

EAST COUNTY HOUSING OPPORTUNITY COALITION



ECHO

Working to create a diverse, affordable community

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**ECHO AFFORDABLE HOUSING QUESTIONNAIRE:
SEPTEMBER 2021 CITY COUNCIL CANDIDATES' RESPONSES**



This Fall, candidates are running for open City Council seats in the Boulder County cities of Lafayette, Louisville and Longmont. To ascertain the candidates' positions, ECHO provided each the opportunity to respond to our questionnaire on Affordable Housing issues. Our questions assume some knowledge of Affordable Housing policy. Some candidates may not yet have a grasp of how very challenging Affordable Housing is for so many in our communities. However, we hoped that each candidate would answer at least some of the questions to give the public an idea of their values around housing. If you don't see a candidate's response here it is because we didn't receive one. ECHO is presenting candidates' responses *in their own words*, without editing, or commentary. As a tax-exempt, non-profit organization ECHO does not endorse candidates, but we can serve as a vehicle to help you learn how aware the candidates are and where they stand on Affordable Housing.

~Annmarie Jensen, ECHO Founder and Executive Director

About East County Housing Opportunity (ECHO) Coalition: we are a grassroots, independent coalition that educates, informs, and trains East Boulder County residents and policy makers on affordable housing needs, proposed projects, and how to be effective, local advocates.

Affordable Housing echoes and intersects so many other challenges to our local communities: poverty, unemployment, food insecurity, racism and discrimination, and health to name a few. We recognize that these echoes are at play whenever housing is unstable or not accessible for all, as it is today.

There are many agencies in Boulder County missioned to address housing services. There are fewer eyes on affordable housing *policy and accountability of policy-makers* to regular people. As an independent, membership organization - unaligned with government, politics or business interests - we want to amplify *your* voice and influence the development of equitable, affordable housing in East Boulder County.

FACTS ABOUT HOUSING IN BOULDER COUNTY

- About ¼ of renters in Boulder County spend at least half of their income on rent.
- In some County Departments, surveys show 70% of employees commute from outside the County.
- Commuting into the county for work is highest among lower income workers.
- The last ten years of available data show we have created 3.5 jobs for every one unit of housing.

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LONGMONT CANDIDATES



1. What is your 10 year vision for affordable housing in Longmont?

I don't know that I have a 10-year vision for affordable housing. The truth is, we can't wait for 10 years to substantially and significantly address the housing crisis in Longmont. What I know is that we need to agree on a goal for development of attainable housing just like we did for affordable (subsidized) housing. We then need to utilize every single tool available to policy makers to pick up the pace to deliver housing stock to the Longmont market. This includes

- Partnering more effectively with Elevations Land Conservancy, Habitat for Humanity, and the Inn Between.
- Reintroducing reconsideration of Longmont's ordinance on Metro Districts to

amend a mindless restriction that limits residential property to no more than 50% of a mixed-use development. If a reconsideration occurs, we also need to agree on criteria we will use for evaluating and sorting quality applications from unacceptable ones.

- Making it easy to create Business Improvement Districts, along with Metro Districts, in mixed-use developments so that commercial property owners cover they share of infrastructure costs.
- Invite developers and home builders to partner with the City of Longmont in creating a public benefit corporation designed to secure funding for affordable housing and accelerate decision making timelines.
- Ensure that Longmont’s building codes and design standards allow for timely and seamless transition from traditionally constructed homes to next generation manufactured homes.
- Effectively engaging the community in a conversation that helps everyone understand that we cannot exclude Longmonters who aspire to some level of quality of life in deference to those who have already achieved it.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

Is 12% the right goal? It is certainly not a wrong goal. It is a defensible goal and, until we begin seeing our percentage of truly affordable housing exceed total growth in housing units, it is reasonable to continue pursuing it. We could set the goal at any percentage, but unless and until affordable housing units exceeds total new housing inventory, quibbling over some other goal is not the best use of our time.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

I am less concerned about what we add than what some Council members may want to delete. There is no question (in my view) that we need to align land use and building codes and design standards with the inclusionary housing ordinance. Inconsistencies or conflicts in code and design standards is currently adding far too much time and confusion to decision making and entitlement.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

The best response I can provide is what I've already posted on my campaign website; <https://timwaters4mayor.com/issues/#housing>. Read what I am on the record for having already said and done should be a sufficient response to this question.

5. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?

Proponents of smart, or managed, growth should be pleased with the city's current approach to approval of new housing permits. The city's approach is precisely what most proponents of managed growth recommend. All approved projects must align with zoning and development standards codified in Envision Longmont. Developers cover **all** infrastructure costs associated with their development. Eventually the roads, sidewalks, streetlights, sewer and water lines, etc. they construct are dedicated to the city.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

We've all learned much about redlining, zoning for single family detached housing units, lot sizes, and discriminatory lending practices in communities across the country. We must have transparency and clarity regarding Longmont's ordinances and invite external review and evaluation of the impact of our policies. One way to both avoid racist policies is for them to receive scrutiny by experts before they are adopted and evaluated by expert external evaluators after adoption to ensure they are having intended effects.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

No, NIMBYism should not derail affordable housing initiatives. This said, every municipality gets what it deserves with their elected officials. If City Council members lack the courage to meet with concerned residents and listen to them so they know they are heard, then make decisions required to achieve housing goals, not much is going to change.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I support Longmont's ordinance limiting the number of short-term rentals permitted in a neighborhood. Allowing entire neighborhoods to be acquired by investors serves the interests of investors, at the expense of everyone else in town.

9. Would you support lifting the state statute banning rent control.

yes **no. Explain.**

I voted my support for legislation that was introduced into the legislative session. This said, there is much I would need to learn about options, implications, and evidence of impacts in other communities that have imposed rental control before championing a specific proposal.

10. Is there a role for local government in enforcing Colorado's warranty of habitability laws?

yes **no. Explain.**

Our first responsibility as elected officials is the health and safety of residents. Every municipality needs capacity for holding landlords to health and safety standards and methods for holding them accountable. I am convinced Longmont's current approach to doing this is a good one.

END OF RESPONSE



1. What is your 10 year vision for affordable housing in Longmont?

I believe that if people are trapped in low income affordable housing we aren't doing a good job as a community. My aspiration is that we won't need subsidized housing because we've educated and re-skilled low income individuals so they no longer need assistance. The way we do this is increase the rate of home ownership by increasing the stock of affordable housing in the 250K-350K range. This can be done through increasing housing density and potentially implementing deed restrictions requiring the residence is owner occupied.

I feel some of my competitors, especially the ones backed by the Longmont Area Democrats, want to keep people in poverty and continue to enrich slumlords, because that is what happens when they promote their no-growth policies. Raj Chetty, a Harvard economist says (via "The Economist" magazine article: "Reasons for social immobility") "absolute mobility (the chance that a child will go on to earn more than their parents) has dropped from 90%, a near certainty, to 50%, a coin-toss; that the gap in life-expectancy between rich and poor has widened even as that between blacks and whites has narrowed."

Many economists, including myself, believe that upward mobility has stalled due to lack of wage growth and the ever increasing portion of personal cashflows rent eats up. Even with "Affordable" housing people are paying more than 50% of their take-home income. That

means instead of subsidizing rent how about put the money towards down payment assistance and special ultra low interest mortgages

That being said, I know that home ownership isn't for everyone, that is why we do need Affordable Housing. Longmont needs a wide range of housing options, this will ensure we have a well rounded and diverse community.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

As I mentioned in my last answer, if we have 12% or higher we aren't doing our jobs because we've trapped those people in poverty. I'd rather target 10%-20% affordable housing. This will allow those individuals to grow wealth rather than enrich slumlords.

We are 14 years away from 2035. Let's run some hypothetical numbers. Assuming 1) someone was paying \$1,800 a month in either rent (A) or Mortgage (B), 2) On average 1/3 of mortgage payments go towards principle, 3) Let's assume 5% increase annually in rent and 10% housing appreciation.

Scenario A	Yearly Rent Paid	Savings from Maintenance	House Appreciation (\$300K base)
Year 1	\$ 21,600	\$ 3,000	\$ 300,000
Year 2	\$ 22,680	\$ 3,150	\$ 330,000
Year 3	\$ 23,814	\$ 3,308	\$ 363,000
Year 4	\$ 25,005	\$ 3,473	\$ 399,300
Year 5	\$ 26,255	\$ 3,647	\$ 439,230
Year 6	\$ 27,568	\$ 3,829	\$ 483,153
Year 7	\$ 28,946	\$ 4,020	\$ 531,468
Year 8	\$ 30,393	\$ 4,221	\$ 584,615
Year 9	\$ 31,913	\$ 4,432	\$ 643,077
Year 10	\$ 33,509	\$ 4,654	\$ 707,384
Year 11	\$ 35,184	\$ 4,887	\$ 778,123
Year 12	\$ 36,943	\$ 5,131	\$ 855,935
Year 13	\$ 38,790	\$ 5,388	\$ 941,529
Year 14	\$ 40,730	\$ 5,657	\$ 1,035,681
	\$ 423,330	\$ 58,796	

Scenario B	Mortgage	Accumulated Towards Principle	Equity Owned	House Price (\$300K base)
Year 1	\$ 21,600	\$ 6,480	\$ 6,480	\$ 300,000
Year 2	\$ 21,600	\$ 12,960	\$ 42,960	\$ 330,000
Year 3	\$ 21,600	\$ 19,440	\$ 82,440	\$ 363,000
Year 4	\$ 21,600	\$ 25,920	\$ 125,220	\$ 399,300
Year 5	\$ 21,600	\$ 32,400	\$ 171,630	\$ 439,230
Year 6	\$ 21,600	\$ 38,880	\$ 222,033	\$ 483,153
Year 7	\$ 21,600	\$ 45,360	\$ 276,828	\$ 531,468
Year 8	\$ 21,600	\$ 51,840	\$ 336,455	\$ 584,615
Year 9	\$ 21,600	\$ 58,320	\$ 401,397	\$ 643,077
Year 10	\$ 21,600	\$ 64,800	\$ 472,184	\$ 707,384
Year 11	\$ 21,600	\$ 71,280	\$ 549,403	\$ 778,123
Year 12	\$ 21,600	\$ 77,760	\$ 633,695	\$ 855,935
Year 13	\$ 21,600	\$ 84,240	\$ 725,769	\$ 941,529
Year 14	\$ 21,600	\$ 90,720	\$ 826,401	\$ 1,035,681
Total	\$ 302,400		\$ 826,401	

As you can see in the chart, the real amount paid in scenario B is 120K less and the contribution to the principle + appreciation from the house makes the person in scenario B over \$750K richer.

So why would we want to increase affordable housing over home ownership?

I believe we need to focus on increasing the stock of affordable housing. One way to do this is by rezoning underutilized commercial property into multifamily units for the purpose of increasing Affordable Housing. We would also need to providing incentives to owners of those properties to convert their property into condos and sell those units at affordable prices. One issue with this is the delta between the revenue generated by the property taxes of commercial vs residential.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

I would allow home buyers to send lenders to the seller. Being able to send a lender to the seller was a primary reason my wife and I were able to compete with out-of-town cash offers.

