

**Request for Proposal
Housing Research Project
Health Equity Advocacy Cohort**

Summary

The Health Equity Advocacy (HEA) Cohort (the “Cohort”), supported by The Colorado Trust, is seeking proposals for research outlining major housing instability issues in Colorado and the various ways they present across the state for different groups, as well as identification of promising policy solutions and policy recommendations. As part of the project, the consultant will work with Cohort community leaders to incorporate existing research that has been completed in communities across the state. Housing represents one of several social determinants of health and lack of access to housing can have detrimental and lasting impacts on the health of individuals and families.

Section I: Overview and Background

The HEA Cohort and Health Equity

The Cohort is a field-building initiative supported by The Colorado Trust, a foundation that uses a variety of grantmaking strategies and approaches to advance health equity for all Coloradans. Eighteen organizations currently comprise the Cohort, which functions with the goal of creating a strong foundation for the health equity field, building the capacity and skills needed to influence and shape an ever-changing policy landscape. The approaches of nonprofit organizations that make up the cohort include policy advocacy, direct service and community organizing.

Health equity cannot be achieved without addressing social, economic, and environmental factors and challenges, also commonly referred to as the social determinants of health (SDOH). According to Healthy People 2020, a program of the U.S. Office of Disease Prevention and Health Promotion, SDOH are environmental conditions in which people are born, live, learn, work, play, worship and age that affect a wide range of health, functioning and quality-of-life outcomes and risks. Resources that affect SDOH can have a significant influence on population health outcomes. Examples of these resources include safe and affordable housing, access to education, public safety, availability of healthy foods, local emergency and health services, and environments free of life-threatening toxins.

The field-building framework used to create the HEA strategy includes the following assumptions, among others: race, ethnicity, income, geography and other SDOH are at the root of persistent health disparities facing Coloradans; and addressing SDOH requires consistent, coordinated advocacy aimed at systems-level changes.

Some of the desired field-level outcomes include shared grantee understanding of SDOH, their relationship to health outcomes and the implications for systems change, and progress toward developing a knowledge base for the HEA field (e.g., shared language and framing, resources, tools, etc.).

Housing and the HEA Cohort

Access to safe, stable, accessible, affordable housing is a health equity issue. A safe, accessible and affordable home can reduce stress and adverse health outcomes, free up family resources for nutritious food and health care expenditures, and reduce health problems associated with poor-

quality housing. Unfortunately, Colorado ranked as the 11th most expensive state for housing in 2016. Colorado ranked as the 5th highest state for renters who are housing-cost burdened and the 22nd highest state for homeowners who are housing-cost burdened.

To inform discussions regarding the scope of this research project, the Cohort's Policy Advocacy Team developed a tool to survey all Cohort organizations and their network partners about what they thought should be prioritized in the work. Network partners are those organizations that have received support and have been identified by Cohort members as actively engaging in HEA-related work. The survey instrument, which Cohort organizations and network partners responded to in October 2018, can be found in [Attachment A](#). Twenty-seven organizations, including both Cohort members and partners, completed the survey. A summary of the responses from the survey are provided in [Attachment B](#). The column marked "ALL" contains average scores based on all respondents' answers. The column marked "Cohort" are average scores for only Cohort members, and the column marked "NSP" are average scores for network partners.

Information gleaned from the survey includes priorities for focus areas and affected groups. Although the first two focus areas noted in the survey received slightly higher overall scores, all four focus areas were ranked as being important; however, Cohort members ranked surveying and describing policies that have been effective in other states as high, and network partners ranked this focus low. **Regarding groups that the project may focus on, the following five groups were ranked the highest overall: communities of color; low-/no-income individuals/families; individuals/families experiencing homelessness or transient housing; those without proper documentation; and families with children.** In addition to the survey results, Cohort evaluators compiled, from recent progress reports, various activities that Cohort member organizations are involved in that are related to housing issues. This activities list can be provided upon request.

In addition to compiling information about what the Cohort and network partners would prioritize in research on housing issues, we also compiled information about existing housing policy and research work that is happening in Colorado. [Attachment C](#) summarizes the housing-related activities that Cohort organizations reported on in their June 2018 grant reports. The summary shows that, from January-June 2018, Cohort organizations engaged in housing-related activities in the following categories: community engagement, education and organizing; equity messaging and communication; leadership development; legislative advocacy and policymaker education; organization-level capacity building; research and needs assessment; and tools and resource development. The summary also shows that the housing-related work of Cohort organizations for that period focused on the following issue areas: affordable housing; displacement/homelessness; gentrification; habitability generally, and of manufactured housing in particular; housing equity; manufactured-home owner rights; taxation of manufactured housing purchases; renters rights; and zoning. The summary also highlights specific housing-related legislation Cohort organizations supported during the 2018 legislative session and the partners that cohort organizations worked with in those efforts.

