

WELCOME

# COLORADO RURAL HOUSING PRESERVATION ACADEMY

Local Policy Solutions

VIRTUAL CONVENING

October 21, 2020



# HOUSEKEEPING NOTES

- This webinar is being recorded, and all audience members are muted as they log in
- Please use the **Chat Feature** to submit questions during the presentation
- After the presentation, we will open up the lines for Q&A by using the **Raise Hand Feature**
- All participants will receive a copy of today's webinar recording and PowerPoint slides
- Please be patient with technical difficulties

# AGENDA

10:00	Introductions	Robin Wolff, Enterprise
10:05	Local Policy and Advocacy in Rural Colorado	Katie McKenna, Enterprise
10:30	Local Leaders Taking Action	Kathi Meyer- Steamboat Springs
10:50	Question and Answers	
11:00	Break	
11:05	Covid Local Policy Options	Kinsey Hasstedt-Enterprise
11:25	Local Leader Taking Action	Jack Regenbogen- CCLP Broomfield Councilwoman Sharon Tessier
11:45	Q&A and Wrap Up	





ABOUT ENTERPRISE

# OUR VISION & MISSION

**ONE DAY** every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life.

**OUR MISSION** is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities

# COLORADO RURAL HOUSING PRESERVATION ACADEMY

- A series of no-cost training and peer learning sessions designed to help rural housing providers and nonprofits acquire and/or preserve affordable housing in rural Colorado
- Ultimate goal is to preserve affordable housing options for low-income rural populations in the state.
  - Overview & Introduction to Rural Rental Housing and Preservation
  - USDA Rural Development Transfer Process and Development Rehabilitation
  - Preservation Financing and Deal Structuring
  - Buyer/Seller Conference
  - Supportive Policy
  - Property Management
  - Disaster Mitigation



# COLORADO RURAL HOUSING PRESERVATION ACADEMY

## OVERVIEW OF THE PRESERVATION PROCESS



THANK YOU

# OUR PARTNERS



The Colorado Health Foundation™



Fannie Mae®

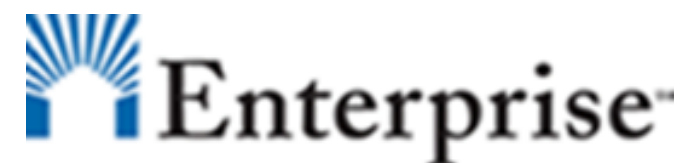


**THE  
COLORADO  
TRUST**

*A Health Equity Foundation*

# LOCAL POLICY SUPPORT AND ADVOCACY

Robin Wolff  
Senior Program Director, Rural Housing  
Enterprise Community Partners





# LOCAL POLICY TOOLBOX

- Notice and Right of First Refusal Laws
- Extended Affordability Periods
- Code Enforcement
- Information Collection- Preservation Database
- Policy Coordination
- Financial Incentives for Affordable Housing Production
- By-Right Development
- Zoning



# NOTICE AND RIGHT-OF-FIRST-REFUSAL LAWS

- Require owners of rental properties to give residents advance notice of any intention to sell
- When combined with a right of first refusal allowing residents (or another qualifying entity) to match a legitimate offer to purchase the property, sets in motion a process that leads to the successful transfer of ownership either to the residents or to another entity willing to preserve the property as affordable over the long-term.
- Right-of-first refusal laws vary in the length of time, but typically range from 30 to 90 days.
- In some cases, the tenants either purchase the property themselves or transfer their rights to a nonprofit or mission-driven for-profit company that agrees to maintain the property as affordable rental housing.
- Two factors need to be put into place very quickly.
  - Tenants need to connect with an entity that has experience purchasing and operating rental housing
  - Funding is needed to make the transaction work. flexible acquisition funds/ land trust



# EXTEND AFFORDABILITY PERIOD

- Extend affordability period
- Extended Land Use Restriction Agreement is often tied to funding (CDBG, HOME, local affordable housing set aside)
  - In 2019 Denver moved its affordability period to 60
- recognize that long-term ownership and maintenance of affordable rental housing requires financially strong entities that can sustain themselves over the long-term.



# CODE ENFORCEMENT

- Well-executed code enforcement programs help to maintain the quality and the safety of existing units, thereby supporting preservation efforts.
- Code enforcement alone typically will not prevent the loss of units.
- This tool works best with other rehabilitation tools and funding streams
  - USDA-RD's Section 504 Home Repair program
  - Energy Outreach Colorado
  - If the units are unable to be salvaged by existing owner, way for the municipality to preserve them? Land Bank?



# REDUCED/WAIVED FEES

- Local jurisdictions can encourage the development of new affordable housing by reducing or waiving fees for qualifying projects.
- A specified set of fees may be waived by city staff, while waivers of larger fees must be approved by the City Council.
- establish clear criteria for eligibility for fee reductions or waivers.
- Could codify a waiver for the entire jurisdiction or only in specified areas
- Some communities limit eligibility for fee waivers and reductions to non-profit developers while others make it available to all projects that meet affordability criteria, regardless of who develops them



# INCENTIVES FOR AFFORDABLE HOUSING PRODUCTION/ PRESERVATION

- Local Housing Trust Funds- Summit County, Steamboat Springs
- Flexible Preservation Funds
  - Funding to cover the “gap” between what it costs to redevelop a property and what can be raised through tax credits and private financing
  - Funds for the backlog of accumulated capital needs
  - Predevelopment funds to facilitate investigation of a preservation opportunity;
  - Funding to help a nonprofit or mission-driven for-profit act quickly to purchase an available property in need of preservation
  - Providing permanent financing for preserved properties
  - Providing loans to property owners to help them refinance without raising rents to such a level that they are no longer affordable.



# POLICY COORDINATION

- Incorporate preservation concerns/goals into HUD-mandated Consolidated Plan - ensure that preservation initiatives align with other policy priorities.
- Council of Governments (COG) to create consistency from jurisdiction to jurisdiction
- Consistency with other funders (CHFA, DOH)
- Housing Authority – Property Tax Abatement
- Establish a Preservation Committee/Consortium public housing authorities, nonprofit housing developers, government agencies and other members of the community to support the effort prior the work prior to an actual project
  - This is particularly important to make Right of First Refusal work



# ZONING

- Parking Requirements
- Density Bonuses/Allowance for greater density
- Accessory Dwelling Units
- Consider “By Right” in lieu of case by case
- Inclusionary Zoning





# Questions?

Use Chat Feature to submit Questions to the panel.



**THANK YOU**