

Policy Ideas from Public Survey

NOTE: Order of ideas and number of bullets do not indicate a level of importance or the number of comments related to that category.

Zoning and Land Use Policy

- Shorten regulatory approvals (planning/zoning/etc) for 100% affordable housing projects.
- Incentives for more inclusionary zoning
- Abolish single-family zoning - allow duplexes, ADUs, and lot splits by-right
- Implement local ordinances for ADUs.
- Reform metro districts to reduce the cost of housing

Short-Term Rentals

- Limit STR conversion (from long term to short term) or require and limit licensing
- Policies to discourage and disincentivize STRs, such as a meaningful permit fee used to fund housing.
- Assess STRs and second homes at a different tax rate
- 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

Remove Barriers to Development

- AH needs to be a by-right development type
- Remove regulatory land use barriers to affordable housing development
- Make process more efficient so developers have access to capital earlier with less inefficiency with the different governmental entities
- Create incentives to convert foreclosed industrial/business property as lofts, barter & sweat equity vouchers-see loftium.com

Developer Requirements

- Require a percentage of new housing be designated as affordable
- Require a blending of affordable housing with other housing types
- Evaluate the relationship with big developers and landlords that continue to gentrify areas and worsen the amount of affordable housing.
- Replicate the free state tuition program for First Nation/Native Americans for housing units - the units created should have a set aside for BIPOC ownership
- Create disincentives/penalties for developers to continue to develop unneeded high-end housing

Reduce Barriers to Access AH

- Create a program for a single parents for down payment or rental assistance

- Ensure housing is pet-friendly
- Prohibit discrimination from sources of income and all non-violent drug related crimes from rental application qualification.
- Invest in systems for easier qualification for rental or mortgage assistance standards for low income individuals.
- More support for seniors and those on fixed incomes

Paths to Ownership and Wealth Building

- Change affordable housing to allow new affordable homeowners the ability to benefit from property appreciation when they sell

Rent and Price Control

- *Rent Control*
 - Tax penalty for unoccupied rental units to encourage lower rents
 - Introducing a rent freeze so that landlords would need to sell their extra houses which would then drive housing prices down.
 - Establish rent control, especially for units occupied by those on fixed, inconsistent, or limited income
 - Establish income limits for rental companies/landlords with multiple units brought in by renting
- *Other Price Controls*
 - Limit the ability of property tax increases to rise with inflated home prices
 - Prevent developers and landowners from drastically increasing pricing based on government subsidies (gentrification)
 - Expand mechanisms to de-commodify housing
 - Grandfather in lower property tax rates for folks in historical communities of color that have lived there for a long time.
 - Exert eminent domain to take properties that do not maintain livable quality standards (ie., slumlords)

Vouchers

- Expand voucher access beyond the limits of PSH vouchers. They are too restrictive for low-income working families!
- Create incentives for existing property owners to transition to accepting vouchers.
- Enforce voucher acceptance
- Add housing navigation staff to recruit and work with landlords on voucher acceptance and administration

Long-Term Affordability

- Ensure that units created as affordable housing remain affordable in perpetuity.
- Ensure property taxes remain affordable in perpetuity

Accessibility Requirements

- Require or emphasize universal design for any housing projects that are supported with public money.

Construction Defect Laws

- Changes to construction defect laws to encourage more high density for sale homes.

Requirements to Access Affordable Housing

- Make availability of housing contingent upon availing oneself of safety net services such as addiction treatment.

Prevent Involuntary Displacement

- Immediate need for strategies to reduce the occurrence and impacts of involuntary displacement.

Workforce Housing

- Increase the affordable housing income limits so working making under \$100k can take part.

Limit Role of Gov't

- Reduce the regulatory burden imposed by local governments.
- Well-intended policy interventions (ie rent control) can result in reduction in affordable housing supply.

Allow for Regional Variance

- 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
- Use policies to discourage the negative impacts of TABOR and the Gallagher Amendment especially in rural mountain communities outside of the front range.
- Set income qualifications for rural families to high levels, since they are paid less generally.

Prevent Outside Investment/Ownership/Control

- Protect tenants from rent increases, and reduce the buying of homes by corporations and foreign buyers artificially controlling the housing market.
- Reduce investors from buying up affordable low density housing that used to be affordable
- Decrease the ability of foreign or out-of-state investors to bank their cash in the US or Colorado housing market.

Define Affordable

- Ensure affordability means 30% or less AMI, NOT 60%.