To further advance the development of a robust advocacy field and to support the implementation of community-driven policies, the Cohort is seeking a consultant to (1) outline the major housing instability issues in Colorado and the various ways they present across the state for different groups, and (2) identify promising state and local policy solutions in Colorado and other states and offer policy recommendations. As part of the project, the consultant will work with Cohort community leaders to incorporate existing research that has been completed in communities across the state. The research will be used by members of the Cohort to drive change at the state level and in their respective communities, whether through policy or regulatory action.

Section II: Services Needed

a. Outline major housing instability issues in Colorado and the various ways they present across the state for different groups

The housing challenge presents in various ways in Colorado, and the research should outline the major housing instability issues in Colorado, and the ways that unstable housing impacts different populations in rural, urban and suburban communities across the state, including, for example:

- communities of color facing displacement/gentrification/challenges with continued access;
- low-/no-income individuals and families;
- individuals and families experiencing homelessness or living in transient housing;
- individuals and families without proper documentation;
- families with children;
- renters (including issues around habitability);
- mobile home owners;
- individuals with disabilities;
- seniors;
- middle-/lower-income individuals and families;
- individuals with felony convictions and who are experiencing substance use challenges.

It is important that the researchers/consultant engage with communities and organizations that have already begun this work in Colorado. As part of the project, the consultant will work with Cohort community leaders to incorporate existing research that has been completed in communities across the state.

b. Identify promising state and local policy solutions in Colorado and other states, and offer policy recommendations

The research should identify promising policy solutions (state and local) that have been pursued and/or adopted in Colorado and other states to ensure access to safe, stable, accessible, affordable housing for the populations listed above. For each policy solution identified, the research should address the following questions:

- Was the policy solution the result of a collaborative effort? If so, who led the effort?
- What rationale or process led the state or community to pursue a particular policy?
- What is the funding mechanism for the policy? Or, what funding mechanisms are states and communities pursuing in order to generate revenue to address access to housing (e.g., sales tax, mill levy)?
- What has been the impact of the implemented policy?
- What has been the demonstrated fiscal and economic benefits of the policy?

The research should offer policy recommendations from the identified policy solutions, based upon areas of alignment with Colorado and other states, or upon the likelihood that a local policy solution can be replicated in other communities or scaled up to the state level. The research should also provide communities with case studies and actionable solutions around housing that have been pursued or adopted within and outside of Colorado that ensure access to safe, stable, accessible, affordable housing.

c. Produce and provide final products

Final products to be created by the consultant for the project include:

- A full-length report that includes the information described in Sections II(a) and II(b) above with citations to sources and any relevant appendices
- An executive summary of the key points and policy recommendations from the full-length report

Customizable report-related materials for Cohort members to use in presentations and outreach to a variety of audiences, including:

- One-pagers or fact sheets that include a basic summary highlighting key points and policy recommendations for different populations included in the report
- PowerPoint slides summarizing key points and policy recommendations for different populations included in the report

The consultant will work with an identified translator to translate the final products into Spanish and potentially other languages.

d. Communication with the HEA Cohort

The consultant will be responsible for working directly with the Policy and Advocacy Team of the Cohort throughout the project, including in the following ways:

- The consultant will participate in scheduled Policy and Advocacy Team calls once a month
- The consultant will communicate via email and/or phone with the lead project contacts as needed
- The consultant will present outlines and drafts of the products to the Policy and Advocacy Team throughout the project timeline, and will provide opportunities for feedback from the Policy and Advocacy Team
- The consultant will incorporate feedback from the Policy and Advocacy Team into subsequent drafts and will work to resolve differences in feedback/establish consensus among Policy and Advocacy Team members as needed
- The consultant will participate in evaluation activities as requested by the Policy and Advocacy Team and/or The Colorado Trust

Section III: Management of Contract

The consultant will be an independent third-party contractor and may be an individual or a team from an organization. The consultant will contract directly with the Colorado Children's Campaign, a member of the Cohort, for purposes of management of the contract with the consultant. Staff from the Colorado Children's Campaign will be the lead project contacts. The project will be completed by the consultant on behalf of the Cohort and the Policy and Advocacy Team of the Cohort, and the consultant will work directly with the Policy and Advocacy Team as described in Section II(d) above. The consultant will communicate directly with the Colorado Children's Campaign as needed and related to the management of the contract between the consultant and the Colorado Children's Campaign.

