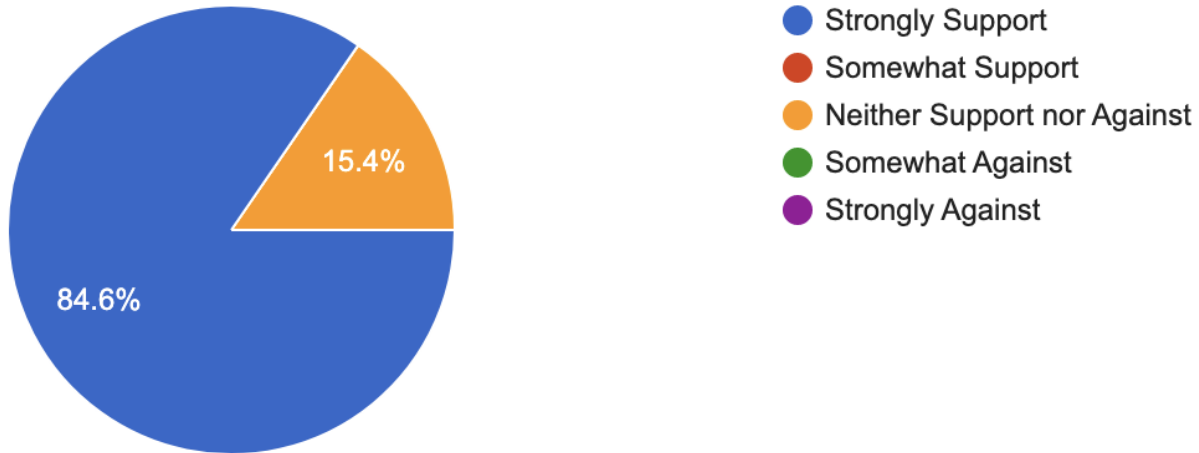


Summary of Non-Funding Related Policy Subpanel Survey

Subpanel members were asked to evaluate four specific non-funding related policy ideas (Sections 1-4), as well as evaluate up to three additional non-funding related policy ideas (Section 5).

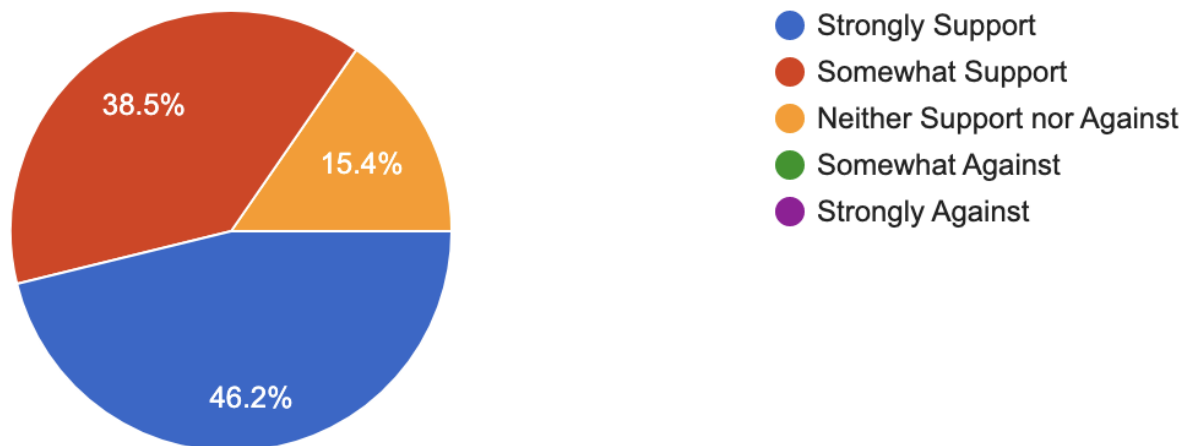
1. Expanding the State Tax Credit Program



Reasoning

- **Strongly Support** - The housing tax credit program is an important resource in supporting the development of affordable housing.
- **Strongly Support** - Leverages federal resources, specifically PABs; demonstrated to be successful and effective; will continue to need resources; track record of a well-utilized and proven resource.
- **Strongly Support** - Having more tools to expand affordable rental housing is critical, especially in getting to 30% AMI housing production is critical...but we also need a similar tool to increase home ownership production.