I understand that the change was made to remove the possibility of racial bias, but in reality it just helps people with money who aren't people from disadvantages groups.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

I do not think that Longmont needs more rental properties. Fifty percent of people rent in our community, I believe we need to increase the rate of home ownership. Instead of apartments I believe that we need to make more condos available.

I do like infill development and increasing density. The advantages are clear: reduced need for vehicles, reducing congestion, reducing pollution, and it leads to a healthier population.

5. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart development means a mixture of housing options for members of our community because people by nature have a wide range of tastes and preferences. To ensure we are properly leading growth, the city needs to provide more guidance to developers to deal with issues like: rain water drainage, development in the flood plain, parking requirements, engineering requirements, and building requirements.

We also need to allow metro districts and general improvement districts. They allow for lower home prices, which is critical for allowing members of the workforce to buy a house.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

Being a person of color and an immigrant I’ve experienced racism and discrimination. When my wife and I were buying our home the local lender expressed skepticism about our application once my name was included.

Historically I’ve learned about redlining and other methods of discrimination. The fact that it was so blatant was very upsetting to me. As shown in the table in question 2 preventing home ownership can lead to significant wealth. That is why I don’t believe “Affordable Housing” is a good strategy because, while inexpensive, it keeps people in poverty.

I realize there are certain people for whom home ownership isn’t right for. For those people there needs to be rental options that include affordable housing.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

Generally I do not think that NIMBY-ism is healthy for communities. This NIMBY-ism is demonstrated by the Longmont Area Democrat's leadership. When I spoke to Marlyn, one of the heads of the organization, she said, "I don't want things to change from when I bought my house in 1970," and that is not consistent with growth of any type. I believe any LAD candidate will uphold Marlyn's wishes.

8. **Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.**

As someone who owned and operated an AirBnB rental, I've seen the benefits of offering the rental to members of our community. Often people who rented the property were between houses or were visiting local family members.

However, I do see a need to discourage the hoovering up of affordable housing. I believe that the city needs to promote home ownership and should be willing to look at innovative solutions. I don't believe that small landlords with only a hand full of rentals negatively impacts the market, however private equity companies or individuals that own hundreds or thousands of properties can impact the market.

9. **Would you support limiting the state statute banning rent control. ___yes ___no. Explain.**

No, I believe in free market solutions. Additionally, as I've mentioned previously, home ownership should be the goal not trapping people in rental poverty. One component required to graduating people out of rental poverty and into home ownership is providing re-skilling opportunities. FRCC's Advanced Manufacturing Programs include both one year and two year programs that can give graduates an opportunity to earn \$25-\$30/hour in their new career.

10. **Is there a role for local government in enforcing Colorado's warranty of habitability laws? ___yes ___no. Explain.**

Yes, I believe that rental properties ought to be licensed just like how short-term rentals are licensed. It is critical that housing is habitable. I believe that tenants should be able to report bad landlords to ensure safe living conditions.

11. **Would you support changing height restrictions to create more affordable housing? ___yes ___no. Explain.**

Yes. I believe that we should allow for taller buildings in some areas to allow for more Affordable Housing, not affordable housing. My father was a contractor so I know that by

adding more floors, developers can reduce marginal cost per square foot. One limiting factor is ensuring there is enough parking for the dwellings.

The reason the cost is less is because the roof cost is constant regardless of the floors and the cost to the foundation is only slightly increased. These two costs amortized over more interior square footage reduces overall costs. Additionally, costs associated with bringing utilities to the building are also spread out reducing the individual unit cost.

12. Would you support a program to create deed restricted accessory dwelling units?

yes no

If yes, what would you do to make this happen in our community? If no, why?

Yes, I see value in the ability to subdivide a property, especially on larger lots in downtown areas like Old Town. Generally I believe that property owners should have the ability to make improvements to their property, especially if that improvement allows for them to generate income. This also promotes density and reduces development costs because the property is already owned.

13. Would you support changing single-family zoning to allow for more homes?

yes no.

What commitment would you make to ensuring this happens, and in what time frame?

Yes. The Envision Longmont Strategic Plan calls for rezoning of areas throughout Longmont for the purposes of growth. I'd prefer to rezone commercial and industrial properties into multifamily units similar to the Cannery Building. With the changing work environment, I believe that there will be more people working from home and less people commuting to offices. That will leave offices vacant and prime redevelopment targets.

14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

Yes. That sounds like a prudent way to spend those resources. I think that property values will continue to rise in the area so investing in land in and around the city would be a great investment.

15. Would you support procurement policies in housing that create a preference system for minority and disadvantaged businesses?

yes no. **Would you take a leadership role on this? yes**

No, I believe that we should not look at race for making decisions. I believe that we should focus on helping people who are disadvantaged economically no matter their skin color, religious beliefs or sexual orientation. This identity politics lead to the populism that elected Trump, we need to move beyond identity politics. To truly help people we need to address the illness not the symptoms. Not all people of color are poor and not all white people are rich. If we want to help disadvantaged people let's focus on the poor.

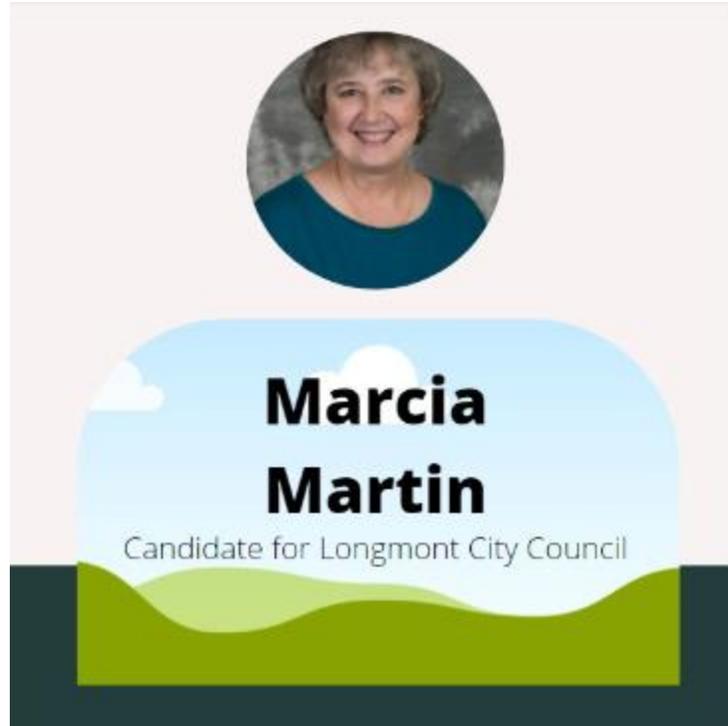
16. Should our city create an eviction legal defense program like the one in place in Boulder?

yes no

If not, what other means do you see for addressing the needs for supporting renters in our community?

We need to help people buy homes, not stay in rentals. That being said, I do believe that people with limited resources should have the ability to seek recourse against landlords who take advantage of the poor. It is my understanding that small claims court is a legitimate way tenants can seek damages. If support is to be given to disadvantaged people to help them fight back it should be done within the small claims court system, not by adding more bureaucracy.

END OF RESPONSES



1. What is your 10 year vision for affordable housing in Longmont?

Longmont will have a stable inventory of rental and for-sale housing stock at all (sensible) affordability levels so residents can progress through their lives matching their style and size of residence to their present needs. Most deed-restricted rental stock will be subsidized and permanently affordable. Deed-restricted for-sale housing should be kept to a minimum, because it is difficult for working families to build wealth in deed-restricted properties. Instead, we must emphasize styles of market housing that do not appeal to the well-to-do past a certain point in their life journey. Edgy, urban neighborhood-centered high-density multifamily buildings will appeal to young singles and couples but the value will be in the neighborhood more than in the dwelling. The transition to suburban life will appeal to some but not all. Well-designed transit options will have led to a large reduction in automobile use in the city center.

People who work in Longmont will be able to find homes in Longmont if they choose. We know that reducing commuting reduces traffic congestion, improves air quality and the quality of life in home-centered urban areas such as Longmont should aspire to become.

A well-managed housing inventory will result in fewer families under 110% AMI being housing burdened. Well-to-do families and individuals who choose to housing burden themselves are on their own. It's a wealth-building strategy that we should not try to control. The banking industry may decide to do so based on outcomes they observe.

A relaxation in Longmont's current restrictions on building height – except in certain areas such as the Main Street Corridor and historic neighborhoods, can help. Good candidate areas for lifting height restrictions are the eastern and southern edges of the city. Everyone's view of the Front Range should be protected; views of Weld County oil fields and Boulder open space, not so much. High-frequency low-cost transit options will tie these outlying high-density areas to the city center and to primary employment centers.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

I don't think it's enough – or rather, the proportion may be right but 2035 is not soon enough to get there. I also believe that in this volatile and inflating housing market, a category of housing not included in Boulder County's 2017 assessment (from which that 12% by 2035 goal was derived) must be considered. That is the "Middle Tier" of houses accessible to families earning between 80% and 120% of the Area Median Income.

Of Longmont's roughly 35,000 households, 60% are owner-occupied. Essentially all the single-family households here have had their prices escalate out of that (hard to quantify) range. A quick look at Zillow shows all of 21 listings under \$400,000. This includes 2 manufactured homes and a vacant lot. Seven single-family homes. That's not enough, and the shortage is driving the prices of suburban and historic property out of proportion to any rational assessment of value. One solution is to greatly accelerate building infill multifamily housing, both affordable and middle-tier, to take price pressure off suburban housing. Innovative new forms of modular and pre-fabricated housing are at least part of the solution. I'm looking for high-density solutions, not "tiny homes," which are a special solution for special needs.

CHFA advises us, according to Longmont's housing staff, that our greatest needs are in the under-30% and 80-100% AMI bands. The former can be addressed by the revitalization of the Longmont Housing Authority, which has pledged (to Council, informally) 2000 new units over the next 3 years. It's possible we may exceed that.

Longmont's IZO was designed to incentivize (by their not incurring obligations to build or fund affordable units) the construction of this middle-tier or "workforce" housing. We are failing to build enough because projects that address these needs are getting bogged down in the city permitting process. I believe this is due to our failure to reconcile our land-use codes with the city's new density requirements. The city must give priority to rooting out these discrepancies. Additionally, individual contributors in permitting and engineering must be accountable for too many iterations through the process. Last Tuesday I moved that any residential project that includes affordable housing that takes longer than 12 months to receive a permit must be reviewed by the City Council. The motion passed 5-2 with Rodriguez absent and Christensen dissenting. Councilmember Peck argued in opposition but changed her position when it became clear that four votes in favor were present.

I believe that the bottlenecks are mainly internal to the city. After all, what possible incentive could a developer have to foul up the process when they're losing money every day? Occasionally an

error, or a new employee, will cause an issue from the developer's side. But the systemic slowdowns must be in the code, or in city processes, or in counterproductive metrics on city employees.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

Staff has been denying residential proposals that exceed the 12% affordable requirement the opportunity to negotiate Voluntary Alternative Agreements because of a wording quibble in the existing ordinance. Staff has been directed to propose an amendment to the IZO to explicitly qualify proposals that exceed 12% for added incentives and VAAs. Additionally, some incentives, such as parking reductions, must be applicable to all units, not just affordable ones, or at least to all middle-tier and affordable ones.