Section IV: Equipment and Systems

The contractor will be expected to use their own computer equipment, phone line, internet access and supplies. The contractor will be expected to have their own workspace. Access to a conference call line and/or webinar service will be provided as needed.

Section V: Expertise and Capacities

An ideal consultant will have/be:

- An understanding of the concepts and ideas around historical oppression and how these concepts have influenced policies and politics.
- The capacity to apply a health equity lens to the research project, focused on how SDOH (specifically housing) influence the health outcomes of Coloradans.
- Experience in researching, writing and communicating about housing policy to individuals with varying educational, language and knowledge backgrounds.
- Situated in Colorado and available by conference call/video conference at least once after each policy and advocacy team meeting and routinely by email. Reimbursement for travel to in-person trainings/meeting(s) will be provided.
- Excellent research and written communications skills, and attention to detail.

Section VI: Proposal

Proposals must include the following elements, in order. Proposals should only be in Microsoft Word (.doc) or Adobe Acrobat (.pdf) file format.

CONTACT INFORMATION

Name, organization (if appropriate) and contact information.

SERVICES NEEDED

Describe how you will address all services listed in Section II.

PROJECT COORDINATION and HEA COHORT

Describe how you plan to manage the project and communicate and coordinate with the Policy and Advocacy Team of the Cohort.

COST and BUDGET

Provide a budget and cost plan for the project. There is \$75,000 available for this project. The budget for the project should include all expenses, including design and printing costs.

RÉSUMÉ

Résumé, and/or background and skills. Provide one or more examples of similar reports you or your organization has produced.

REFERENCES

Name and contact information for up to three references that can speak to your experience.

Our intent is for the proposal writing and reviewing processes to be expedient and not overly burdensome. Your brevity is appreciated. Please send a complete proposal that includes the above elements to Noelle Dorward (noelle@coloradotrust.org) by Oct. 29, 2018. The logistics for the selection process will be managed by The Colorado Trust.

Section VI: Timeline and Questions

TIMELINE

Proposal deadline = 10/29/18

Proposals reviewed and questions to applicants expected = 11/12/18

Deadline for applicant responses to questions = 11/19/18

Final decision expected = 12/3/18

Work expected to begin = 12/10/18

Work expected to end = 7/8/19

Final products due to Policy and Advocacy Team = 7/31/19

QUESTIONS

Written questions can be directed to Noelle Dorward at noelle@coloradotrust.org. Please include "HOUSING INSTABILITY CONSULTANTS" in the subject line. No phone calls, please.

Attachment A:
Survey Instrument

The Policy and Advocacy Team is planning to commission a study that looks into housing issues in Colorado. The members of the team are asking you to complete this brief survey so that we can determine which issues and policy solutions should be prioritized in the study, if the need to prioritize arises.

In your responses, please consider the housing priorities of your organization and your communities as well as the cohort's commitment to race equity and collective action on policy issues. Acknowledging our different missions and approaches to health equity work, we hope this study will help every cohort organization as well as other advocates in the field engage in advocacy around housing equity. We ask that you complete this survey with that goal in mind.

1. Is your organization:

- An HEA cohort organization
- A Network Strengthening Partner organization

2. What is the name of your organization?

3. What should the study focus on? Please rank the following focus areas(1=your highest priority and 4=your lowest priority)

<input type="text"/>	Describing the housing inequities that exist in Colorado (i.e. which groups are affected by housing inequities and what are the root causes)
<input type="text"/>	Surveying and describing housing equity policies that have been effective in other states
<input type="text"/>	Making recommendations on policies that should be included in a housing equity policy platform for Colorado
<input type="text"/>	Analyzing a specific set of housing policies and the impact they would have on housing equity in Colorado

4. Below is a list of groups that are disproportionately impacted by housing insecurity. If the study focuses on describing the housing inequities that exist in Colorado, which 5 groups should be prioritized? (1st priority=highest priority).