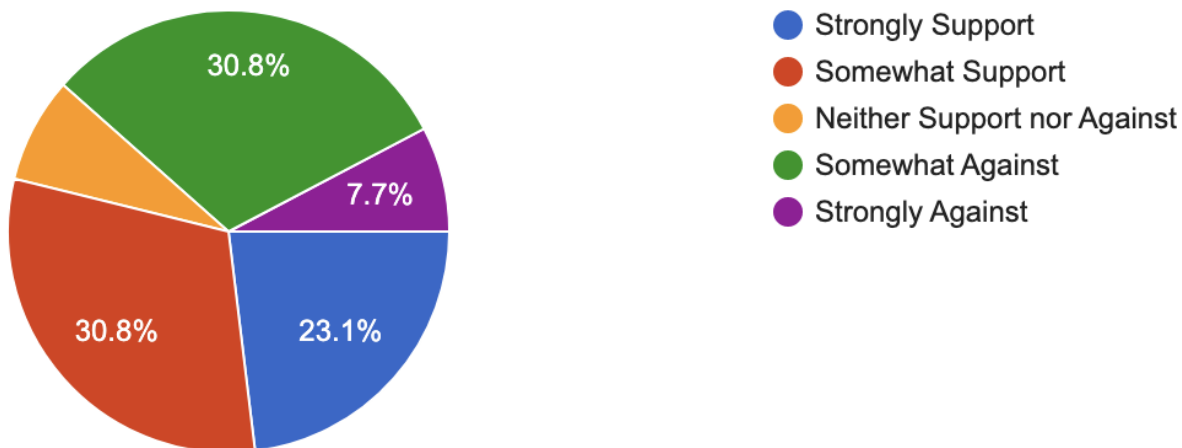
2. Establishing a Standing or Interim Committee on Housing and Homelessness



Reasoning

- **Strongly Support** - I think it should be legislative and nonlegislative members.
- **Strongly Support** - This will help to create and develop strategies to improve homeless individuals the access to resources, benefits and services.
- **Strongly Support** - Affordable housing will continue to be a critical issue in Colorado and merits specific focus from the legislature.
- **Strongly Support** - Perhaps as a Commission.
- **Somewhat Support** - I believe there already exists a Technical Assistance Committee, why not expand this Committee up to 20 folks across the State. Need to have more practitioners who do affordable housing development and preservation on this Standing Committee.

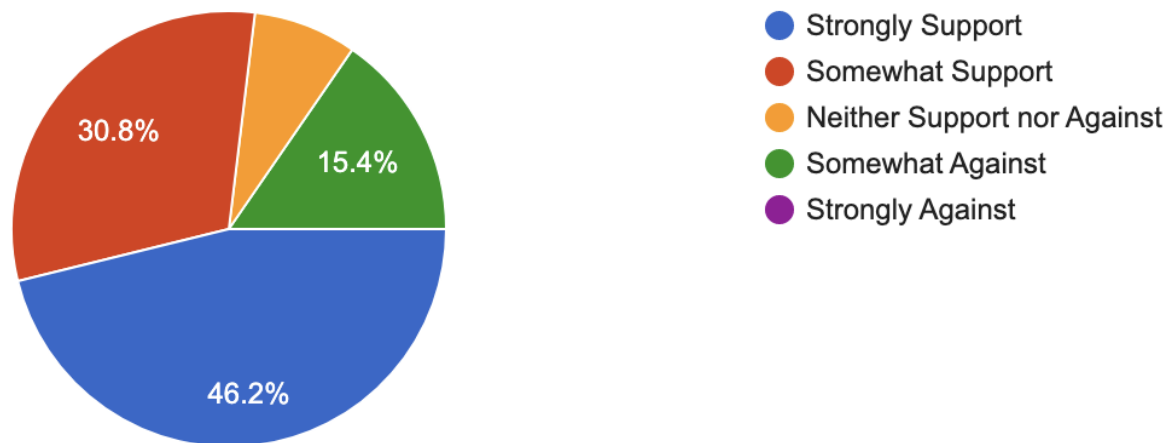
3. Amending HB21-1271 to Provide Funding for an Evaluation of Local Government Zoning and Development Laws, Rules, and Regulations that Impact the Development of Affordable Housing



Reasoning

- **Strongly Support** - Zoning laws have been a material impediment to the development of affordable housing.
- **Somewhat Support** - If the Bill doesn't allow or is a barrier to the development of affordable housing then it should be amended.
- **Somewhat Support** - Lets focus on getting dollars out to produce affordable housing, with a clear understanding that if you are a local government that is not willing to play by the guidelines of HB 1271, you shouldn't be able to get State affordable funds.
- **Somewhat Against** - A big undertaking I believe that will get mired down in each municipality and their cooperation and definition understanding.
- **Somewhat Against** - Zoning needs to remain a local issue. I'm concerned about government overreach and dictating metro solutions to rural-remote and rural-resort areas.
- **Strongly Against** - Would provide info necessary to consider well-informed action/avoid unintended consequences; would need to be robust enough to understand positive/negative impacts & provide meaningful justification for state action; may not be the highest priority.