Other changes under consideration:

1. There's a proposal to change the rules on land donations that I oppose because it's insanely complicated and encumbers nonprofits other than the City who receive land donations. I favor giving credits for land donations based on market value of land, either developed or raw, and ending the transaction there. No coming back to the developer based on how the recipient uses the land.
2. The proposed additional incentives described above must be kept simple and NOT contain provisions that would further delay the permitting process. If a VAA uncovers a discrepancy between land use code and IZO, then the code reconciliation must be considered separately from the VAA, with no time dependency that slows down the permit application. Time is of the essence here.
3. Specific rewards that can be granted by staff or Council (via VAA) for exceeding the IZO mandate might include lot width reduction, height bonus, and parking variance. Horizontal development professionals confirm that street facing lot widths as low as 30 feet are not too narrow to accommodate horizontal infrastructure.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

Yes. Transit-oriented urban design was overlooked in the last land-use code revisions. I support higher density allowances in transit zones (e.g. 3 blocks either side of a transit route) as well as fewer parking requirements, especially for studio and one-bedroom units. Other design enhancements include incorporating "taxi stands" (for ride-hailing services and VIA) into street revisions as we reclaim asphalt as vehicle ownership declines. The trick is in gradually enhancing transit-oriented features and improving transit itself to give people the comfort to abandon driving. Nobody thinks about car ownership in Brooklyn or Utrecht, but Longmont must make that transition by well-choreographed baby steps.

5. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

I like to think of smart growth as high-density urban design where people are encouraged to think of the neighborhood, rather than just the condo or apartment, as home. This means retail and food service mixed use, walkability, and gathering places. This reduces auto trips, fosters community, and improves the air quality and general health.

There’s also an opportunity with infill work to incorporate “smart city” innovations via the Internet of Things. This can include noise and speed monitoring, optimized traffic signals, signage accessible to the vision and hearing impaired, and more. Negative interactions with law enforcement can be reduced by these means, without reducing public safety or invading individual privacy with video recordings (just license-plate snapshots when triggered by sound or lidar).

Envision Longmont (comprehensive plan) takes the first steps toward these goals. So does the reconciling land use and building codes with the IZO and modern principles of Urban Design.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

This is not a subject I have studied deeply, but Longmont has neighborhoods that were built at a time when redlining was a dominant practice. During that era, assessors overvalued properties in neighborhoods owned by People of Color, and undervalued properties in White neighborhoods. I have several times asked for assistance with determining whether this is still a factor in property tax assessments in Longmont, but not received any response. If firm evidence that discriminatory assessment practices from past eras have propagated down to the modern era, then that could be used as a reason for adjusting assessments in the targeted neighborhoods now. This would help property owners in these areas by reducing their tax burden, especially to counter rising property taxes due to the Gallagher repeal – striking a blow for social equity by allowing the disadvantaged populations to begin accumulating wealth at a better rate.

If Colorado gets its act together on Public Banking, one use of a future Bank of Longmont would be to grant favorable financing to affected demographics who are income-qualified for home improvement, again helping disadvantaged families increase their wealth.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

No! Instances of systemic racism aside, property must be considered as an investment. Just as there are no guarantees that stocks and mutual funds will only appreciate in value, so there are no such guarantees that property values will monotonically increase. No institution can guarantee a homebuyer that their neighbors will properly maintain their home, or that market trends will not render their neighborhood unfashionable, or that 20 year old city plans will not finally be realized, causing their street to be widened, narrowing the city right-of-way that they’ve thought of as their yard or increasing traffic in front of their house. These are investment risks. So are zoning changes

necessary to keep the city vibrant and the housing stock adequate to meet the needs of the community.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

Longmont now has some limited controls in this area. Specifically, we limit vacation rentals OF investor-owned property. This is intended to maximize the amount of rental space available to permanent residents of Longmont. I do not favor repealing these statutes at present, but I also do not favor expanding the restrictions. A property owner ought to be able to determine how they use their property. We need better data on the outcomes of these restrictions elsewhere. Do they really keep more rentals available to residents? Or do they cause rental property owners to exit the market in frustration with the restrictions, shrinking the rental inventory in favor of more owner-occupied housing. I don't know the answer, but I think we should try to learn. I do not accept "preserving the character of the neighborhood" as a reason to enforce restrictions of this sort. See above: property is an investment. I classify Auxiliary Dwelling Unit restrictions in this category. Allowing Rental ADUs anywhere there's sufficient land to accommodate them increases density and improves the ability of homeowners to maintain their own property and stay in their homes. Design standards must be enforced, but not to the point of making ADUs impossible to get approved. I believe there should be incentives for ADA accessible ADUs, whether owner-occupied or rented.

9. Would you support lifting the state statute banning rent control. NOT YET. Explain.

It's better if market forces can be made operable to maintain a balance of property prices – the "ladder" of housing stock. Deed restrictions of any kind tend to knock rungs out of the ladder. Witness Boulder, where there is mandated affordable housing and wildly expensive luxury housing, and very little in between. Further, rent-controlled areas such as New York City create almost as many problems for tenants as they alleviate. Yes, the number of housing-burdened residents is reduced, but landlords place draconian requirements on tenants, income-qualifications are very rigid, and changes in tenants' life circumstances are not allowed for. In this seller's market, it's not a good time to implement rent control because property owners hold all the power. It's too easy for them to simply cash out – producing the opposite of the intended effect.

10. Is there a role for local government in enforcing Colorado's warranty of habitability laws? yes NOT NOW. Explain.

I researched the idea of Longmont licensing landlords, requiring them to disclose their inventory, and conducting periodic inspections, the period depending on the age and previous observed condition of the property. The City Staff initially quoted a very low cost for implementing this, so I supported the direction to look into it.

But again, landlords object very strongly to this, and we're in a market where they hold most of the power. Further, we have little evidence that our corporate landlords are not essentially self-policing and maintaining their property in service of their own interests. I should also add that not every builder opposes rental licensing, somewhat to my surprise.

I have never lived anywhere without licensing before. In St. Louis, where there are real slum landlords, it's needful. In Longmont, I had two reasons for being interested.

1. We need a much better understanding of our rental inventory and the needs of the resident population than we have. A successful licensing program would provide this.
2. Many tenants are afraid to complain to their landlords, for fear of losing their lease at the end of the current term. I thought inspections would help keep a basic level of habitability in place.

Fearful of the unintended consequences of licensing, the Longmont EDP has offered to research and report quarterly to the City Council, via data mining the public records, Longmont's rental inventory. Landlords welcome this practice as much as they resist the idea of licensing. It's perhaps a better solution. I favor giving this idea a year or two to see how it works.

Similarly, the City leadership is convinced (maybe by my constant nattering and escalating the cases of dissatisfied and distressed tenants, or maybe by some other factors), that the city's outreach to our tenant population is sadly lacking. It's nothing more than a promise at this point, but the City has recognized the need to step up education on tenants' rights and available services, and make dramatic improvements in the city website to put lodging a complaint against one's landlord, as well as requesting other services, front and center.

Both of these solutions should be cheaper than licensing, not give landlords an excuse to raise rents, not penalize "good" landlords who maintain their property and keep good relationships with their tenants. In conclusion, this not the time for Longmont to implement licensing and enforce habitability via inspections, as opposed to in response to tenant complaints. For now, we need to make it much easier for tenants to complain, especially for non-English speakers and those who work long hours and can't use the phone during working hours.

11. Would you support changing height restrictions to create more affordable housing?

yes **no. Explain.**

Height restrictions need to recognize Longmont's aesthetic positioning on the Front Range. Zoning needs to cover height restrictions everywhere, taking into account the elevation of the property and the elevation of properties to the east as well. Longmont already can grant height bonuses in service of affordable housing if the building height does not conflict with other height restrictions such as protecting the historic districts.

12. Would you support a program to create *deed restricted* accessory dwelling units?

yes **no**

If yes, what would you do to make this happen in our community? If no, why?

In Boulder, property classifications cause a residential property to be reclassified as commercial if an ADU is added to the property for rental purposes. Unintended consequences to this have disincentivized the use of ADUs in that city. I prefer to avoid over-formalizing the process. Simple incentives for accessibility and affordability should be sufficient.

**13. Would you support changing single-family zoning to allow for more homes? ___ yes ___ no.
What commitment would you make to ensuring this happens, and in what time frame?**

Longmont has already begun making changes to encourage infill with duplexes and triplexes. Many cities have eliminated single-family zoning in favor of something like mixed-use residential in service of creating more workforce housing, and Longmont can, too. One of Longmont's most prestigious neighborhoods, Prospect, included ADUs, Duplexes, and live-work combinations in its initial design. It's cool enough that the area became more costly than expected, but subsequent implementations of this kind of urban design will not be seen as novel.

I am presently pushing on several fronts for Longmont to obtain better data about our rental inventory, nuances of our land use code w/r/t density and infill housing, and a better analysis of the shortfall in the housing supply at each tier. I prefer to be in receipt of this information before promoting a massive zoning rework. Based on this data and post-pandemic experience, I expect it may be necessary before the end of my upcoming Council term, which will end in 2025.

**14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?
___ yes ___ no**

HB21-1201 clarifies the rights of tenants to organize for the purchase of their park if it comes onto the market, and defines something of an oversight role for the containing municipality. Further, Longmont has in the past loaned money to nonprofits to preserve affordable housing. Whether the restrictions on ARPA funding will permit this to happen in the timeframe for using the funds is more problematic. But I support the concept in principle.

**15. Would you support procurement policies in housing that create a preference system for minority and disadvantaged businesses?
___x___ Probably ___no.
Would you take a leadership role on this?
X___If appropriate ___ no**

I assume this question refers to the Longmont Housing Authority (or Development Authority, if it is reconstituted now that considerable new construction is on the horizon).

According to HUD regulations Section 3, revised March 25, 2021, it is appropriate to establish such policies. I am uncertain whether the policies are established by the Housing Authority, the Council, or the Development Authority. In either of the first two cases it would be up to the City Council (acting as the LHA board of directors) to establish the policy.

16. Should our city create an eviction legal defense program like the one in place in Boulder? ____
yes ____ no
If not, what other means do you see for addressing the needs for supporting renters in our community?

It's far preferable to stop landlord-tenant problems before they reach the courts. Longmont has free landlord-tenant mediation and a number of sources for rental assistance and mental health counseling. I am in discussions with the staff about making it much easier to file a habitability complaint with the city, as well as to find the rental assistance services and make an appointment with a mediator. We want to strengthen these services to provide lightweight case management for landlords with problem tenants. If it comes to eviction, a Longmont mediator will accompany the tenant to the eviction hearing.

END OF RESPONSES



1. What is your 10 year vision for affordable housing in Longmont?

My 10 year vision for affordable housing in Longmont, is that we build back the inventory we lost in 2009 when the affordable housing requirement was removed by the city council. I feel that the only way of doing that is to increase the percentage that we ask of all new development. We need to take a much more aggressive stance. I explain this in some of the other questions that you ask in your questionnaire.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

I believe that in these current times we need to bring the affordable housing requirement to 15%. I would support a city ordinance that establishes just that.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

At this point I don't see any changes I would make to the inclusionary housing, for the exception of bringing it to 15%. As I expressed in the above question.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

Yes, through smart growth decisions. We need to send a clear message to the development community that the days of urban sprawl and Levittown developments are over. Longmont has developed that way, for far too long. The southwest side from Airport and Nelson is a disastrous unwalkable nightmare that isolates senior citizens, makes it difficult for children to walk to schools and discourages alternative ways of transportation or addresses true affordable housing.

5. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart Growth is targeted growth that focuses where we as a community are interested in growing. Specifically, from Martin Street to Main Street along the river. We need only to develop where we can promote more walkability, bikeability and close to the future proposed 1st avenue train station. Development like this is environmentally efficient and climate friendly and it has a more densely populated footprint on our community.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

Both my wife and I have served at different times on the Longmont Historic Preservation Commission so we are very much aware of Longmont’s discriminatory history. As a Boulder Valley School District US History teacher I am also acutely aware of the historic systemic racism that this part of the county has contributed to the lack of success of people of color. I would actively fight for the rights of all Longmont citizens, always remembering the tragedies of the past. I will support city and county as well as state legislation that promotes greater opportunities for Longmont’s community of color.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

Yes, this is the right of citizens to disagree with ideas established in earlier times. What works for a community in theory in the past may not work for that community in reality in the future. We are not here to see a speculative venture by a developer become profitable just because of a long range community development plan that was agreed upon 20 years before. It is important that we address the needs of the community we live in today.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I am in favor of limiting vacation rentals as they have notoriously been used for nefarious activities that later endanger the health of future occupants. To the issue of investor-owned property limits as a way of keeping cost down. It would not pass the state legislature and if it did it likely would be challenged very quickly in the Colorado Supreme Court. We need to be careful not to get into situations that will cost the City of Longmont, in court fees and fines. We need to demonstrate temper and prudence in the ordinances we approve.

**9. Would you support lifting the state statute banning rent control.
___yes ___SPM___no. Explain.**

I believe in encouraging more landlords to participate in the Section 8 program. That is defined in the following: "In Colorado, eligible applicants locate a unit in the private rental market. Rent must be within the current allowed Payment Standards. The tenant pays between 30% and 40% of their gross income for rent. Participants are required to have an annual inspection." As a former landlord that has rented to section 8 qualified tenants, I feel that the arrangement is more than fair and equitable to all contractually bound parties. I feel that rent control takes the capitalistic incentive out of the equation and disadvantaged the property owner. Like me, my rental was the product of hard work and saving as well as a lot of doing without. Rent control is not a win-win outcome but a tenant win and property owner loss scenario that just breeds dissension between two parties. I would not support a lifting of the state ban on rent control.

**10. Is there a role for local government in enforcing Colorado's warranty of habitability laws?
___yes ___SPM___no. Explain.**

The driving question I believe is: Why? Why are we doing this? If there is a serious and real issue that we need to address with the majority of property owners and property management associations because they are abusing tenants, as well as not adhering to municipal regulations, then there is cause to be alarmed. Then a licensing requirement is appropriate. I do not think that is the case. I know like in any sector of industry and the economy there are a few bad apples. We can deal with them on a case-by-case basis. I believe that the vast majority of property owners and property manager associations have the best intentions to try to adhere to municipal regulations and equitable legal leasing contracts. I believe that we do not need to grow government for the sake of growing government and in this case, I believe that this would be the result. This will not do anything but be a revenue creator for the city. I believe that it would be better to hire a real-estate rental expert, a city staffmember, who can help educate new and current property owners maneuver through our city's practices and policies as well as help mediate when necessary. I do not want to have licensing requirements in place that scares the property owners into thinking the only way to stay in compliance is to use a property management company. I believe this would overwhelm even the most robust property management company. Thus, we would likely get more complaints and conflicts between tenants and landlords.

END OF RESPONSE



1. What is your 10 year vision for affordable housing in Longmont?

My idea is simple on the affordable home goal for Longmont. I would love for Longmont to look at the tiny home that the VA has done for the homeless vets. That would be a sustainable community that could provide a lot of resources for everyone

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

That goal is a very reachable goal, but the goal has to have a way for those people that will be living in those homes jobs so if you try to reach that goal you have to be able to provide jobs for the people

5. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart growth means to Is growing so that everyone is thriving in the community not just one group

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

I am biracial my mom is black and dad is white. So I will not support that statement without solid data from a trusted and vetted source .

7. What policies would you actively support to make up for years of racism in housing policy?

Facts or better than policies, if there is an issue with the above then we as a community need to start having home ownership workshops.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I don't see that be a way to keep housing cost down or up. That is another way to generate more income for the city. If you limit those or put all kinds of sanctions on those homes that will increase the rates and lower the inventory . Also if there isn't enough inventory then city will lose tax revenue from travelers

9. Would you support changing height restrictions to create more affordable housing?

yes no. Explain. That would impeded on the view of the front range mountains.

11. Would you support changing single-family zoning to allow for more homes?

yes no.

What commitment would you make to ensuring this happens, and in what time frame?

Work on programs that would release funds to purchase land for those reasons .

12. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

13. Would you support procurement policies in housing that create a preference system for minority and disadvantaged businesses?

yes no.

14. Would you take a leadership role on this?

x yes no

15. Should our city create an eviction legal defense program like the one in place in Boulder?

x yes no

NO FURTHER RESPONSES



1. What is your 10 year vision for affordable housing in Longmont?

Living in Longmont has never been more expensive. We need real solutions, not just rhetoric. This means looking closely at our codes and policies to find ways to increase inventory and access.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

I cannot address this because we don't have the right data to make informed decisions. In 2016, the City of Longmont conducted a comprehensive study of homeless services and gaps. Not once in the entire report does it mention racial or ethnic demographic data. Without understanding the population and the disproportionate impact on communities, we cannot create solutions that will truly meet the needs of those who are most marginalized by current systems.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

Successful implementation of the inclusionary housing ordinance was an important step for Longmont. Since 2018, we've seen the available units increase significantly. Unfortunately, the current ordinance provides too many opportunities for developers to skirt their responsibility to this community. This must be addressed in order to hit current affordable housing goals, much less exceed them with the increasing demands.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

Yes. I will also recommend and push for transit stops and bike/walking paths at locations that are already dense but have limited access to them.

5. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?

Smart development means continuing to assess the myriad impacts of growth on the community; from transportation and infrastructure needs to environmental and quality of life considerations. In order to continue to be a thriving community, growth must occur, but not without bonds or careful assessment.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

The historic exclusion of people of color from our economic systems is longstanding and well-documented. Examples such as the inability of black soldiers to use GI Bill funds post WWII, when so many boomers received educations and started to develop financial reserves and generational wealth, or the historic exclusion of monolingual Spanish speakers from accessing mortgages, to redlining, which did take place in Longmont, come to mind. As a black woman who continues to struggle to purchase housing, I feel these effects to this DAY. We must address them with a holistic process of analyzing current programs, understanding demographics (ie: who is currently utilizing down payment assistance, what are barriers to

access for people of color), and constantly assessing housing policies and codes for racial implications.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

No. We've seen in other communities where NIMBY advocates have derailed important and necessary projects. Communities that sway to the will of a few over the needs of the many will become increasingly elitist and inaccessible. Longmont has significant processes and protocols that will be followed during vetting of development projects.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I continue to hear from constituents about the issues they are experiencing in their neighborhoods with vacation rentals being purchased by out of state investors, and disrupting true neighborhoods. I would need to explore ways to address this at the City level.

**9. Would you support lifting the state statute banning rent control.
___yes _X_no. Explain.**

10. Is there a role for local government in enforcing Colorado's warranty of habitability laws? _X_yes ___no. Explain.

City Council has recently discussed whether to require licensing of rental units. This would ensure habitability. As of now, the discussion has been postponed until additional study can be conducted.

**11. Would you support changing height restrictions to create more affordable housing?
_X_yes ___no. Explain.**

There are areas of the City that would allow for greater height in developments, for greater density. Again, all options must be explored.

12. Would you support a program to create deed restricted accessory dwelling units?

X_ yes ___ no

If yes, what would you do to make this happen in our community? If no, why?

I would start by hearing directly from the community to understand the current implementation of Longmont's ADU program and how deed restriction would impact that. There have been multiple communities in a similar situation – rising median housing costs and wealth stratification – who have used deed restricted ADUs as a way to increase affordable housing.

13. Would you support changing single-family zoning to allow for more homes? _X_ yes ___ no. What commitment would you make to ensuring this happens, and in what time frame?

Again, this requires additional study and feedback. There are too many populations who have been historically excluded from these discussions to make specific recommendations at this time.

14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

X yes ___ no

15. Would you support procurement policies in housing that create a preference system for minority and disadvantaged businesses? _X_ yes ___ no.

Would you take a leadership role on this? X_ yes ___ no

16. Should our city create an eviction legal defense program like the one in place in Boulder?

X yes ___ no

END OF RESPONSES



1. What is your 10 year vision for affordable housing in Longmont?

The city of Longmont must continue to support the Longmont Housing Authority. The Longmont Housing Authority has provided more affordable housing units than any other entity when it comes to the city of Longmont. Outside of merely supporting the LHA, the city should encourage the expansion of the mission to include more units for families, single adults, and those in need of permanent supportive housing. The city should also research and set a baseline for the number of workforce/attainable units lacking in the city. There needs to be a holistic approach to housing that ensures that anyone in need of housing will be able to attain it.

2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

The goal of 12% was set in conjunction with the county and other municipalities within the county. As housing struggles are a regional issue, if not national, the minimum percentage should be consistent with that of the county. There is nothing stopping the city from exceeding 12% from a policy perspective. The challenge is the cost of construction and availability of land with which to construct these types of affordable developments. As such, it is imperative that the city become more flexible in allowing different products to come on-line. This will take a

revamping of building/design standards and likely some adaptive reuse of existing and underutilized properties.

3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?

At this point the IZO is new enough that we need to continue to monitor the performance. It seems to be functioning as intended. I look forward to examining the ongoing results at the next required update.

4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

These are the most appropriate areas for density, but I think that increased density should also be explored in many parts of the city. There is limited available space for new development, and so that space must be utilized to its fullest extent. I have been speaking in favor of increased height limits and density for over four years as inevitable.

5. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

“Smart” growth means responsible growth. The appropriate siting of density near transit is one example. Another example would be for this growth to incorporate sustainable practices such as efficiency items (taps, toilets, etc.) and easily adaptable infrastructure to accommodate new technologies (solar, natural gas free mechanicals, etc.). Also, it means not approving new developments for the sake of growth, but ensuring that new developments are meeting the needs of the city and community.

6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?

The practice of redlining was ended many years ago but had immense effects on people of color and the ability to build wealth. Investment into one’s home has been a catalyst for building wealth and a healthy middle class (which has all but vanished in many areas). I do not

see these issues to be as readily apparent these days. The bigger challenge is preventing gentrification of certain neighborhoods. This may come in the way of added zoning protections and not allowing certain redevelopments to occur.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

There will always be a NIMBY contingent for any growth. This has been readily apparent in my time as a Planning and Zoning Commissioner and as a City Council Member. At the end of the day, we have to understand that change is inevitable. Those same people that say that growth should be curtailed are likely also the same folks that say that hated phrase of “Don’t Boulder my Longmont.” A zero growth policy will in fact exacerbate the “Boulderization” of Longmont.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

Short term vacation rentals are already limited in the city, and I supported that policy. As for long-term rentals, which are still investor-owned property, they are still a vital portion of our housing portfolio. Not everyone can afford to buy a home, and there is no shame in renting one.