	1st priority	2nd priority	3rd priority	4th priority	5th priority
Renters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals experiencing homelessness or living in transient housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile home owners	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Families with children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communities of color facing displacement/gentrification/lack of access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low/no income individuals and families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Middle/lower income individuals and families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals in rural communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals in urban communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals in suburban communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals without proper documentation (no access to subsidized housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Are there groups not included in the list above that you think the study should prioritize if it explores housing inequities?

6. Below is a list of possible policy solutions to housing insecurity. If the study analyzes a specific set of policy solutions, which 5 policies should be prioritized? (1st priority=highest priority). *Brief descriptions of each policy solution can be found at the bottom of the page.*

	1st priority	2nd priority	3rd priority	4th priority	5th priority
Abandoned Trailer Clean-Up and Other Mobile Home Health and Safety Strategies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Addressing Barriers to Renting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employer-Assisted Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Funding for Affordable Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Supports for Individuals without Proper Documentation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How census tracts can be utilized to support improved housing policy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing affordable housing that is also accessible to people with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land Trusts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Legal Supports and Stabilization Funding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunity Zone Designations (in urban versus rural areas)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Prohibiting Source of Income Discrimination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rent Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Renter Protections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second Home Ownership and Vacation Rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	1st priority	2nd priority	3rd priority	4th priority	5th priority
State Preemption/Local Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning and Land Use Policies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Are there any policy solutions not captured above that you think the study should investigate if it looks into specific policy solutions?

Abandoned Trailer Clean-Up and Other Mobile Home Health and Safety Strategies : Manufactured or “Mobile” Homes are an important source of affordable housing. But, in general, the land on which manufactured homes sit is owned by private individuals or companies that are subject to minimal oversight. This means that park owners often allow conditions to deteriorate and become dangerous to park residents. This option would priorities strategies to increase protections for manufactured home owners.

Addressing Barriers to Renting: This refers to policies that make it hard for low income renters to find a home to rent. Examples include policies that prohibit landlords from discriminating against people with housing vouchers, limit rental application fees, and that help people get approved to rent even if they have a low credit score.

Employer-Assisted Housing: Policies under this category either incentivize or require certain employers to provide benefits that help their employees pay rent.

Funding for Affordable Housing: Proposals for increasing funding for affordable housing can look different in terms of the source of the funding, how it is administered, and what it is used for. Funding for affordable housing can focus on funding the construction of new units or funding expanded access to housing subsidies or both.

Housing Supports for Individuals without Proper Documentation : Immigrants living in Colorado without legal immigration status are not eligible for federal housing subsidy programs. They are also more likely to work in low-wage jobs and, as a result, to be among the populations burdened by housing insecurity. Policies under this category would provide housing subsidies or other supports that people could qualify for regardless of status.

How census tracts can be utilized to support improved housing policy : Census tracts are geographic units used by various sectors of government and by myriad disciplines in the health, social, and geographic sciences for research as well as policy development, implementation, and evaluation. Currently, work using geocoding and census tract area-based socioeconomic measures not only demonstrates the existence of widespread socioeconomic disparities in health within diverse U.S. racial/ethnic groups for outcomes spanning from birth to death, but also underscores the contribution of socioeconomic inequity to racial/ethnic disparities in health. Census tract data are likewise increasingly being used to analyze inequities in access to health care, providing insight into the contribution of economic and geographic barriers to obtaining adequate care.

Increasing affordable housing that is also accessible to people with disabilities : People with disabilities experience disproportionate rates of housing insecurity and homelessness. The lack of affordable housing that is also accessible is a major contributor to that. Though a specific policy isn't proposed here, this option would prioritize solutions to the accessible housing deficit.

Land Trusts: Land trusts are a novel way of encouraging community stewardship of land and ensuring housing affordability over time. The trust acquires land and maintains ownership, providing long-term (generally 99-year), renewable leases of homes on top of the land rather than traditional sales. In the event that a homeowner wishes to leave, they are entitled to a percentage of the increase in value, with the rest reverting to the trust to ensure sustained affordability. Many trusts have rental apartments on their land, as well as shared community spaces.

Legal Supports and Stabilization Funding : There are different programs that provide services and resources for low-income renters. These include legal assistance for tenants facing eviction or unsafe housing cond

Opportunity Zone Designations (in urban versus rural areas): Opportunity Zones were enacted as part of the 2017 tax reform package (Tax Cuts and Jobs Act). An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.

