1. **Fort Collins Housing Access and Affordability 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.

2. Does the current state of housing affordability in Fort Collins contribute to college unaffordability in your opinion? (y/n/open answer)
   Yes.

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)
   Yes and Yes.

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)
   Absolutely. Further to the point, "Syron and Rosenthal noted the study found 67 percent of over-occupancy allegations were discovered to be unfounded" (Coloradoan, 2019-01-29, "U+2 study: Fort Collins occupancy rule probably reduces housing affordability"). We must consider that most "bad" neighbors

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No later than March 20th, 2019
are not U+2 violators.

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)

Not that simple. For example: Did U+2 help because the homes had U+6, so U+3 would be fine? Did the neighborhood get better due to party enforcement or U+2? Did the anti-student neighbor sell to or become a landlord? Cut $25K in maintenance from a $100,000 home and cut $25K from $1,000,000 home, the former will be a pig-sty, the latter won't be noticed. Income buys flexibility. Person one has a primary car that breaks, and drives their backup while the other is in the shop. Person two has one car and be seen fixing it in the driveway. Money hides blight and people care about looks as proven by many social experiments where people treat the well dressed person better than the under dressed person, though in reality it is the same person with different clothes.

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

1) We must consider the global market. American birth rate is only 1.8 (declining), but overall population growth 0.7% annually. Thus, all growth is immigration. Further, by importing goods and exporting money we have made others rich, while making ourselves poor. Many of these rich people are coming to California and driving up prices. So, Californians sell high and leave their over taxed and over regulated home for better Colorado. The city has no jurisdiction over international trade or immigration. Further, buying over seas
good from Mom and Pop stores might feel good, but it still does the same damage. Bring manufacturing and exporting back to America. Reduce immigration. Limit landownership to citizens. Of course, that won't work because Wall Street depends on growth and jobs depend on Wall Street. So, move to energy independent self-reliant housing. Once people don't need a job to survive, we can break out dependency on continuous growth.

2) The cost is the cost. The city doesn't make a profit installing street lights. Water is up to $50,000 per acre foot, up 100% over the last few years. Some of this is due to growth with limited supply, some is because frackers are paying top dollar. The only question here is, does growth pay its own way or do we vote in an affordable housing tax to offset these fees to accelerate growth. Also, keep in mind that if we don't buy the water our neighbors will, so should we take the growth now while it is cheap or later when it is even more expensive? That said, we must look at eliminating artificial development costs.

3) Full built-out is a myth. We'll just tear down old buildings and bring in taller ones. What we need to look at is preventing developers from building a 3 story building on a site that is zoned for 10 stories.

4) U+2 to U+more is just a short term band-aide. The city should use a safety limit set by the fire marshal and HOAs should set lower limits as needed. But, remember this doesn't solve the problem, it just gives us some breathing room.

This is a complicated issue dependent on many non-local policies and conflicting individual values.

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