9. Would you support lifting the state statute banning rent control. yes no. Explain.

I believe that local decisions should be the purview of the local municipal entity. I am no fan of state pre-emption. It may not be appropriate in all cases, as Aspen is different than Brush.

10. Is there a role for local government in enforcing Colorado’s warranty of habitability laws? yes no. Explain.

It seems that it would be much easier for a local inspector to determine the habitability than for a state inspector to travel and make the same determination. Also, the city of Longmont has very talented mediators to help with the process of addressing the issues with both landlord and tenant.

END OF RESPONSE



1. What is your 10 year vision for affordable housing in Longmont?

Longmont would have a diverse inventory of housing which would include pre-fab, container homes, tiny homes, conventional homes, paired homes, townhouses, condominiums and market value homes, all for purchase, hopefully not rental. 12% of all homes will be permanently affordable for 30 years with a re-sale cap of 10% or more below market value. Rentals near transit stations with robust public transportation. ADA compliant single-family homes and rentals.

Reducing the monthly financial output of residents by installing solar gardens in neighborhoods to allow energy to come from solar rather than electricity. Creating a local public transportation system to reduce the need for a car. Removing the sale tax on essential food items. Creating child care close to home or work to reduce child care costs.

Work with car dealerships to sell and finance used EV's to BIPOC and residents on the lower end of the socio-economic scale at low or no interest rates. Find grants to incentivize dealerships.

- 2. Longmont has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?**

It's difficult to work with developers to get the 12%. There are many bills that have been signed by the governor this year to incentivize green building. These bills have dollars attached to them that would save developers on the back end of their development. The city should look into these bills as incentives for more affordability and equity in their developments.

- 3. What changes would you make to the inclusionary housing ordinance in Longmont, if any?**

I would change the code to amend our building and design standards. There is much we can do within that code change to meet many of our goals. I would make the land in lieu portion of the ordinance to give the land directly to the city rather than a non-profit. It would make the process smoother. The city would be able to contract for the types of housing we need.

- 4. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?**

Absolutely! That's one of the reasons I advocate for rail and bus. Housing in transit areas is a boon to residents and economic growth.

- 5. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?**

Smart growth means having a vision and a plan to build your city for the future, not for today. New developments should wire their housing with enough amps to charge an electric vehicle.

Getting residents out of cars means walkable, bikeable and public transportation near homes and work places.

Cities should put renewable energy options into new development. Solar farms which are raised above ground should be put neighborhoods or quadrants of the city to lessen dependence on electricity. Buildings need to be built green.

- 6. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?**

There are so many factors that contribute to racism that it's impossible to list all of them here.

After slavery, farm workers who were paid a wage were only allowed to purchase items from the 'country store' owned by their employer. This practice kept them in continual debt. Lending institutions would not loan to people of color or in some cases, a different nationality. Realtors would not show a home to a family of color. Landlords charged People of Color higher rent.

I don't believe you can change history nor make up for past mistakes made by a different generation, we can only learn from them and move forward.

We need to learn, discuss and address what is happening to renters of color in our city as far as how they may be treated differently.

I would support equity training for all industries serving the public directly, i.e, realtors, restaurants, retailers, public service employees, etc.

I would support equal pay in all levels of employment so that People of Color have an equal chance of renting or buying housing.

7. Do you think neighborhood opposition should be able to derail development projects that are consistent with the pre-approved goals and values of the City? Please explain.

It depends upon the development and what the opposition is. People's voices should always be heard. Our codes and zoning laws must always be looked at and tweaked or amended if they are not proving equitable.

8. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I don't think Vacation rentals or investor-owned property can control the housing market. The city can limit the number of vacation houses. The vacation rentals are taking long term rentals out of our inventory which lessens the amount of housing we have for residents.

Investor-owned property is tricky. Each development is investor owned until the units are sold. Rental apartments are usually held by LLC's. In Colorado, it's not easy to find out who the capitol are. It could be one person or a conglomerate.

**9. Would you support lifting the state statute banning rent control.
 yes no. Explain.**

I would support putting a moratorium on banning it until we meet or exceed our affordable housing goals. We are at time where homelessness is increasing at a fast rate. Many people have been affected by COVID loss of wages and some still reeling from foreclosures in the 2008 recession.

10. Is there a role for local government in enforcing Colorado's warranty of habitability laws? yes no. Explain.

Yes, I think we can use rental and inspection licenses to monitor and possible enforce them.

11. Would you support changing height restrictions to create more affordable housing? yes no. Explain.

Longmont has an extended height clause in our inclusionary zoning ordinance. A 5th story can be added if it's affordable.

12. Would you support a program to create deed restricted accessory dwelling units?

yes no If yes, what would you do to make this happen in our community? If no, why?

We do have a deed restricted policy. It's our permanently affordable part of the IZO.

13. Would you support changing single-family zoning to allow for more homes?

yes no. What commitment would you make to ensuring this happens, and in what time frame?

Longmont needs to give our IZO time to work. We are seeing new developments choosing to build homes closer together due to the fact that the price of land is so expensive.

14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

15. Would you support procurement policies in housing that create a preference system for minority and disadvantaged businesses? yes no.

This is worth discussing. I would support a policy that creates a preference system for low-end socio-economic people and businesses.

Would you take a leadership role on this? _X_ yes no

16. Should our city create an eviction legal defense program like the one in place in Boulder? yes no If not, what other means do you see for addressing the needs for supporting renters in our community?

We are addressing the ways to support renters and landlords in March of 2022

END OF RESPONSES

LOUISVILLE



NO RESPONSE TO QUESTIONNAIRE

Statement: Allowing current homeowners to build dwelling units over their garage or in their back yard it would increase the number of units available for low-income renters, without adding to urban sprawl , often would be at a lower price point than a unit would cost in a large apartment complex.

In addition, Louisville has a long history of residents building and renting accessory units on their property during the early years of Louisville when the coal mining industry was driving the economy, so this is not a new concept for the city.

END OF STATEMENT



- 1. Louisville has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?**

I have been proud to support efforts to make affordable housing more available in Louisville. I led efforts to introduce the inclusionary zoning ordinance that passed council this summer. Our new ordinance sets a requirement that new developments have 12% affordable housing. I would like to see this ordinance improved in the future to require a larger percentage of affordable housing. I would also like our policies to include requirements that a certain percentage of affordable housing be affordable for people who make less than 60% of area median income. Louisville should use proceeds from payments developers make to the city in lieu of affordable housing to make additional affordable housing available in our community.

- 2. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?**

While I would need to see a specific development application and make sure it is consistent with applicable local ordinances, I support an appropriate mixture of

commercial and residential including affordable housing at transit stops.

3. What do you think are the impacts to our community when at least 50% of workers commute from elsewhere? What role can affordable housing play in eliminating those impacts? How can you as a local elected official measure and change that statistic?

Long commutes create large climate impacts, increasing greenhouse gas emissions and other harmful air pollutants. Affordable housing may mean more people can live closer to where they work here in Louisville, reducing carbon emissions and helping to take meaningful climate action. We should continue to measure our climate impact and implement progressive climate policies through our sustainability action plan. While lowering the price of housing can help people live in Louisville, increasing wages for low wage workers can also help make housing more affordable and increase overall standards of living. I support efforts to raise the minimum wage.

4. What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?

Insufficient affordable housing makes it difficult for many who work in our community to live here. This increases greenhouse gas emissions and threatens the vibrancy of our community. Decades ago, my family moved to Louisville because homes were affordable but many middle class families are now priced out of our community. We need to work to increase affordable housing so Louisville remains a place where everyone is welcome.

5. The housing crisis upon us is urgent, why should we wait for a housing study before we implement additional housing policies? Aren't there some things we can do now to expedite the development of more affordable housing? If so, what are they?

During our last council meeting on this topic, I advocated for identifying a list of short term efforts to address affordable housing. I will continue to work with my colleagues to see if there is consensus on immediate steps we can take to make housing more affordable in Louisville.

6. In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Louisville in appropriate locations? ___yes ___no. Explain.

Height and density may be helpful tools in many cases even if they are not right for every neighborhood (e.g. Louisville's historic downtown). In recent years, our council has supported increased density in several areas of Louisville and we should continue to consider innovative solutions to creating additional affordable housing. Unfortunately, as a small city, our housing prices are dictated by a larger, countywide housing market and we will not be able to build our way out of an affordable housing crisis. We must

use regulations and ordinances to hold developers accountable for creating more affordable options.

7. Would you support a program to create deed restricted accessory dwelling units? ___yes ___no If yes, what would you do to make this happen in our community?

We should work to make sure that new dwellings include appropriate protections to ensure that they remain affordable. I would be interested to work with constituents and stakeholders to explore what a deed restricted ADU program might look like in Louisville.

8. Would you support changing single-family zoning to allow for more homes on lots that have room for them? ___ yes ___no. What commitment would you make to ensuring this happens, and quickly?

New developments and zoning changes should ensure that many new dwellings remain affordable. We cannot just allow developers to build more unaffordable housing in order to increase profits. Louisville will be engaged in a comprehensive planning process in the few years and I look forward to talking with constituents about affordable housing and the role that single family zoning plays.

9. Would you take a leadership role in budgeting this year for an independent consultant to review Louisville’s city code and determine if it contains impediments to building more affordable housing? ___ yes ___no

I would be happy to engage with my council colleagues about such a study.

10. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart growth means growth that addresses our need for more affordable housing options, has a sustainable impact on city revenue, and is consistent with Louisville’s long standing commitment to protecting open space and the environment. Within the quasi judicial process by which I am legally required to review development applications, I will continue to support applications for smart growth that meet the requirements of existing ordinances.

11. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

Government sanctioned policies, such as redlining, have historically made it harder for BIPOC communities to borrow money in order to purchase property. Because property is a major way that wealth is passed down through generations, these historic and racist policies have made it more difficult for BIPOC families to accumulate and pass down

wealth.

12. What policies would you actively support to make up for years of racism in housing policy?

Strengthening our inclusionary zoning ordinance would be a great place to start. I am also looking forward to recommendations from Louisville's Equity, Diversity and Inclusion task force, which are due to council later this year. I look forward to reviewing and implementing their recommendations to make Louisville a more welcoming community for BIPOC individuals.

13. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses?

yes no. Would you take a leadership role on this? yes no

I support efforts to recruit more BIPOC owned businesses to Louisville. I also support efforts to equity, diversity, and inclusion in our city policies and among our staff. Louisville should look beyond traditional efforts to recruit contractors in order to work with more minority owned businesses and contractors.

14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

I support efforts to commit additional resources to increase affordable housing. The COVID-19 pandemic has put a remarkable strain on basic city resources, staff, and public safety. ARP funding is needed to replace lost city revenue.

