



Affordable Housing Legislative Taskforce Guidance to the Subpanel

Subpanel Principles and Guidance

Funding and policy proposals should meet the following guidance in priority order:

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

Defining Transformational Change

Each member of the task force was asked to define transformational change. They put up their ideas on the wall and these were themed and are summarized below. The subpanel may use these to consider whether the proposals are truly transformational, which was ranked the top priority in the guidance given by the Task Force.

Transformational change will...

- **Build Wealth:** Ensure anyone can access housing where they need it, and that they aren't pushed out of current housing due to increasing property values or other market pressures, with the ability to build intergenerational wealth;
- **Revitalize Housing Stock:** Increase housing supply across all price points, especially workforce, transit-oriented, extremely low-income, and middle-income housing, and invest in the preservation of existing housing;

- **Be Affordable:** Ensure that anyone can access housing for less than 30% of their household income;
- **Be Sustainable:** Ensure that housing development is balanced with the preservation of Colorado's natural landscapes, and that new housing is constructed to be energy efficient or zero energy to reduce or eliminate utility expenses;
- **Overcome Disparities, Especially Systemic:** Reconfigure housing to undo historic racism, including redlining, low appraisal rates, subprime loans, predatory practices, etc. to ensure that marginalized identities no longer suffer the most for affordable housing;
- **Remove Obstacles:** Do away with unnecessary regulatory barriers (parking requirements, occupancy limits, exclusionary zoning, etc.) to both development of and access to affordable housing, especially near jobs or transit;
- **Address Homelessness Quickly:** Provide simple access to intentional, statewide resources to quickly and effectively get people experiencing homelessness housed; and
- **Be Integrated with Other Systems:** Create a system in which housing is integrated with funding and other systems to rapidly re-house people, and with behavioral health and other wrap around services to continue to support them once housed.