



Social Sustainability
 222 Laporte Ave.
 PO Box 580
 Fort Collins, CO 80522
970.221.6758

MEMORANDUM

DATE: August 28, 2020

TO: Mayor and City Council

THRU: Darin Atteberry, City Manager ^{DS}
 Affordable Housing Executive Team¹ ^{DS} JKT

FROM: Lindsay Ex, Interim Housing Manager ^{DS} LE
 Meaghan Overton, Senior City Planner ^{DS} MO

RE: August 25, 2020 Work Session Summary: Housing Strategic Plan Update

The purpose of this item was to provide a Housing Strategic Plan update, including the draft vision, community engagement plan, and Ad Hoc Committee scope. All Councilmembers were present.

General Feedback

Vision: Support for the draft vision that “Everyone has stable and healthy housing they can afford,” noting it was concise, comprehensive, and durable.

Community engagement plan

- Overall support for the engagement plan, including engaging community members with lived experience
- Critical to engage builders, developers and entrepreneurs as well as the faith community
- Encouragement to explore engaging in additional languages
- Support for engaging Boards and Commissions, including the Economic Advisory Commission, in the plan’s development
- Encouragement to include data where possible about barriers arising due to COVID

Ad Hoc Committee Scope

- Support for the overall scope, the desire to learn from other communities and experts in these fields, and support for exploring demand-side strategies, e.g., earning capacity
- Noted how complex this issue is and the need to focus on the greatest challenges, why they exist, and what the community can do to address these. A suggestion was made to synthesize the work into 4-5 priorities to aid in focus for future action.

Additional feedback

- Support for bringing the plan forward for adoption in February 2021
- Support to establish target dates, quantified goals, and measures of success to illustrate if the work is on/off track within the Strategic Plan.

¹ Jackie Kozak Thiel, Chief Sustainability Officer; Theresa Connor, Utilities Executive Director; Caryn Champine, Planning, Development, and Transportation (PDT) Director; Julie Brewen, Housing Catalyst Executive Director; Dave Lenz, Finance Planning and Analysis Director; Beth Sowder, Social Sustainability Director



- Support to continue the plan and taking action at the same time, and the importance for the plan to include prioritized action steps. The housing needs in our community are urgent and require both planning for the future and strategic action now. Support to continue connecting housing and health, including stress associated with affordability, the home's interior, and the neighborhood scale, e.g., walkability, access to transit, feeling safe, etc.
- Continue emphasizing the plan's focus on the entire housing spectrum, with strategies for all income levels to achieve the vision, e.g., addressing strategies for seniors such as accessibility and community members who are lower income and leaving the community, supporting home ownership, wealth management, and consumer education, etc.
- Recognition that community members' needs change over time and that a range of housing choices and availability of those housing types is important, e.g., for renters, first-time homebuyers, those who want to age in place.

Follow-up Questions

- Question: Councilmembers asked if the data provided on slide 6 illustrating the growing gap between median income and median house price was adjusted for inflation
 - Response: the data are not adjusted for inflation, as this reflects the experiences of families and community members during those years. Staff will add this footnote to the chart and would highlight that if the numbers were adjusted for inflation, the chart would show that adjusted median incomes would actually decline in most years, contributing to less available purchasing power for housing today.
- Question: What is the relationship between the City's policy that supports primary job retention and the impact on who is able to afford a home?
 - Response: this will be further explored via the Ad Hoc Committee in association with the topic "nexus between economic policies and housing affordability."
- Question: For the graphic on slide 7 in the presentation that illustrated Fort Collins had lost nearly 3,000 households that earn less than \$25K and had gained nearly 4,000 households earning greater than \$75K, Councilmembers asked staff to confirm why these gains and losses occurred.
 - Response: Staff is still analyzing this question and will include this information in the Existing Conditions Assessment, set to be complete in September. Staff also will include this information in an upcoming monthly memo to City Council.

Next Steps

- The Ad Hoc Committee meetings will be scheduled through April of 2021. The full materials will be shared with City Council via the Thursday packets the week before.
- Monthly memos are planned to Council with progress updates. These memos will also be shared with Boards and Commissions, such as Planning and Zoning, Affordable Housing, Economic Advisory Commission, and Community Development Block Grant (CDBG) Commission
- Council Work Session scheduled for December 8. Tentative focus is on revising the goals, strategies, and guiding principles that will support the overall plan, as well as an overview of the plan that will be released for public review in January 2021.
- Community engagement September thru November on the draft vision, goals, strategy identification, and guiding principles discussion.