15. Do you believe neighborhood protest should be able to derail a building project that is consistent with the values of the City contained in the comprehensive plan? Please explain.

We must balance the needs of an individual neighborhood with the needs of the city as a whole. The comprehensive plan development process should engage with all neighborhoods and consider the needs of the entire community.

16. Should our city create an eviction legal defense program like the one in place in Boulder? yes no

Despite the limited resources of our small city, we provide assistance to those who are struggling to pay their bills. I support eviction defense programs and expanding our existing assistance to people in Louisville facing eviction.

17. What is the role for the City in ensuring that rental housing is habitable?

No person, in Louisville or anywhere, should live in unsafe, uninhabitable conditions. I support continuing to keep city building codes up to date so that all rental housing remains habitable.

18. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I support Louisville's prohibition on vacation rentals, such as VRBO or AirBnB, in order to ensure that our housing is available to residents of Louisville.

**19. Would you support lifting the state statute banning rent control? Yes _____
No _____ Please explain.**

Yes. While it may not be right for every community, cities should have the ability to enact rent control, if that is in the best interest of their community.

20. Please tell us what you think generally the city's role should be with regard to affordable housing for the next ten years?

Our comprehensive plan process, which will be undertaken in the next few years, will set the city's priorities for development for the next decade. Discussions about the availability of affordable housing should be a key part of this process. The city's role will be to facilitate discussions between residents and understand more about the community's priorities on this topic.

END OF RESPONSE



1. Louisville has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

Yes. I believe it's fair and achievable. The lack of affordable housing is a regional challenge, and Boulder County communities agreed to tackle it together. It is up to each of them to reach the 12% goal in its own way based on community values, geography, and land use policies. I was Louisville's representative to the Boulder County Consortium of Cities, whose members studied affordable housing, supported the development of the 12% affordable housing goal, and then championed it to convince their respective municipalities to support it. I am proud to say that all seven Louisville City Councilmembers were at the affordable housing summit at which the goal was presented. I am equally proud of my colleagues that, shortly afterward, the Council unanimously adopted that goal.

In Louisville, we now have 273 affordable housing units. We will need 727 more by 2035 to meet the goal. We are almost built out. We must take a creative, multi-faceted, and strategic approach. Recently, we passed an inclusionary zoning ordinance requiring developers building residential housing to provide affordable housing units, which may add as many as 46 of them. I would support removing some structural barriers, such as allowing affordable housing in areas in areas of the City where it currently is not permitted, e.g., in areas that are likely to be

redeveloped or are near public transit. I would also support targeted incentives to create win-win solutions: allowing along with density bonuses; expediting review of some land use applications; and waiving some fees and design rules.

2. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

Yes.

3. What do you think are the impacts to our community when at least 50% of workers commute from elsewhere? What role can affordable housing play in eliminating those impacts? How can you as a local elected official measure and change that statistic?

One is that it harms the environment. According to the EPA, transportation is the greatest contributor to greenhouse gases. Affordable housing can help reduce vehicle miles traveled and result in less GHG emission. Another impact is that it tends to undercut our commitment to diversity, equity, and inclusion. The cost of housing in Louisville is out of reach for many people - even more so for workers at the lower end of the wage scale, a disproportionate number of whom are BIPOC. Affordable housing can address one of their most significant structural barriers to living in Louisville. As local officials, we should be helping to lead the effort to increase the amount of affordable housing to meet our goal, which involves a public process of working with one another on Council, with staff, and stakeholders to develop our strategy. The number of new affordable housing units is one way to measure progress, of course, but we must develop corresponding key performance indicators to measure our progress concerning that strategy.

4. What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?

Louisville's small town character would suffer. Louisville has been and continues to aspire to be a place where people in a variety of socioeconomic and life circumstances can live. Rising prices of housing in Louisville would make it even harder for that to continue. Homogeneity based on affluence is inconsistent with our history and aspirations. In addition, we would break the commitment we made to other Boulder County communities to collaborate to address the lack of permanent affordable in our region. Carrying our fair share of that burden -- not foisting it onto other towns and cities -- is what being a good neighbor and regional partner is all about.

The housing crisis upon is urgent, why should we wait for a housing study before we implement additional housing policies? Aren't there some things we can do now to expedite the development of more affordable housing? If so, what are they?

In my view, making policy choices based on empirical evidence is crucially important. The housing study will reveal information about, for example, what Louisville's needs are, and the potential costs and benefits associated with different tools would be. We have not waited for a study to act, however. In Louisville, we enacted (and I support) an inclusionary housing measure. At our request, City staff provided to Council a comprehensive presentation of additional steps we can consider taking. The equity, diversity, and inclusion task force that we commissioned months ago will be making recommendations to Council about affordable housing later this year for us to consider. If I'm re-elected, I will urge Council to put affordable housing on our priority list for the Council's 2022 work plan, so that we devote the necessary energy to make meaningful strides toward meeting our 2035 goal of 12%.

- 5. In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Louisville in appropriate locations? yes no. Explain.**

For many years, Louisville has had a preference for low density single-family homes. There are places in the City that might be good candidates for some higher-density housing, including areas that are likely candidates for redevelopment or are close to transit.

- 6. Would you support a program to create deed restricted accessory dwelling units? yes no If yes, what would you do to make this happen in our community?**

We are going to be studying ADUs as one of a number of possible partial solutions to the lack of affordable housing. If that tool is warranted here - and I'm optimistic - we will put it on Council's workplan for 2022.

- 7. Would you support changing single-family zoning to allow for more homes on lots that have room for them? yes no. What commitment would you make to ensuring this happens, and quickly?**

Louisville has a lot of single-family zoned areas, so the impact of such changes would be substantial. Without more detail, I cannot answer so categorically. But I would commit to putting this issue on the table for our Council to consider and our community to wrestle with.

- 8. Would you take a leadership role in budgeting this year for an independent consultant to review Louisville's city code and determine if it contains impediments to building more affordable housing? yes no**
- 9. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?**

As I understand it, smart growth is building communities and neighborhoods that are economically prosperous, socially equitable, and environmentally sustainable. Not all new developments are smart. To an extent, the first and third elements are baked into the land use processes in Louisville. We started a community conversation about the second. I was one of those who spearheaded the effort to commission Louisville's equity, diversity, and inclusion task force, which will be making recommendations to us on a variety of difference issues, including affordable housing. Part of the answer lies in careful consideration of those recommendations and taking thoughtful next steps.

10. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

Time and space do not permit anything close to a full discussion, but I will comment on several aspects of that history. In our country, one of the disastrous effects of 200+ years of chattle slavery on Black people is that they did not have any opportunity for many generations to acquire any property. Sharecropping rarely led to property ownership. Even after property ownership became a possibility, systemic legal, social, and economic barriers in the banking, labor, land use and other laws often made it difficult to finance, acquire, maintain, convey to others, or even use to its fullest potential. For many years, Blacks were terrorized into abandoned property they had or giving it up for next to nothing. Discriminatory practices in housing, employment, and government-sponsored programs prevented many BIPOC from acquiring property or wealth.

11. What policies would you actively support to make up for years of racism in housing policy?

As to what the City of Louisville can do, I believe strict enforcement of the Fair Housing Act and our corresponding ordinance is crucial. Increasing our stock of affordable housing is also.

12. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses?

yes no. Would you take a leadership role on this? yes no

Without more detail, it's hard for me to answer this definitively. We currently have procurement policies that create a preference for local businesses, so there is a precedent for it. I could support the creation of such a system and would be interested in learning more about how to do it legally, fairly, and effectively.

13. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

I already expressed support for using ARPA dollars for affordable housing. Land banking and potential assistance to help mobile home park renters purchase their homes are both promising ideas.

14. Do you believe neighborhood protest should be able to derail a building project that is consistent with the values of the City contained in the comprehensive plan? Please explain.

If what you mean is whether, after a building project has been approved through our robust, transparent, and constitutionally-sound public processes for land use decisions, a neighborhood protest alone would prevent the project from moving forward, the answer is no. That said, our processes do allow for public comment. In addition, residents have first Amendment right to protest government decisions or actions.

15. Should our city create an eviction legal defense program like the one in place in Boulder? _____ yes X no

At this time, I do not believe that such a program is needed in Louisville. But I am glad to hear out anyone who holds a contrary view.

16. What is the role for the City in ensuring that rental housing is habitable?

Renters may have some remedies available to them under the terms of their lease or under Colorado law, but I do not know for sure. Whether ensuring that rental housing is habitable should be the City's responsibility is a broader issue I would want to understand more about before advocating for or against it.

17. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

Yes. I have been monitoring the vacation rental issue in Louisville and am regularly in touch with our Planning Director Zuccaro about it. Thankfully, we have not been besieged by the problem—yet. But it is and will continue to be a growing concern. Short term rental tenants impose costs on our City as they come and go, renters aren't subject to the same safety and other regulations as hotels/motels are, and don't contributing to the tax base or the life and well-being of the City. Property investors present tougher issues, but I think we should explore measures to encourage their help.

18. Would you support lifting the state statute banning rent control?

Yes _____ No ___X_____ Please explain.

I'm not convinced that rent control in which government entities set rent rates throughout a community is a good idea when it comes to encouraging the creation of additional affordable housing. But I am open to learning more about what supporters of this idea have to say about that.

19. Please tell us what you think generally the city's role should be with regard to affordable housing for the next ten years?

We need to be leaders. We need to obtain the data from the housing study. We need to establish a strategy that includes both specific numerical goals, timetables, and measures we intend to take to meet the goal. Then execute, evaluate, tweak our plan as necessary, and continue to execute.

END OF RESPONSES

LAFAYETTE CANDIDATES



1. Lafayette has a goal of achieving 12% affordable housing by 2035. Is this the right goal?

Having a goal is important in order to give the City something to measure accomplishments against and remind changing Councils to keep taking steps to develop affordable housing. That was the intent of the Council who established this goal. Most of us agree that if 12% of all housing in Lafayette is affordable to people who are low- to moderate-income, we are not meeting the need, considering 25% of all Boulder County residents are housing cost burdened (spending 50% or more of their monthly income on housing costs).

2. What concrete proposals would you add to city policies to meet or exceed that goal?

First, Lafayette should pursue a housing needs assessment and plan which will identify proposed action steps that we can take to achieve a balance of housing. The last study was performed in 2001. I use the term "balance of housing" because it is important to ensure there is housing for people of various income levels – not just high-end housing or

an overabundance of low-income housing so that the County can use Lafayette as it's "affordable housing" location. What about the missing middle of people who want to buy their first home in Lafayette or want to live in the same community they work, or who want to continue to live in Lafayette after retirement? Second, we should adopt the action steps in the plan that are appropriate for our community. Third, let's make it happen! Policies are great for setting the stage. We need to convene meetings with potential partners and start figuring out how to turn the policies into reality. I hope to be elected to City Council for a four-year term so I have the time to help make this happen.

3. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

Affordable housing needs to be on or near public transit routes. People who live in affordable housing do not always have reliable private transportation and do not have disposable funds to use for Uber or Lyft. They rely on public transportation. The challenge is that property at or near public transit routes is costly, because many people want to live at these locations and industries, such as medical services and grocery stores, want to locate here too. The key is for the City to identify locations for affordable housing in Lafayette, include these in a housing plan, and ensure these are zoned residential.

