

SubPanel to the Affordable Housing Transformational Task Force

- **Members**
- **Charge**
- **Level-Setting**
- **Strategic Priorities**
- **Draft Funding Recommendations**
- **Next Steps**



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SubPanel Members

- ❖ **CHAIR, Brian Rossbert**, Housing Colorado (Nonprofit Housing Advocacy)
- ❖ **VICE CHAIR, Cathy Alderman** of the Colorado Coalition for the Homeless (Homelessness Expertise)
- ❖ **Aaron Miripol**, Urban Land Conservancy (Land Trust)
- ❖ **Roberto Rey**, AARP (Housing for seniors and people living with disabilities)
- ❖ **Wanda Harrison** , The Second Chance Center (Homelessness Expertise)
- ❖ **Eric Leveridge**, Colorado Jobs with Justice (Representing Workers)
- ❖ **Steven Cordova**, Tri-County Housing Authority (Local Housing Authority)
- ❖ **Kinsey Hasstedt**, Enterprise Community Partners (Non-profit Housing Expertise)
- ❖ **Tamara Pogue**, Summit County Commissioner (Commissioner of Local Government)
- ❖ **Adam Paul**, Lakewood Mayor (Mayor of Local Government)
- ❖ **Tawny Peyton**, Rocky Mountain Home Association (Factory-Built Housing Expertise)
- ❖ **Andrew Hamrick**, Colorado Apartment Association (Property Manager and Landlords)
- ❖ **Paul Weissman**, Lument (Housing Financing)
- ❖ **Karl Koebel**, Koebel & Co. (For-profit Housing)
- ❖ **Julie Piepho**, Adams Bank & Trust (Real Estate Market and Transactions)



SubPanel Charge(s):

Legislative Charge:

To respond to the public health emergency with respect to COVID-19 or its negative economic impacts, the bill authorizes the general assembly to appropriate or transfer money from the fund to a department or cash fund for programs or services that benefit populations, households, or geographic areas disproportionately impacted by the COVID-19 public health emergency, focusing on programs or services that address housing insecurity, lack of affordable housing, or homelessness.

Task Force Charge:

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

Level-Setting with Task Force

“Affordable Housing” Definition:

When flexibility is allowed, SubPanel recommends keeping the following in mind for purposes of understanding and defining “affordable housing” :

- **People/Households, not market, centered.** No one should have to spend more than 30% of their income on housing (rent/mortgage/utilities).
- If we must use AMI, take **local characteristics** into consideration for allowance of exceptions/exemptions.
- **Sustainability and stability** of the affordable housing market must be at the forefront to ensure long-term affordability.



Level-Setting with Task Force

“Gaps” in Affordable Housing:

SubPanel recommends using state, local, and national data sources to identify gaps that need to be addressed with the ARPA funding and future policy ideas:

- **Supply** (rental and home-ownership) gaps for identified populations.
- **Funding** gaps for development and preservation especially for low-income/cost-burdened households.
- **Infrastructure, supply, market** gaps that frustrate affordable housing development.
- **Tenancy support**, vouchers, and supportive services.
- **Systems and Administrative Agency** gaps that prevent people from being able to access affordable housing and necessary supports.



Level-Setting with Task Force

“Disproportionately Impacted by COVID” Guardrails:

Subpanel recommends following the guidance provided in September 14th memo to Task Force from LSC on permissible uses and specificity on populations, households, and communities:

- “Those disproportionately impacted by COVID”
- “Alleviate immediate economic impact of COVID on housing insecurity”
- “Concentrated in areas with limited economic opportunity and inadequate or poor-quality housing.”
- Eligible services:
 - To address homelessness
 - Affordable housing development
 - Housing vouchers, residential counseling, or housing navigation assistance



Strategic Priorities

EXPAND CAPACITY

- Increase access to **flexible capital sources** and other funding mechanisms that incentivize allow innovation and reduce costs
- Align **critical infrastructure** investments with housing investments
- Increase **new supply** of traditional and nontraditional affordable housing units (rental and ownership)
- **Align subsidies and vouchers** with unit development whenever possible
- Purchase **land and property** to secure for future development
- **System changes/regulatory** framework to expand capacity
- Evaluate and secure **additional sources** for funding for ongoing capacity investment

