

Attachment – Engagement Summary

Community Engagement Overview

Fort Collins has had a long-standing community dialogue about the best way(s) to ensure safe, healthy housing for renters, efficiently use existing housing stock, and address nuisance issues. During development of the HSP in 2020, extensive community engagement continued to highlight a need to explore rental registration/licensing and occupancy ordinance revisions. Over the last year, staff has built on the HSP community dialogue by engaging with a range of community members to ensure that multiple perspectives are included in the current exploration of rental housing strategies.

Groups Engaged:

| Group | Engagement Activities Conducted |
|--|---|
| Renters, neighborhood groups, HOAs | Housing Strategic Plan engagement, 2020-2021 Community Questionnaire, Aug. 2022 Pop-up Engagement, Aug. 2022 Rental Housing Taskforce |
| Landlords, realtors, property managers | Presentation to Northern CO Rental Housing Association, Feb. 2022 Presentation to Board of Realtors, Feb. 2022 Rental Industry Questionnaire, Feb./March 2022 Rental Housing Taskforce |
| City Departments | Convening of Rental Housing and Occupancy Core Team Conversations with IT, Building Services, Communications and Public Involvement Office, City Attorney’s Office |
| Council | Ad Hoc Housing Committee discussion, Dec. 2020 Rental Strategies Work Session, Oct. 2021 |

Summary of Key Engagement Activities

Rental Industry Questionnaire, February/March 2022

This online questionnaire was primarily focused on soliciting feedback from rental owners, property managers, and landlords to better understand how potential rental programs (e.g., registry and occupancy regulations) might impact the industry, and to explore specific elements of program design. Assessor’s data was used to identify and mail flyers to nearly 9,000 likely owners of rental property within Fort Collins to ensure wide awareness of the questionnaire. A total of 1,912 people responded to the questionnaire, 68% of whom identified themselves as rental owners, managers, or landlords. 20% of respondents were residents who live or work in Fort Collins but do not own or manage rental property.

Rental Housing Task Force, March-August 2022

In early 2022, the City convened a Task Force to support deeper exploration of the three HSP strategies to work collaboratively to propose modifications to current rental housing policy for consideration by City staff, the broader public, and City Council. A total of 76 people applied for

20 spots, and applications were reviewed by a committee of City staff. The top scoring applications for landlord/property managers, renters, and others were invited to participate. Staff consulted with the City Attorney’s Office on the criteria utilized for selection and the information shared with the selection team. Demographic information was collected from applicants but was not used in the selection process; it was considered in aggregate for the entire application pool to evaluate the task force’s representativeness.

A panel of applicants was selected to represent a diversity of perspectives, including rental housing tenants, property owners/landlords and property managers, and people who fit neither category. Fort Collins residents Jack Armstrong, Jade Beaty, Julia Berger, Lisa Cunningham, Brannan Davis, Adam Eggleston, Emily Gallichotte, Carrie Gillis, Cecilia Granby, Sean Haines, Nicole Hanson, Mike Herder, Torey Lench, Robert Long, Lindsay Mason, Amy Pezzani, Jose Luis Ramos, Carolyn J. Rasley, and Isabella Zapata served as Task Force members for the duration of ten meetings. One task force member withdrew from participation due to other commitments. The total composition of the group was 19 members, and all meetings were facilitated by a professional third-party facilitator.

The task force members shared multiple perspectives and affiliations. They are listed below:

| Renter | Industry Representative | Other |
|---------------------------|-----------------------------------|--|
| Currently renting | Realtor | Non-profit executive |
| Single parent | Large landlord | Immigrant to U.S. |
| Experienced homelessness | Small landlord | HOA Board representative |
| Affordable housing tenant | Real estate appraiser | Fifth generation Fort Collins resident |
| Seeking home ownership | Contractor | CSU Off-Campus Life |
| Parent of renters | Property Manager | |
| Former CSU student | Former Housing Authority employee | |

The Task Force met a total of ten times between March 30 and August 3, 2022. The 19 Task Force members attended an average of 8.5 meetings each. Each meeting had an average of 16 Task Force members present. Task Force members completed homework assignments between meetings to ensure they were well informed. Early meetings were primarily informational as the Task Force members received presentations from staff as well as a panel including Paul Anderson, Lloyd Walker, David Roy, and Benton Roesler to explore opinions about the City’s U+2 Policy.

Community Questionnaire, August 2022

This questionnaire sought opinions about how much the City’s approach to rental housing regulation and occupancy should change, if at all. The questionnaire also asked respondents their opinions about a range of potential next steps for rental registration/licensing and occupancy ordinance revisions. Additional “pop-up” engagement utilizing the Neighborhood Services lemonade stand was conducted to increase awareness of the community questionnaire and encourage participation; particularly in areas where changes to occupancy and extra occupancy

have been raised as a concern. A total of 1,739 responded to the questionnaire: 64% indicated that they owned their home, 31% of respondents indicated that they rented their home, 19% of respondents were landlords. The charts below show respondents by Council District and housing tenure (rent/own):

| Council District | Total | Owners | %Owners | Renters | %Renters |
|-------------------------|--------------|---------------|----------------|----------------|-----------------|
| District 1 | 226 | 138 | 61% | 82 | 36% |
| District 2 | 223 | 150 | 67% | 62 | 27% |
| District 3 | 143 | 94 | 65% | 46 | 32% |
| District 4 | 227 | 154 | 68% | 63 | 28% |
| District 5 | 373 | 249 | 67% | 113 | 30% |
| District 6 | 264 | 144 | 55% | 111 | 42% |