4. What do you think are the impacts to our community when at least 50% of workers commute from elsewhere? What role can affordable housing play in eliminating those impacts? How can you as a local elected official measure and change that statistic?

People who work in Lafayette but do not live here tell me that at one time they did live in Lafayette and they would like to live in Lafayette again. The cost of housing is what drove them to other communities. We must make it a priority to achieve affordable housing for a variety of income levels. We should pursue a housing action plan with steps on how to preserve current affordable housing and add new affordable housing.

5. What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?

More people are going to move out of our community. We will lose the diversity of people. We will spend more money on fixing roads rather than on parks, recreation, walking trails, and other important elements of our community.

6. **The housing crisis upon is urgent, why should we wait for a fee study before we implement an inclusionary housing ordinance, when all the communities around us have such an ordinance and haven't done a fee study?**

I do not believe in inclusionary housing ordinances, based on Longmont's experience with creating such an ordinance and then repealing it due to the lackluster results. When suburban cities create inclusionary housing ordinances, developers go to the neighboring city to develop or pay the opt-out fee, which is never enough for the City to build affordable housing. We need to partner with housing developers rather than regulate them to make affordable housing happen in Lafayette. The way I was able to bring more than 700 units of affordable housing to a neighboring city is by working and negotiating with both private and nonprofit housing developers.

7. **In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Lafayette in appropriate locations? Explain.**

This decision needs to happen on a property-by-property basis. Allowing for higher density in the City overall does not translate to more affordable housing. However, identifying in the City Code that the Planning Commission and/or Council can approve a higher density (commonly called a "density bonus") if a developer is bringing in affordable housing to the community is one of the incentives that should be in our "toolbox."

8. **Would you support a program to create deed restricted accessory dwelling units? If yes, what would you do to make this happen in our community?**

I support working with a community land trust to deed restrict single-family homes scattered throughout our community as a means to preserve current affordable housing. The City Code Sections 28-7 and 28-8 already allows for this strategy and defines deed restrictions. That means the City can pro-actively work with a community land trust on a plan to purchase houses for sale and deed restrict them (listing on the deed that the home could only be sold at a price that a first-time home buyer could afford). I believe we would need to deed restrict the entire property, versus just the accessory dwelling unit, because the deed is connected to the land and the larger house.

9. **Would you support changing single-family zoning to allow for more homes on lots that have room for them? What commitment would you make to ensuring this happens, and quickly?**

Yes. Council should explore where we could allow for a mix of housing types and get this in a housing plan. I am prepared to help staff get a consultant on board at the beginning of 2022 to perform a housing needs assessment and develop a housing plan that includes this research as well as explores strategies to accomplish affordable housing goals.

10. Would you support budgeting this year for an independent consultant to review Lafayette’s city code and determine if it contains impediments to building more affordable housing?

Yes. This should be a part of a housing needs assessment and plan. Hopefully, the 2022 budget already includes the cost for a needs assessment and plan, so the next Council can start the process immediately.

11. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart growth means that communities work to protect open space and avoid developing all available land with low-density residential housing. To prevent urban sprawl, we can purchase land for open space and parks. When I was on Council in 2019, we approved purchasing the Waneka Centennial Farm property to preserve that area. Another “smart growth” strategy is to balance the types of housing in the community. We can look at the percentages of single-family homes, multi-family homes, and duplexes/tri-plexes/four-plexes. If there is not a balance, we can set policy to create that balance.

12. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

The Fair Housing Act of 1968 was enacted because the U.S. Congress wanted to prevent and prohibit discrimination in the sales and rental of housing, which was happening at the time and continued to happen. This Act requires that people of different race or color, religion, gender, national origin, familial status, or disability are given the same rights with housing as others. Local governments need to continue to support this important national law through our policies and practices.

13. What policies would you actively support to make up for years of racism in housing policy?

The Fair Housing Act is about fairness and equality. Ensuring our City policies promote equal access to opportunity and diversity in our communities is important. After a review of Lafayette’s housing code, I did not see anything that discriminates against protected

classes of the Fair Housing Act. However, one thing that seems to happen commonly in the metro region is mortgage denial rates are high for people of different races and ethnicities. I believe this may result from people not understanding what is necessary to be approved for a home loan, such as a certain debt-to-income ratio and the amount of down payment needed. This is why I would like to see the City, in partnership with local nonprofit organizations and the Colorado Housing and Finance Authority, host first time homeowner workshops in Lafayette.

14. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses? Would you take a leadership role on this?

I support hiring contractors that provide a prevailing wage to their employees. Prevailing wage is “the average wage paid to similarly employed workers in a specific occupation in the area of intended employment”, according to the Department of Labor. Paying this average wage means the workers are paid an amount that is fair and consistent to other workers on similar jobs. Prevailing wage is a step towards providing a pay that a family can live on which means the workers and their families should be able to afford decent housing.

15. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

The American Rescue Plan(ARP) dollars are intended to provide relief from the negative impacts resulting from the pandemic and establish utilities and systems to protect the community in future pandemic-like situations. I am working on the ARP funded programs for Adams County. Based on my knowledge of the eligible uses of the ARP funds, I recommend Lafayette use the Capital Project ARP funds to improve our existing water lines and install new water pipes in residentially-zoned areas for three reasons: 1) replacing old, cracked pipes stops leaking and promotes water sustainability; 2) this addresses infrastructure costs which are one of the most expensive elements of affordable housing; 3) this helps ensure water systems are adequate for those people who will continue to work from home. Also, the City should work with the County on the HOME-ARP funds to purchase, construct or renovate a building for new low-income housing.

16. What role do you think neighbors should be able to have when considering affordable housing or high-density development in their neighborhood? Please explain.

I am pro-public input. Neighbors should be aware of proposed development in their neighborhood and send their thoughts and concerns to Council (preferably before the Council meeting so there is time to work out resolutions). Developers need to educate the neighbors on what “affordable housing” means for their specific development project. Planning Commissions’ and Councils’ role is to listen to the neighbors and the developers and then attempt to find the best solution.

17. Should our city create an eviction legal defense program like the one in place in Boulder?

It has been most beneficial when legal defense programs are created by a county in partnership with a court system. Nonprofit organizations are the ideal entity to operate these programs. I have found these programs are underfunded or understaffed. Rather than re-create, what can we do to support these programs?

18. If not, what other means do you see for addressing the needs for supporting renters in our community?

The City should support rental programs created or operated by the County, Courts, and nonprofit organizations. Organizations in Lafayette, such as Sister Carmen and Mental Health Partners, do a great job connecting people in need to resources. Still, I am sure there is a need for some other resources to be brought into Lafayette so it is more convenient for renters to access those services. Supporting can mean providing rooms for free at City buildings to host rental workshops and first-time homebuyer workshops, as well as the City promoting those workshops, and providing free kid-sitting during these workshops. Maybe case managers for some services could be on-site at the library one day a week.

19. What is the role for the City in ensuring that rental housing is habitable?

The City’s role should be to enforce its housing standards, and support Colorado’s Warranty of Habitability law and Housing Quality Standards for federally-funded housing. For example, the City of Lafayette’s code requires that “25% of all dwelling units located within any residential development shall be designated, designed and constructed to comply with the visitability requirements.” This standard allows people with disabilities to visit and temporarily live in the housing. Lafayette needs to check that all new

development meets this standard as well as inspecting whether existing housing meets property standards identified in the code. If there is a concern that existing housing is unsafe, then the City should help guide renters through the State process for notification of an issue and work in partnership with the State to get the situation remedied. Habitability issues include conditions that interfere with a renter's life, health or safety and were not caused by the renter.

20. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I am answering this question specifically as it relates to affordable housing: I believe in a housing owner's right to use their properties as a way to allow people to visit Lafayette through vacation rentals or to have a family member live with them. Short term rentals can also be a way for moderate-income families to afford housing in Lafayette by using the income from an accessory dwelling unit to help pay the mortgage.

21. Would you support lifting the state statute banning rent control, and allowing locally driven rent stabilization policies such as capping local rental increases to track with local wage increases?

The State made changes to the rent control law this past spring, thanks to the Colorado Municipal League and support from several cities. The amendments to the law allow local governments more control to develop affordable housing, including requesting that a certain percentage of any new apartments constructed be affordable to people at low- and moderate-income levels. I am confident that Lafayette can increase the amount of affordable housing with the new changes.

22. Explain to us your own commitment to creating more affordable housing over the next ten years, and the City's role?

I am hoping the Lafayette residents will vote for me to sit on Council for a four-year term. During those four years I want to accomplish the following for affordable housing:

- Perform a housing needs assessment
- Develop a housing plan
- Adopt strategies from the plan
- Hopefully, the strategies will include working with a land trust to preserve existing single-family affordable housing, promote information on first-time home buyer programs, establish trainings on Housing Choice Vouchers for home owners who want to rent out their accessory dwelling units or homes to low-to moderate-income families, working

with housing developers to determine how they can set aside a certain number or percentage of units for a lower price point in all new multifamily housing, and developing a list of incentive tools for supporting affordable housing.

END OF RESPONSES



1. Lafayette has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?

After speaking with some current city council members, I think that this is a well thought out and achievable goal. We have some great projects currently in the pipeline including the Willoughby Corner development which will provide over 400 permanently affordable homes to the city.

Personally, I think that a proposal in conjunction with the Planning and Development department to further incentivise developers to build affordable housing rather than things like luxury apartments would be very beneficial.

2. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?

I will absolutely promote more affordable housing at transit stops. While some people disagree with building higher density housing, given that Lafayette has limited space to use we don't have a lot of options.

By building these near transit stops we can increase our affordable housing

without increasing traffic. Additionally I believe that increasing the scope and range of our transit system will encourage more people to take transit rather than choosing to drive in town.

3. What do you think are the impacts to our community when at least 50% of workers commute from elsewhere? What role can affordable housing play in eliminating those impacts? How can you as a local elected official measure and change that statistic?

The most common impact that I have heard from citizens, and have experienced myself, is an increase in traffic. Affordable housing means that less people will have to commute from the surrounding communities meaning that getting in and out of Lafayette will be easier for everyone. As an elected official the best measure seems to be the one provided in this document that we are creating many more jobs than places for workers to live. I am not an expert in city planning so I think that the best thing to do would be to explain to city staff that we as a city want a better housing ratio and see what they can come back with.

4. What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?

Failure to create more affordable housing will cause the town to stagnate and become a community only for those with high incomes, which will ruin the diversity and inclusiveness that the town prides itself on. I recently had 2 of my friends attempt to move here and even with a dual income and no children, they were unable to afford rent which I think is unacceptable.

5. The housing crisis upon is urgent, why should we wait for a fee study before we implement an inclusionary housing ordinance, when all the communities around us have such an ordinance and haven't done a fee study?

I think that doing a fee study is the right call in this case. Just because others around us have the ordinances and didn't do the study, doesn't mean that it was the right decision for them, or that it is the right decision for us. I believe that having all of the relevant information is key to making good decisions, and being able to follow through with the development of those decisions.

