Fort Collins Housing Access and Affordability Questionnaire:

Dear Fort Collins City Council/Mayoral candidate, the Associated Students of Colorado State University (ASCSU) would like to cordially invite you to express your perspectives on the current state of the City’s housing market, and the issue of rental affordability through the following questionnaire:

Median rental costs in Fort Collins have increased by about 65% since 2005, a significantly larger increase than portrayed in similar cities (per recent occupancy study conducted by Corona Insights). This increase in rental prices has perpetuated housing insecurity throughout our community, caused some CSU students to experience homelessness, drove workers to reside at neighboring towns, and prevented individuals of low-income background from joining our community.

1. Do you view housing affordability as an issue in Fort Collins? (y/n/open answer)
   - Yes, Affordable, accessible housing is an issue in Fort Collins. While Fort Collins has seen more affordable/attainable housing built in the last five years than in its entire history, we still need more. I plan on continuing to build on the strong partnerships that have enabled this focus on and expansion in affordable housing. And while the city's mission is not to build housing, it is a key stakeholder along with land banks, non-profits, local, state and federal departments to weave together the right balance of funds and agreements to make the goal of 10% of all housing in our community affordable/attainable.

2. Does the current state of housing affordability in Fort Collins contribute to college unaffordability in your opinion? (y/n/open answer)
   - I think the cost of housing is a key component in the cost of a university education.

3. Do you believe the occupancy ordinance, also known as U+2, is a significant contributor to the sharp rise in rental prices over the past fourteen years? Would you support a marginal increase in permitted occupants per dwelling unit such as Me+3 for example? (y/n/open answer)
   - While I do not support U+2 in its current form, simply abolishing it will not solve the affordable housing issue in Fort Collins and has the potential to create other serious challenges. I have read the U+2 study of Corona and the presentation given to the city council. Quality, affordable housing is a critical issue in Fort Collins and needs to be addressed in a holistic fashion which includes an increase to a diverse mix of new housing, strong tenant rights, and addressing the failing U+2 ordinance.
4. Over 50% of violators of U+2 are non-students. Do you agree that this issue, and the issue of neighborhood quality, are more than just a student concern? (y/n/open answer)

- The U+2 study of Corona and the presentation demonstrate that the issue of neighbourhood quality is not directly linked in all cases to U+2 violators. According to that Corona study 42% of the violators were adult non-students. The issue of neighbourhood quality is an issue for all residents, not just students.

5. The recent occupancy study concluded that U+2 had a negative impact on housing affordability. It also found that the local community believes the ordinance had a positive effect on neighborhood quality. Do you believe housing affordability and neighborhood quality are mutually exclusive? (y/n/open answer)

- No, affordable housing and neighborhood quality are not mutually exclusive.

6. What ideas do you have to address housing affordability and neighborhood quality in Fort Collins? (Open answer)

- Yes. The following are key issues that I plan on addressing:
  o Increasing housing density that is integrated with transportation networks, business development and local institutions.
  o Encourage affordable, more diversified housing stock inclusive of seniors, low/middle income.
  o Mixed-use incentives for builders
  o Strengthen tenant rights particularly for low-income and other vulnerable populations.
  o Building codes, zoning, land unit cost which support green technology/construction (accessory dwelling units, upgrades to existing housing, U+2 standards)