Rent Control: Rent control policies provide standards that limit when and how landlords are permitted to increase rent. Rent control policies come in different variations but they generally only apply for existing tenants. Rent control policies might allow for capped increases or they might prohibit increases all together or they might do some combination. Rent control policies are designed to protect existing residents as housing prices increase, which is especially important due to stagnant wages.

Renter Protections: This refers to policies that provide legal recourse to tenants when landlords engage in abusive behavior. Abusive behavior is used here to refer to, among other things, a landlord's failure to maintain rental units in a livable condition and a landlord taking retaliatory action (like filing an eviction or increasing rent) when tenants request repairs or otherwise seek to hold the landlord responsible for his or her legal obligations. Strengthening Colorado's Warranty of Habitability law is an example of a policy that falls under this category. These policies support safe and affordable living housing for tenants and help to ensure that tenants don't end up homeless and/or with an eviction on their record.

Second Home Ownership and Vacation Rentals: Second Home Ownership is drastically impacting livable housing units available in communities because they are primarily vacant or used as vacation rentals. Policies can be created around ensuring a portion of new developments are required to be used as primary residences or zoning can be recreated to redesign large second homes as multi-family units. Town or county policies can also be created to excise significant taxes on second homes or vacation rentals to promote primary residences and create funds for housing assistance programs.

State Preemption/Local Control: In Colorado, state law preempts local regulation on housing, particularly with regard to rent control and ordinances pertaining to the landlord-tenant relationship. Allowing local control in these areas of the law would allow local leaders to explore more robust renters' rights and rent stabilization policies as needed in their communities

Zoning and Land Use Policies: This would prioritize an investigation into how zoning and land use regulations exacerbate housing insecurity and how they can be used to improve access to stable affordable housing.

8. Please tell us about any programs, initiatives, or policies in your communities which have increased the number of safe, habitable, and affordable houses or apartment units.

9. Please tell us about any housing research/housing insecurity assessment projects that are happening in your community or that you are aware of.

10. Do you have any other information on housing inequities or policy solutions that would be of interest or use to the Policy and Advocacy Team?

Attachment B
Summary of Survey Responses

SUMMARY OF HOUSING RESEARCH SURVEY RESULTS

Q1. Is your organization:

An HEA cohort organization	42.3%	11
A Network Strengthening Partner organization	57.7%	15
Answered		26
Skipped		1

Q3. **What should the study focus on?** Please rank the following focus areas. (1=your highest priority and 4=your lowest priority)

	ALL	Cohort	NSPs
Describing the housing inequities that exist in Colorado (i.e. which groups are affected by housing inequities and what are the root causes)	2.6	2.2	2.9
Making recommendations on policies that should be included in a housing equity policy platform for Colorado	2.6	2.3	2.7
Surveying and describing housing equity policies that have been effective in other states	2.4	3.1	1.9
Analyzing a specific set of housing policies and the impact they would have on housing equity in Colorado	2.4	2.5	2.4
	27	11	15
	0	0	0

Q4. Below is a list of groups that are disproportionately impacted by housing insecurity. **If the study focuses on describing the housing inequities that exist in Colorado, which 5 groups should be prioritized?** (1st priority=highest priority).

	ALL	Cohort	NSPs
Communities of color facing displacement/gentrification/lack of access	2.3	2.9	2.1
Low/no income individuals and families	2.2	2.8	1.7
Individuals experiencing homelessness or living in transient housing	2.0	0.8	2.7
Individuals without proper documentation (no access to subsidized housing)	1.9	1.7	2.1
Families with children	1.9	2.2	1.7
Renters	0.9	1.3	0.7
Seniors	0.8	0.7	0.9
Mobile home owners	0.7	1.1	0.4
Individuals with disabilities	0.6	0.2	1.0
Middle/lower income individuals and families	0.6	0.4	0.8
Individuals in rural communities	0.4	0.2	0.7
Individuals in suburban communities	0.1	0.2	0.1
Individuals in urban communities	0.1	0.0	0.1
	27	11	15
	0	0	0

Q5. Are there groups not included in the list above that you think the study should prioritize if it explores housing inequities?

- 50 - 64 year olds
- veterans
- Accessibility of any new housing should be a priority
- You should come out with an impact of racism on housing.
- No but think it good to highlight how it is affecting ALL populations so focusing on some of the less know struggles in certain groups may raise more awareness = greater action
- previously incarcerated
- Residents who have been displaced from communities where they & their families may have lived for many years-the impact on them and on the community they leave behind.