6. In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Lafayette in appropriate locations? x yes ___no. Explain.

Given Lafayette's limited land size, we cannot effectively utilise it without higher density and height. For this to happen we must carefully decide where the right place for this to occur. Mountain views and the small town feel are two very important things to me and the rest of the community. For instance putting this

type of housing in Old Town would be unacceptable in my opinion.

7. Would you support a program to create deed restricted accessory dwelling units?

yes **no**

If yes, what would you do to make this happen in our community?

I would support this program, because deed restricted accessory dwelling units are beneficial to both home owners, and those in need of affordable housing. The first steps would be to work with our planning department to know how many units we could potentially add, and then propose a ballot measure to create funding for such a project.

8. Would you support changing single-family zoning to allow for more homes on lots that have room for them? yes no. What commitment would you make to ensuring this happens, and quickly?

As a homeowner in a primarily single-family neighborhood, I understand the concern that other homeowners have about re-zoning single family home lots. That being said, I think that as long as developers are required to work with the city and residents of the neighborhood, effective compromises can be made that will help our city with the housing needs addressed in the rest of this questionnaire.

9. Would you support budgeting this year for an independent consultant to review Lafayette's city code and determine if it contains impediments to building more affordable housing? yes no

I am not familiar enough with the process to answer this question. I think this would need to be a discussion between city staff and the council to determine if this is necessary.

In my personal opinion, this sounds like a good idea to make sure that we as a community don't have anything standing in our way.

10. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?

To me smart growth means that we have considered the development from all angles such as traffic, transit, views, and aesthetics. This would require cooperation between the council, planning/zoning, waste management, and others.

11. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

My understanding is that systemic racism through zoning, lack of access to services, rent descrimination, and wage descrimination has led to People of Color owning less property. I am by no means an expert in this area, and as a white man I realize that I have privileges that others do not. Including representatives for People of Color when making decisions for housing should be a top priority of our city council.

12. What policies would you actively support to make up for years of racism in housing policy?

As I mentioned before I am not an expert in this area and do not know what would be the most helpful to make up for the historical racism in housing policy. This is something that I would need to consult a representative for People of Color in Lafayette to be able to answer meaningfully.

13. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses? _____ yes _____no. Would you take a leadership role on this? __yes __ no

I believe in supporting disadvantaged and minority owned businesses in any way possible. Again though, I do not feel as though I have the necessary information at this time to make this type of decision. If creating a preference system is the best way forward according to the owners of these businesses, then yes I would support it.

14. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes? __x__ yes _____no

I believe that if the owners of the parks would be willing to sell them, then this would be a great use of the American Rescue Plan Act money that we currently have.

15. What role do you think neighbors should be able to have when considering affordable housing or high-density development in their neighborhood? Please explain.

I believe that neighbors should have a seat at the table and have their voices heard. It would be unfair to make any decision affecting them without allowing them to have a say. There should be compromises made in both directions if we want to create a more affordable city.

16. Should our city create an eviction legal defense program like the one in place in Boulder? __x__ yes _____no

Access to housing is a basic human right that should not be taken away because of a pandemic completely out of the control of the renters. I feel for landlords who are also negatively affected, but I do not believe that the solution should be to make low income families homeless.

17. If not, what other means do you see for addressing the needs for supporting renters in our community?

The best alternate solution that I can see is to create rental assistance programs for renters that are struggling to make ends meet, which will help both renters, and the owners of the properties.

18. What is the role for the City in ensuring that rental housing is habitable?

I believe that the city should have strict guidelines that favor renters to make sure they have a high quality of living. While I was renting in Boulder, I found that the property was not safe to live in and unfortunately due to Landlord leaning laws I did not have any recourse besides hiring my own lawyer which is prohibitively expensive.

19. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

Investor-owned properties are a blight on our housing market. While they may not be a problem now, I believe that in the near future they will cause a massive increase to local house prices and they should be discouraged from buying property here.

Vacation rentals are another issue that is taking the country by storm. In Boulder there are permitting laws that require extra taxes on these properties and I think that this could be a solution in Lafayette as well.

20. Would you support lifting the state statute banning rent control, and allowing locally driven rent stabilization policies such as capping local rental increases to track with local wage increases?

I would support lifting the state statute banning rent control. Allowing individual communities to decide what is best for them is better than a blanket law that is focused on larger cities than Lafayette.

21. Explain to us your own commitment to creating more affordable housing over the next ten years, and the City's role?

My commitment is to be publicly outspoken and supportive of all positive affordable housing initiatives. Over the next 10 years I think that as a city we need to have a solid plan in place that cannot be reduced, and commits to creating sustainable neighborhoods and developments. If we don't have solid policies in place, then there is a chance that future councils will regress and not provide the housing that we plan on creating.

END OF RESPONSES



1. **Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?**

Yes, absolutely!

2. **What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?**

Our city will begin to lose diversity, culture & amazing perspectives if we do not create & protect affordable housing.

3. **The housing crisis upon is urgent, why should we wait for a fee study before we implement an inclusionary housing ordinance, when all the communities around us have such an ordinance and haven't done a fee study?**

I do not see a reason to wait.

- 4. In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Lafayette in appropriate locations? yes no. Explain.**

I find affordable housing to be incredibly important. I think Lafayette does still have areas that can accommodate higher buildings. I will add I do not think next to 100 year old homes is a good fit for high buildings. However, we do still have some great options. I'd prefer seeing affordable housing over any other type of building.

- 5. Would you support a program to create deed restricted accessory dwelling units? yes no If yes, what would you do to make this happen in our community?**

I'm so passionate about ADUs & really any housing that is deed restricted. The two combined brings such joy!

- 6. Would you support changing single-family zoning to allow for more homes on lots that have room for them? yes no. What commitment would you make to ensuring this happens, and quickly?**

Fortunately, following the completion of the comp plan the city will be looking at zoning. That's a perfect time to truly push & support this measure.

- 7. Would you support budgeting this year for an independent consultant to review Lafayette's city code and determine if it contains impediments to building more affordable housing? yes no**

Something that's pretty great is we are completing our Comp plan & plan on looking at codes particularly building code next.

- 8. What does smart growth mean to you, and how would you ensure that all new developments are "smart"?**

I personally think the only added development we need is affordable housing, shops & restaurant type business.

- 9. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people? What policies would you actively support to make up for years of racism in housing policy?**

I really want to see more owner affordable housing. As in folks have an opportunity to purchase an affordable home that will be their home for life. I like affordable housing rentals, but folks have such a stringer sense of security, sense of place etc. when that home is actually their home.

10. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses? yes no. Would you take a leadership role on this? yes no

11. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes? yes no

I also love mobile home which is a great option for ownership. I think it's so important we help renters purchase their home! I am also fully aware the struggle folks have with that avenue. I'd love for the city to procure property to allow mobile home residents to place their home & have a bigger sense of security.

12. What role do you think neighbors should be able to have when considering affordable housing or high-density development in their neighborhood? Please explain.

If it's market rate high density I'd say neighbors should have a lot to say. I do have a very soft spot for affordable housing though. As someone who benefited from affordable housing & have many family friends that live in affordable housing I see how imperative that we continue to support & build affordable housing.

13. Should our city create an eviction legal defense program like the one in place in Boulder? yes no

14. What is the role for the City in ensuring that rental housing is habitable?

Safety is imperative! We need to make sure our code enforcement is on top of safety at all times. I also, find that partnering with the best practice type groups ensures habitable rentals.

15. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

I feel it's important to allow folks to use their property in an investor type way as it is their property. However, I'd fully support programs that would work with property owners in creating beneficial rental situations.

16. Would you support lifting the state statute banning rent control, and allowing locally driven rent stabilization policies such as capping local rental increases to track with local wage increases?

Yes!

END OF RESPONSES



- 1. Lafayette has a goal of achieving 12% affordable housing by 2035. Is this the right goal? What concrete proposals would you add to city policies to meet or exceed that goal?**

I believe 12% of affordable housing is the right goal, I would work ask the city work with residential developers to see how the city could incentivize them to include affordable housing as part of their developments

- 2. Will you proactively promote more affordable housing at transit stops designed to get people out of their cars, including greater density at those locations?**

Yes, I would promote affordable housing at transit stops

- 3. What do you think are the impacts to our community when at least 50% of workers commute from elsewhere? What role can affordable housing play in eliminating those impacts? How can you as a local elected official measure and change that statistic?**

Impacts include increased cost of commuting and impact on the roads. Local affordable housing can reduce the amount of people commuting into our community and reduce the impact on local roads.

- 4. What are the consequences of not acting to create more affordable housing and how will that impact the city if not enough is done to correct this?**

The city would become unaffordable and the dynamics of the city would change.

- 5. In order to create more housing at a more affordable rate in our community would you support building higher and denser than is typically done in Lafayette in appropriate locations? yes no. Explain.**

As long as the current infrastructure is able to sustain a higher density in the area

- 6. Would you support a program to create deed restricted accessory dwelling units? yes no If yes, what would you do to make this happen in our community?**

Ask staff to work on bring forward a new ordinance

- 7. Would you support changing single-family zoning to allow for more homes on lots that have room for them? yes no. What commitment would you make to ensuring this happens, and quickly?**

This should be discussed and placed into the current comprehensive plan update to include an increase to density.

- 8. Would you support budgeting this year for an independent consultant to review Lafayette's city code and determine if it contains impediments to building more affordable housing?**

yes no

9. What does smart growth mean to you, and how would you ensure that all new developments are “smart”?

Smart growth is when development fits for the current or planned infrastructure

10. What do you understand about the history of racism that has led to People of Color owning less property, and thus having less wealth than white people?

Need more information and I would be glad to hear more on this point of view.

11. What policies would you actively support to make up for years of racism in housing policy?

Need more information and I would be glad to learn more on this topic.

12. Would you support procurement policies in the City (including in construction) that create a preference system for minority and disadvantaged businesses?

yes no. Would you take a leadership role on this? yes no

13. Would you take a leadership role in persuading council to use American Rescue Plan Act dollars to land bank, or help mobile home park renters purchase their homes?

yes no

I would like to use some dollars, but there could be other areas to use the ARPA, including the water infrastructure

14. What role do you think neighbors should be able to have when considering affordable housing or high-density development in their neighborhood? Please explain.

The current process allows for neighbors to provide their feedback on a development

15. Should our city create an eviction legal defense program like the one in place in Boulder? _____ yes _____no

Need more information and I would be glad to learn more on this topic.

If not, what other means do you see for addressing the needs for supporting renters in our community?

16. What is the role for the City in ensuring that rental housing is habitable?

Need more information and I would be glad to learn more about this topic.

17. Do you see a role for the City in limiting vacation rentals and investor-owned property as a way of keeping housing costs down? Please explain.

Need more information and I would like to learn more about this topic.

18. Would you support lifting the state statute banning rent control, and allowing locally driven rent stabilization policies such as capping local rental increases to track with local wage increases?

Need more information and I would like to learn more about this topic.

19. Explain to us your own commitment to creating more affordable housing over the next ten years, and the City's role?

Having served on the Planning Commission I have seen many residential developments come before the city and based on my experience the city should draft a guiding document on how we as a community will address affordable housing. It is a very complex topic and I believe the first step to move the city forward is to look at a housing specialist on city staff. This position has been placed into the 2022 budget which passed on first reading last night.