STABILIZE EXISTING AFFORDABLE HOUSING

- Keep people housed through investments in **emergency rental assistance and mortgage** programs to be available long-term
- Enhance Market stability by **purchasing and preserving existing** affordable housing supply (rental and ownership)
- Invest in housing interventions that are **specifically tailored to the population** being served including seniors, people living with disabilities, and households with other distinct needs.
- Use policies/covenants and other tools to ensure **long-term affordability**
- Implement strategies to reduce the impacts of **involuntary displacement**

Strategic Priorities

STRENGTHEN THE SAFETY NET

- Invest in solutions to address **housing insecurity and instability to prevent** people from entering the cycle of homelessness
- Invest in **transition planning and services** for people exiting certain institutions (systems shouldn't be able to discharge people into homelessness).
- Invest in **homelessness resolution** for those who are experiencing it today with flexible vouchers, alternative or transitional housing, and long-term supportive housing options
- Reduce the long-term detrimental effects of homelessness on people and communities through **enhanced integration with other safety net systems** and ongoing supportive services policies and funding.

ENSURE EQUITY AND ACCESS

- Prioritize **historically and disproportionately** affected households and communities for investment
- Invest in statewide **housing assessment** and long-term, ongoing strategy to evaluate and respond to housing inequities
- Promote **equitable access to homeownership and rental housing** that account for transportation, climate, and other community needs through:
 - Inclusionary policies
 - Innovative and creative tools for affordable, accessible homeownership, including loans
 - Land trusts and land-banking, economic co-ops, protection of renter/tenants,
 - Expansion of flexible rental vouchers and subsidies
 - Reduce barriers to access for resources, housing, and subsidies

First Draft Funding Recommendations

- **Revolving Loan Fund**
 - New Capacity/Development
 - Existing/Preservation
- **Gap Financing Including Tax Credit Programs**
 - Below Market Loans
 - State LIHTC Expansion
- **Nonprofit and Local Government Grants**
 - HB21-1271 (3 new grant programs at DOH to incentive aff housing devel't)
 - HB21-1117 (inclusionary zoning and other tools)
- **Maintain Existing Housing**
 - Seniors
 - Low-Quality Housing
 - People Living with Disabilities
 - Weatherization and Energy Improvements
 - Transition to Aff Housing
 - Programs for Workforce Housing
- **Home-Owner Assistance and Obtainment Fund**
 - Mortgage Assistance
 - Down Payment



First Draft Funding Recommendations

- **Property Conversion for Transitional or Long-Term Housing**

- SB21-242 (hotel/motel acquisition+)

- **Permanent Supportive Housing and Supportive Services Fund**

- Development
- Behavioral Health Alignment

- **Resident-Owned Communities, Mobile Home Parks, and Land-Banking**

- Mobile Home-Owner Purchase

- **Sustainable Rental Assistance**

- Shallow/short-term vouchers
- Eviction Defense

- **Social Impact Fund to Address Homelessness**

- Denver Social Impact Bond
- Performance-Based & Cost-Share

- **Housing Innovation Fund**

- Development
- Preservation
- Cost Controls



Next Steps

For the SubPanel:

- Evaluate Recommendations for % funding allocations with considerations for at 10/20 meeting:
 - Priority Impact: Capacity, Stabilize, Safety Net, Equity/Access
 - Transformative?
 - Leverage other funds?
 - Easy to Distribute?
 - Flexible?
- Wed 10:30-1:30 Meetings through end of year
- **Finalize Funding Recommendations for presentation to TF on 11/12 w/ feedback from:**
 - Task Force
 - Public Survey
 - Letters and Testimony
- **Evaluate and Develop Policy Recommendations**
- Issue Final Report – Date TBD

For the Task Force:

- 10/27 Meeting with SubPanel Members for presentation of first draft recommendations and evaluation
- **Other Scheduled Meetings:**
 - 11/10, 11/17, 11/30
 - 12/8, 12/21
- **How to Participate:**
 - Submit Testimony/Letters
 - <https://coleg.app.box.com/f/3b25a3ebdcff45769143ad8247ff1cb7>
 - Listen to TF Meetings:
 - <https://leg.colorado.gov/content/iecrah2021acommmsched>
 - Listen to SubPanel Meetings:
 - <https://leg.colorado.gov/content/iecrah2021asubpanelsched>
 - Public Testimony at Upcoming (TBD) TF Meeting

- . QUESTIONS?
- . DISCUSSION