

Housing for All Series:

Solutions That Make Sense

Hosted By:



Partners Include:



HOUSING & BUILDING
ASSOCIATION
OF COLORADO SPRINGS





Affordable Housing Collaborative

AHC is an independent and fact-based voice, concerned about the critical issue of affordable housing in El Paso County.

AHC Co-Founders

- ▶ David Lord, Chair, Housing Domain of Age Friendly Colorado Springs
- ▶ BJ Scott, Community Leader
- ▶ Mary Stegner, Executive Director - Partners In Housing
- ▶ Lee Patke, Executive Director - Greccio Housing
- ▶ Randy Scott, Consultant



The Housing Continuum

Homelessness Prevention	Supportive Housing	Affordable Rental Housing	Affordable Homeownership	The Missing Middle
<ul style="list-style-type: none"> ▶ Prevent homelessness before it begins ▶ Average Median Income for a household of 4: 0 to 30% 	<ul style="list-style-type: none"> ▶ Permanent supportive housing for households that need housing and services ▶ Average Median Income for a household of 4: 31% to 60% 	<ul style="list-style-type: none"> ▶ New construction or acquisition and rehabilitation of affordable rental housing, including workforce housing ▶ Preservation of existing affordable housing ▶ Average Median Income for a household of 4: 61% to 80% 	<ul style="list-style-type: none"> ▶ First time homebuyer loans ▶ Home improvement loans ▶ Single family development ▶ Average Median Income for a household of 4: 61% to 80% 	<ul style="list-style-type: none"> ▶ Homeownership ▶ Rental Housing ▶ Housing options (townhomes, condo's, etc.) ▶ Average Median Income for a household of 4: 61% to 150%



Background

- 2019/2020: AHC made educational presentations to over 100 organizations and community groups to grow a greater awareness of the affordable housing crisis.
- 2020/2021: HBA hosted several community gatherings to also spotlight the housing affordability challenges in our community.
- 2021: Several community-based organizations joined forces to form CHAT (Community Housing Affordability Task Force) in an attempt to find possible solutions to the housing crisis. Partners include; the Housing and Building Association of Colorado Springs; Apartment Association of Southern Colorado; Downtown Partnership; Pikes Peak Association of Realtors; Colorado Springs Chamber and EDC; and the Affordable Housing Collaborative.



July 28, 2021 Convening

- May 10, 2021: After an AHC presentation to city council, several city councilors asked AHC and its partners to host a series of community-based sessions to identify specific possible actions to soften the affordable housing crisis.
- July 28, 2021: AHC, several city councilors and county representatives and CHAT hosted a “Housing for All: Solutions that Make Sense” work session at El Pomar’s Pavilion.
 - ◆ Over 100 community members participated including elected officials, city and county staff, business and nonprofit leaders.
 - ◆ A number of ideas came out of this session in the areas of funding, land use, incentives, capacity building, advocacy and regulatory.



September 29, 2021 Convening

- September 29, 2021: Participants from July event and others re-convene at First Lutheran Church's Peel House to condense and prioritize the ideas from the July work session and begin creating action plans for three priorities.
- October 2021-March 2022: Sub committees formed and met to develop the action plans.
- April 2022: A final "Housing for All: Solutions that Make Sense" report presented to Colorado Springs City Council and other elected officials and interested parties.



Recommendations

1. **Financing/Funding/Land Use Priority:**

- ▶ Increase funding of pre-development costs for local affordable housing projects
- ▶ Create a funding guide to leverage sources of funding
- ▶ Fund Technical Assistance for local housing organizations
- ▶ Increase long term funding programs
- ▶ Incentivize and raise awareness of CDFIs for increase in local investment
- ▶ Recommend creation of sales tax exemption on building materials for affordable housing projects. Establish LURA (Land Use Restrictive Agreement) for affordable housing projects that take advantage of these programs
- ▶ Increase the availability of land for affordable housing projects



Recommendations

2. Capacity Building/Incentives Priority

- ▶ Build on best practices research from other US cities to improve processes and information that allow projects to move through planning, financing, and applications to get to market quicker.
- ▶ Create an independent nonprofit (or expand an existing organization) to coordinate community efforts to advance housing affordability to include education, advocacy, research, connecting stakeholders and holding convenings as needed.
- ▶ Advocate for commitment of LART taxes from short term rentals to fund production of affordable housing
- ▶ Develop data base of community information and form letters for CHAFA applicants to share in application process.



Recommendations

2. Capacity Building/Incentives Priority (continued):

- ▶ Provide on going funding through the City and Colorado Springs Utility to offset the added costs of fees (parks, public safety, tap fees etc.) that provide challenge to affordable housing projects
- ▶ Recommend to ReTool zoning code changes that move projects through approval processes quicker and reduce costs: reduce parking requirements; eliminate requirement commercial areas such as shopping malls to have to rezone to build multi family housing, etc.



Recommendations

3. Regulatory/Advocacy Priority

- ▶ Develop coordinated & streamlined community education/communication/advocacy effort that includes storytelling of people struggling to find and/or stay in affordable housing.
- ▶ Develop strategies to support low income rental tenants.
- ▶ Develop an advocacy plan focused on the R-Flex aspect of ReTool.