Q6. Below is a list of possible policy solutions to housing insecurity. If the study analyzes a specific set of policy solutions, which 5 policies should be prioritized? (1st priority=highest priority)

	ALL	Cohort	NSPs
Funding for Affordable Housing	2.7	2.2	3.1
Addressing Barriers to Renting	1.8	0.8	2.6
Housing Supports for Individuals without Proper Documentation	1.6	1.3	2.1
Increasing affordable housing that is also accessible to people with disabilities	1.4	1.2	1.6
Rent Control	1.0	1.9	0.4
Zoning and Land Use Policies	0.9	0.8	1.1
State Preemption/Local Control	0.9	1.3	0.6
Renter Protections	0.8	1.2	0.6
Legal Supports and Stabilization Funding	0.7	1.5	0.0
Land Trusts	0.6	1.2	0.2
Second Home Ownership and Vacation Rentals	0.5	0.0	0.9
Employer-Assisted Housing	0.4	0.5	0.5
Prohibiting Source of Income Discrimination	0.4	0.3	0.6
Abandoned Trailer Clean-Up and Other Mobile Home Health and Safety Strategies	0.2	0.2	0.3
How census tracts can be utilized to support improved housing policy	0.2	0.4	0.1
Opportunity Zone Designations (in urban versus rural areas)	0.2	0.4	0.1
	26	11	14
	1	0	1

Q7. Are there any policy solutions not captured above that you think the study should investigate if it looks into specific policy solutions?

- Inclusive zoning
- Renter Rights and increasing requirements on landlords to provide safe housing.
- Increasing rental assistance funding and sources of new funding for an affordable housing trust fund.
- Ownership of trailer parks by their residents.
- ADU development with trade-offs (eg, zoning for larger sized units in return for covenants on long term or permanent affordability at lower AMI levels) related to affordability.
- A preferential option for those displaced to return to their communities when affordable housing is made available.
- Locally empowered neighborhood level decision making related to bond funding for affordable housing.

Q10. Do you have any other information on housing inequities or policy solutions that would be of interest or use to the Policy and Advocacy Team?

- Gentrification : How do we help Cities and Counties plan for affordable housing before it is too late.
Homelessness: How do we help meet the needs?
- The one thing that might be helpful is the extent to which corporate/private equity money is infiltrating the housing market and exacerbating the housing crisis. We have some information and are working getting a better picture of this phenomenon in Adams County where we work.
- Temporary moratorium on MH Park rezoning to prevent displacement and redevelopment while other solutions are developed?
- Our LPHA in Pitkin county is involved with a health impact assessment regarding a mobile home park that was going to be sold to high \$ home developer and was instead bought by Aspen to develop/improve the mobile home park for low income housing.
- Out here in the mountains there is a push to have resort workers and other low wage earners further down valley, a very expensive transportation service to the public, and an insistence to keep ranch land from development so it looks more rural. It's urban sprawl spread across mountain ranges. As water dwindles we are cutting back our water as our sources are diverted for a more and more thirsty Denver.
- I think we should take a close look at successes in Colorado communities.
- Some people have said that once you observe the initial signs of gentrification it is already too late to do anything about it. It is never too late to do the right thing for the people who have done much of the difficult work to make a neighborhood desirable by including them in planning that allows them to remain in their community. It will be a tragedy if displacement becomes the rule rather than the exception in Denver. If it does come about look at what the City of Portland is doing in creating a right of return policy for descendants of the residents of historically African American neighborhoods in the northern district of that city.

Attachment C
Summary of Housing Activities

To: Policy and Advocacy Team **Date:** September 6, 2018


From: Social Policy Research Associates (SPR)

Subject: Summary on Housing-Related Activities Reported in 2018 Mid-Year HEA Grant Reports

This document offers a summary of the tool created by SPR, *HEA Cohort Housing Activities_June 2018*. The tool was created at the request of the Policy and Advocacy Team to support their understanding of current efforts and partnerships within the HEA cohort related to housing issues.

SPR analyzed the June 2018 HEA Cohort Grant Reports and 14 out of the 18 cohort organization reported on housing-related activities. The next section below outlines how the spreadsheet tool is organized and what follows is a summary of what is in the tool by activity type, issues, legislation support, and partners along with which HEA organization reported the housing-related activity.

