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, affordability is a big issue in our city. Many students and families are finding themselves priced out of the market. On Council I have looked for ways to build more affordable units.

2. **Does the current state of housing affordability in Fort Collins contribute to college unaffordability in your opinion? (y/n/open answer)**
   Yes, I believe it does contribute to college unaffordability, but rising tuition costs and fees also contribute. I am not sure we are building enough affordable college housing; many of the apartments that are being built seem like luxury units. I would like to see more modest units come on the market.

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)**
   It’s unclear to me whether U+2 is contributing to the sharp rise in rental prices. I think
rents are rising because Fort Collins is a desirable place to live; we definitely have a supply and demand issue. I have met with the leadership of ASCSU to try to get an idea of what they are hearing from students about affordability. I do support looking at areas of town where it might make sense to do waivers for U+2. I think these would be areas like arterial streets or parts of town that are zoned to allow more density.

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)

Yes, I do feel like many people are struggling with affordability in our city. This is something I want to work on over the next four years. I struggled with this same issue when I was a student, and when I first graduated. I want to make sure that students, new graduates, and families have better and more affordable housing options in our community.

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, they are not mutually exclusive. We need to work together to figure this out.

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

I want to work with our partners like Housing Catalyst to build more affordable housing in Fort Collins. I want to engage with the university to see what they are doing to help with this situation; I know CSU is working on workforce housing, but what does affordable housing for students look like? I would like to see if there are some best practices we can borrow from other college towns. I will look at the possibilities for expanding U+2 in areas where it makes sense. I want to continue to work with ASCSU and the university to address affordability issues for students, and I am glad that we have started having these important conversations.