Recommendations

- **Governmental Activity:** Items that require governmental engagement to support the priority recommendations.
 - ▶ Establish expected, prioritized and streamlined review process for affordable and attainable housing projects (entitlement, construction, building processes, etc.).
 - ▶ Support offsets to help generate funds to offset predevelopment and infrastructure expenses.
 - ▶ Generate a permanent source of funds to replace the units that short-term rentals consume from the local housing inventory (i.e. a LART- style tax on short term rentals).
 - ▶ Establish a sales tax exemption on building materials for affordable housing projects.
 - ▶ Consider oversight in rental housing (focus on application fees; price discrepancies; notice in change of ownership, etc.)



Recommendations

- **Research:** Affordable Housing Collaborative to research information and best practices
 - ▶ Identify how other communities fund predevelopment costs
 - ▶ Identify best practices in rental housing oversight
 - ▶ Identify best practices for the advancement of affordable housing initiatives (Ombudsman idea)
 - ▶ Identify best practice for asset mapping
 - ▶ Explore Land trusts

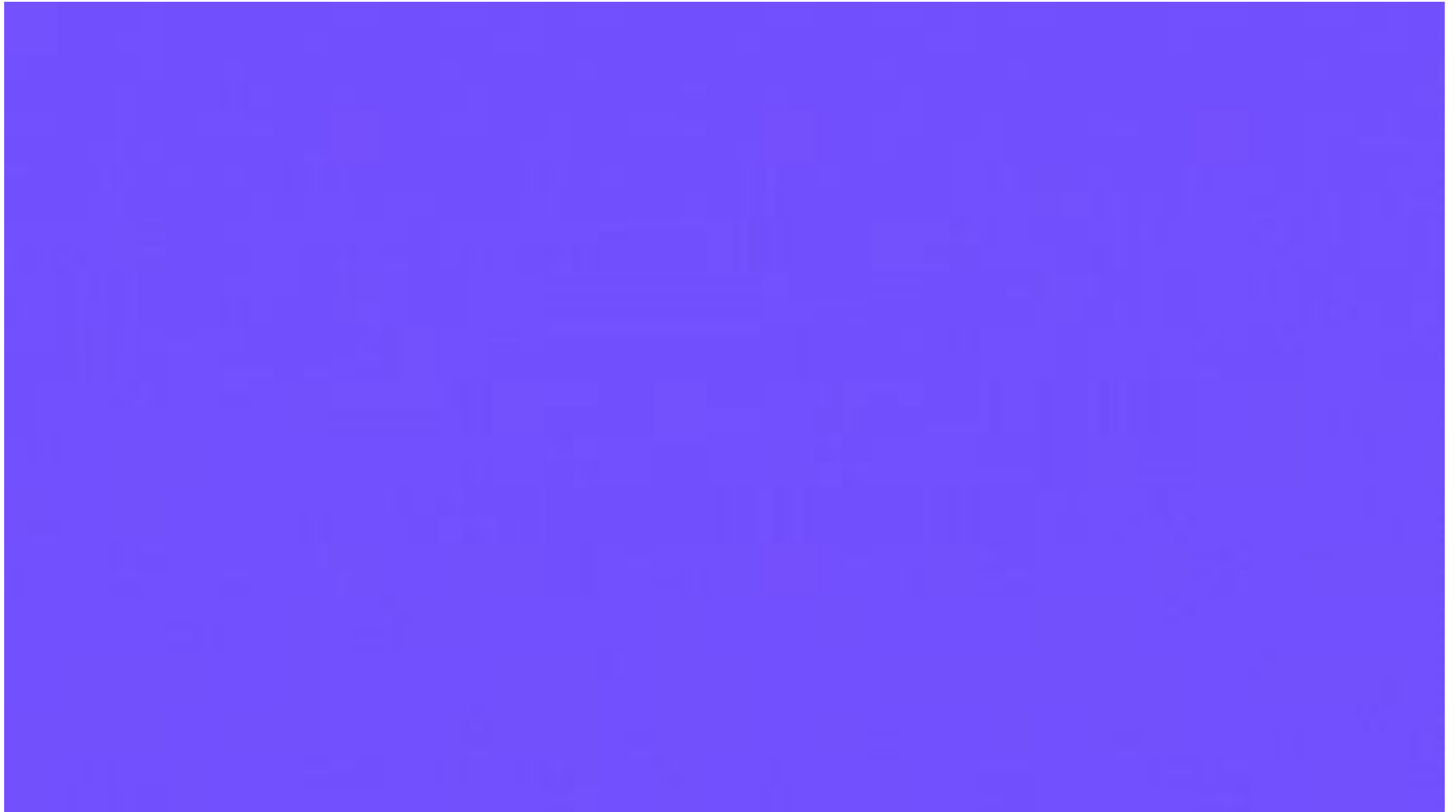


Recommendations

- **Website Enhancements** (Affordable Housing Collaborative's Information Hub - www.affordablehousingelpasoco.org)
 - ▶ Catalog updated list of funding sources for affordable housing
 - ▶ Repository for progress reports and updates on solutions progress
 - ▶ Link to all research projects for community availability



The Voices of Those Impacted



Housing for All: Solutions That Make Sense

The Missing Middle

A Pathway to Addressing the
Homeownership Crisis For the Middle
income earners in Colorado Springs

Presented By: Community Housing Affordability Taskforce



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