven**, with a strong voice from those most impacted and involved in the affordable housing system
9. Address the **full continuum of affordable housing supports**, from prevention to high intensity
10. **Fill the gaps** in services, policies, and programs
11. **Innovative and flexible**, when appropriate

# Transformational Change Will:

1. Build Wealth
2. Revitalize Housing Stock
3. Be Affordable
4. Be Sustainable
5. Overcome Disparities, Especially Systemic
6. Remove Obstacles
7. Address Homelessness Quickly
8. Be Integrated with Other Systems

# Striving for Inclusive Engagement

1. Be here now:
  - a. Be fully present
  - b. Employ active listening, and listen to learn
  - c. Recognize that not speaking up may be interpreted as agreement
2. Notice power dynamics:
  - a. Be aware of your privilege
  - b. Share the room by stepping up and stepping back
  - c. Be open to the truths of others
3. Put relationships first:
  - a. Assume best intentions but acknowledge impact
  - b. Be hard on ideas, but soft on people
  - c. Be brave, acknowledge harm, and be an upstander
4. Participate in Good Faith:
  - a. Contribute constructively
  - b. Don't pre-determine the outcomes
  - c. Work within and through the Task Force and Subpanel structure and bring outside conversations into the conversation with transparency.
5. Use Person-First Language
6. Conversation Process:
  - a. Respect the facilitator's process to stand name tents on end to get into the cue
  - b. Facilitators may choose to complete a conversation before moving onto another topic

# Principles and Guidelines, Revisited

## Principles and Guidelines

1. Transformative
2. Address populations in need
3. One-time funding proposals
4. Leverage local, fed, state dollars
5. Evidence-based
6. Community-based
7. Culturally and linguistically competent
8. Consumer-driven
9. Address the full continuum
10. Fill the gaps
11. Innovative and flexible

## Transformational change will:

1. Build Wealth
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# Survey Results: Root Causes

1. **Regulatory Issues**, including zoning restrictions, local and state government regulations, rent stabilization policies, and unintended consequences of AH mandates.
2. **AH Production Issues**, including high cost of labor and supplies, lack of workforce, limited profit for AH developers vs for-profit housing, lack of public investment and political will, and NIMBYism
3. **Historic and systemic barriers**, including long standing systemic racism and disproportionate impacts to BIPOC, low-income, and other systemically marginalized communities
4. **Inadequate support services**, including mental health and substance use services, safety nets for folks that are housing insecure, and a fast-acting and robust homelessness response system
5. **Widening gap between housing costs and wages**
6. **Lack of permanent affordable housing**, for instance through use of a land trust
7. Other
  1. Funding inequities (including who receives and who can access)
  2. Private equity investment in housing
  3. Lack of access to developers and capital in rural communities

# Results: Critical Short-Term Issues

1. **Heightened COVID risk for people that are housing insecure**, stemming from overcrowded and unstable housing, and a lack of options for quarantine, rest, or recovery
2. **Barriers to AH development**, including local govt taxes and regulations, slow timeframe to get dollars out the door, lack of resources to address AH development locally, and lack of a legally safe environment to develop owner occupied multifamily housing
3. **Evictions and foreclosures**, highlighting the need for interventions prior to eviction, short- and long-term rent and mortgage assistance, and eviction defense services
4. **Financial precarity of many households** - many without savings or resources might be one paycheck from homelessness. There is a need to better connect these people to services.
5. **Lack of AH options**, including supportive housing, equitable housing opportunities for those most often marginalized, and few affordable options for rapid rehousing
6. **Lack of a comprehensive homelessness support system**, including top-to-bottom and cross-agency/org coordination