4. Funding for DOLA – Division of Housing to Conduct and Update a Statewide Housing Needs Assessment



Reasoning

- **Strongly Support** - In coordination with and make available to local communities. DOLA/DOH rely on assessment for proposed projects.
- **Somewhat Support** - I think to the extent this info is held by DOH, they could just compile it. Also, think local community assessments should be part of this.
- **Neither Support nor Against** - Don't think a priority for resources at this time, especially given local assessments coming from 1271 & challenges in aligning assessments across localities. Maybe estimate units needed by AMI and type of housing, urge DOH to elevate existing analyses.
- **Somewhat Against** - Is there really any confusion as to what the needs are? There's no shortage of data.
- **Somewhat Against** - DOLA already did a housing needs assessment. How about getting better data on the affordable housing that is getting produced and lost?

5. Policy Ideas

Short Term Rentals

- Short Term Rental Reform - tax short term rentals as commercial properties and allow local governments to use the revenue generated to be reinvested in the local community for the production or preservation of affordable housing.
- Policy making around the commercial taxation of STRs.
- Tax short term rentals as commercial property.
- Short term rental registration which would include some type of fee structure to support a statewide affordable housing fund.

Homelessness Resolution / Response

- Identify sustainable funding source for homelessness resolution and adopt/create/implement statewide strategy. Build out the Office of Homelessness Initiatives to manage.

- Develop or create a stronger effective affordable housing system, that will serve the most vulnerable population entering or exiting homelessness.
- Develop an approach or method to track the progress in preventing, reducing and ending homelessness.
- Recommend that the State and Community partners create a system that would improve the response to individuals and families experiencing homelessness.

Supportive Services

- Fully and sustainably fund supportive housing models thru putting services "above the line" in ops budgets, est permanent DOH funding source for services, direct/support DOH, CDHS, HCPF to enable housing providers' reimbursement of TSS under Medicaid.
- Create an ongoing supportive services fund or funding mechanism in partnership with DOH, OBH, and HCPF for a full range of wraparound services and expanded provider types.
- Set aside a portion of Housing Development Grant Fund dollars for supportive services funding. Require DOH to fund supportive services until such time as OBH and/or HCPF create a supportive services fund for new and existing AH projects.

Zoning

- Statewide zoning - possibly combined with an incentive program for local governments to adopt the program.
- Statewide contractor licensing program, statewide building code.
- Adopt Land Use policy, like the 99 year ground lease, that ensures the affordable housing preserved or built today with State and Federal dollars will always be a community asset.

First Right of Refusal (Renters and Nonprofits/Developers)

- Tenant Opportunity to Purchase Act - <https://allincities.org/node/57486>
- Limit for profit and out of state investors from purchasing existing but expiring affordable housing and converting it to market rate. Allow for first right of refusal to nonprofit housing developers, service providers, and local governments.

Data and Systems Integration

- Develop and integrate CO's public data infrastructure: make needed investments/interagency coordination to create actionable transparency in issues incl eviction data filing, landlord acceptance of ERA/vouchers/public \$, homelessness/rehousing.
- Review regulatory requirements across state programs to reduce conflicting programmatic requirements and to "consolidate" or create "clearinghouse" for all State/federal Housing programs.
- Build on existing infrastructure to scale up a fully resourced, statewide network of housing assistance implementers: require systems/institutions to use housing transition plans, addtl \$ rapid rehousing/statewide counseling w/ outcomes-driven grants.
- Create and/or partner with a local data initiative effort to better track how funding is being used and create a permanent resource that better tells the affordable housing story in Colorado.

Workforce

- Incentivize employers (via payroll tax credits or rebates) to recruit and train skilled workers in housing related industries (such as construction, Housing counseling, nonprofit orgs).
- Apprenticeship utilization requirements in conjunction with State Apprenticeship Agency for qualified projects -> long term workforce development.

AH Incentives and/or Penalties

- Limit state funding to any jurisdictions hostile to housing.
- Incentives for cooperatives/deeply affordable housing similar to Mitchell-Lama program in NY.

Other

- Updates to Construction Defect laws to encourage more market provided for-sale affordable housing.
- Either create a new state tax credit for the production of for sale units or use the opportunity to expand the existing state tax credit to include for sale opportunities.
- Eliminate IGA's unless fed'l requirement, & eliminate "service area/territory" especially for DOH & CHFA funded projects (including weatherization). Nonprofit entities become eligible entities to directly receive state funding (not only governments).
- Expand RE Tax abatement for affordable housing transactions (similar to welfare exemption in CA).
- Adopt an affordable housing policy that speaks to a continuum of affordable housing needs from PSH, Rental to Home Ownership...going from 0% to 120% AMI (depending on the market).