Housing-Related Activities Spreadsheet Tool

To filter the spreadsheet tool, click on the  icon and type in your search term in the search bar. You may search by:

- **Column A** – cohort organization name
- **Column B** – activity type (based on how the organization categorized their housing-activities in their 2018 mid-year report)
- **Column C** – issue area(s)
- **Column D** – specific policy name
- **Column E** – brief description of the housing-activities
- **Column F** – organizations that they partnered with

Activity Categories

The categories below follow part 1 of the grant reports where The Colorado Trust asks the HEA organizations to provide a quick description of field-building activities that took place within the reporting period (January – June 2018). Below are the general activity categories where HEA organizations specifically mentioned a housing-related activity.

Activity Category	HEA Organization(s)
Community engagement, education, and organizing	APDC, CCDC, GCRHN, UNE, CCLP, LCBAG, Foundation for Sustainable Urban Communities (FSUC), TogetherColorado
Equity messaging and communication	GCRHN, UNE, LCBAG, FSUC
Leadership development in affected communities	Full Circle, UNE, Re:Vision, FSUC
Legislative advocacy and policymaker education	CFI, APDC, CCC, UNE, CALPHO, CHP, CCLP, LCBAG, Re:Vision
Organizational-level capacity building	CCC, CALPHO, CHP, CCLP, LCBAG
Research and needs assessment	LCBAG
Tools and resource development and story banking	CFI

Issue Categories

Based on the activities that HEA organizations reported, below are the 12 issue areas related to housing and the corresponding HEA organization that reported the activity.

Issue	HEA Organization(s)
Affordable housing	CCDC, GCRHN, CALPHO, FSUC, TogetherColorado
Displacement/homelessness	CCDC, UNE, CCLP
Gentrification	TogetherColorado
Housing conditions/habitability	CALPHO, FSUC, CFI, APDC, CCC, CCDC, UNE
Housing conditions/habitability: Manufactured homes	LCBAG
Housing equity (general)	APDC, GCRHN, UNE, CHP, CCC, CCLP, LCBAG
Mobile homeowner rights	CCLP
Property taxes or low and middle-income homeowners	CCLP
Renters/tenant rights	CFI, APDC, CCC, Full Circle, UNE, Re:Vision
Renters/tenant rights: Manufactured homes	LCBAG
Renters/tenant rights: Mobile homes	LCBAG
Zoning	LCBAG

Legislation Support

If the HEA cohort organization reported on a specific bill or act in their housing-related activity, it is reflected in the table below.

Act/Bill	HEA Organization(s)
Mobile Home Parks Act of Colorado	LCBAG
Renters' rights bill (specific bill is not referenced)	Re:Vision
HB18-1397	CFI, APDC, CCC, UNE
HB18-1315	CCLP
HB18-1432	CCLP, UNE
HB18-1127	UNE
HB18-1067	UNE
HB18-1267	CHP
SB18-010	UNE, CALPHO, CHP
SB18-007	CALPHO, CHP

Partners

The table below has the HEA organization and their partner (if mentioned) in the housing-related activity reported in the June 2018 grant reports.

Partner	HEA Organization
(* denotes Network Strengthening Partner) (<i>italic</i> denotes HEA Cohort Organization)	
9to5*	CFI, UNE, LCBAG, TogetherColorado
American Red Cross	LCBAG
<i>CCLP</i>	<i>LCBAG</i>
CDPHE	CALPHO
Chaffee Housing Trust*	LCBAG
CIRCLE	GCRHN
CO Center on Law and Policy	Full Circle
COHFA	CFI, UNE, APDC, CCLP
Colorado Coalition for the Homeless	CCLP
DORA	Full Circle, LCBAG
FORD Collaborative	UNE
Get Outdoors Leadville!	LCBAG
<i>HEA cohort and network partners* (general)</i>	<i>GCRHN, CFI, APDC, CCC</i>
HHRC	GCRHN
Immaculate Conception	TogetherColorado
Interaction Institute for Social Change	LCBAG
Lake County Planning Commission	LCBAG
Leadville Herald Democrat	LCBAG
Leadville-Lake County Fire Department	LCBAG
Mountain View Manufactured Housing Community	LCBAG
OPPI	CALPHO
Other local organizations	TogetherColorado, CCLP
Our Home Our Right*	Re:Vision
Spark Policy Institute	CCLP
Street Fraternity*	CCLP
<i>TCT</i>	<i>GCRHN</i>
<i>UNE</i>	<i>TogetherColorado</i>