# Results: Potential Long-Term Solutions

1. **Create permanent affordable housing opportunities** through land trusts, habitat for humanity model, shared equity or down payment model, land banking, and/or limited equity cooperatives
2. **Buy land/buildings/properties to increase immediate supply**, and utilize existing government or non-profit owned properties to build now
3. **Financial assistance for renters and owners** through incentive programs, multi-year shallow rent subsidies, vouchers, and expansion or enhancement of LIHTC
4. **Financial assistance for development**, particularly “fast and flexible” financial investment for construction, land banking, investment, rehab, and/or transitioning existing housing
5. **Increase options for ownership**, potentially through requiring a minimum amount of production (e.g. 40%) is intended for home ownership, or through use of right of first refusal and opportunity to purchase policies
6. **Integrate AH with support services**
7. **Establish support programs**, potentially including creating a housing mobility plan to facilitate movement along the continuum, establishing a robust safety net, establishing a statewide network of housing navigators, and focusing support on those under workforce AMI

# Results: Additional Learnings

1. **Funding and Investment related**, including current investment focus in AH, map of available funds, and what the state views as missing pieces of financing
2. **Gaps**, including the real (rather than perceived) housing gaps at all income levels and gaps statewide and per community
3. **Populations of greatest need**, including rural AH challenges, demographics and movement patterns of people experiencing homelessness, and breakdown of 'cost burdened households'
4. **Ongoing or Previous AH work**, including work in Colorado, proven solutions to addressing homelessness and housing insecurity, and how communities are creating access to AH
5. **Agency or State Needs**, including where providers/developers see need for investment or policy change, and any other state or agency identified needs

# Breakout Group Prompts

## Re-envisioning Affordable Housing in Colorado

**Core Question:** If you had a magic wand, what would your ideal Colorado look like around affordable housing?

## Identifying Strategic Pillars

**Core Question:** If you could manifest two big things to achieve that ideal state, what would they be?

# Affordable Housing Legislative Task Force

## Draft Meeting Plan

Task Force

### Meeting 1. Kickoff and Needs

- Define outcomes and subpanel charge

### Meeting 2. Learning Session

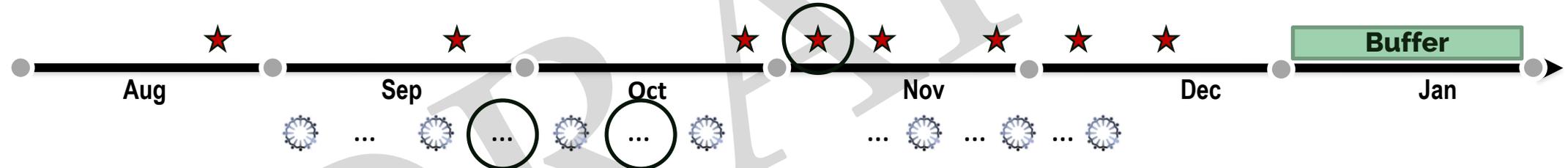
- Work with experts from the subpanel and agency staff to dive deep into the issues
- Review work to date of the subpanel and share insights

### Meetings 3-5. Review draft set of recommendations

- Provide feedback on draft recommendations
- Identify any additional areas of recommendations needed.

### Meetings 6-8. Finalize Recommendations

- Prioritize and finalize recommendation set to send to the General Assembly and Governor.



Subpanels

### Meeting 1. Structure for Success

- Sub Panels meet to review outcomes and charge
- Identify working groups in order to generate recommendations
- Review of existing reports

### Meetings 2-3. Outreach & Recommendation Building

- Review initial work
- Identify approach to reach out to additional stakeholders
- Ensure greatest needs and gaps are being met

### Meeting. 4. Draft Recommendations

- Review recommendations of working groups
- Review stakeholder feedback
- Modify, combine, and agree on set to send to Task Force

### Meetings 5-7. Recommendation Revisions

- Respond to and revise recommendations based on Task Force Feedback
- Prioritize recommendations based on developed criteria



Signifies joint work between AH and BH



Task Force Meetings



Subpanel Meetings

... Working Groups

**Note:** The Task force may meet up to 10 times and the Subpanels up to 12