



**RMLUI 2020 HOME STUDY PROGRAM
HOUSING & EQUITY**

WESTERN PLACES/WESTERN SPACES CONFERENCE

HOT, DRY, AND CROWDED: PLANNING FOR THE FUTURE

The West of the future will be warmer and more populous, and as a result, will face significant challenges with respect to our water supplies, our ability to withstand unpredictable weather patterns and extreme storm events, and our capacity to preserve our economy and our quality of life while adapting to the coming changes. The climate is changing, but we *can* do something about it.

Land use planning, water planning, and disaster mitigation are just a few of the tools available to help prepare for an uncertain future. We can work now to prepare our communities and landscapes for the impacts we are sure to experience. We can use design to create places that are more sustainable and adaptable. We can use integrated water and land use planning to help stretch dwindling water supplies. We can use our natural systems to create more resilient communities that are cooler and more connected. And we can work to ensure that the communities of our future are more equitable, affordable, and inclusive.

For RMLUI's 29th Western Places/Western Spaces conference, we will be looking at the ways in which we can use design, planning tools, and creative approaches to better plan for a future that will be different from the known past. The Babbitt Center for Land and Water Policy is partnering with us to develop a track focused on integrating land use and water planning. In addition, we will consider how our built environments, using mixed use design, transportation infrastructure, and even building codes, can help reduce our impact on climate change and create a more comfortable and sustainable living environment. We will explore how our natural systems and outdoor spaces can be designed for greater resilience, cooler micro-climates, and more water-wise landscaping. We also will focus on rural resilience and how to adapt sustainability innovations and new technologies to small towns and rural communities. Finally, we will consider how climate change is likely to affect our natural resources—from our recreational playgrounds to our economic engines—and discuss ways in which our land use strategies can or should adapt in anticipation of changes across our Western landscapes.

HOME STUDY PROGRAM: HOUSING & EQUITY

Sessions from the conference are recorded for use in RMLUI's Home Study Program. This course, *Housing & Equity*, provides an overview of the pressing issue of housing affordability in the West, despite a boom in development. In this program, the courses examine issues of affordability and social equity as it relates to the housing crisis.

Creating and Preserving Affordable Housing in the West: Challenges and Solutions

Development and preservation of affordable housing has universal challenges; the costs of land, labor, materials and capital the most basic. The need to keep rents affordable to lower income families requires efficiencies in construction and operation and limiting debt to the extent possible with scarce grant funds. Development in rural areas where incomes are lower, and the costs of labor and materials are often higher due to the need to transport them from urban areas exacerbates the problem. Add in the scarcity of financial resources and increased competition for them and the barriers to creation and preservation of housing in rural areas become even higher. This session will examine those challenges and present information on how they are being met in the West.

Moderator:

Rodger Hara

Principal, Community Builders Realty Services

A Denver native and graduate of the University of Denver, Rodger has been in the affordable housing finance and development field for over 40 years at HUD, the Colorado Housing and Finance Authority, the Denver Housing Authority and various mortgage companies. He has been in private practice as an affordable housing finance and development consultant since 2008, working with government agencies at the federal, state and local levels and non-profit and for-profit developers. He also curates affordable housing articles for the Colorado Real Estate Journal and is a frequent speaker on affordable housing at conferences.

Speakers:

Suzanne Anarde

Chief Executive Officer, Rural Community Assistance Corporation

Suzanne Anarde has worked for more than 25 years as a community development professional dedicated to rural revitalization. Suzanne began serving Colorado's rural communities as Tri-County Housing's founding executive director, in 1991. She joined Rural LISC in 2005 as a consultant, and in 2010 as senior program director for partners in California, Oregon and Utah. In 2013, Suzanne was appointed LISC vice president, overseeing Rural LISC's revitalization work with 89 rural community-based organizations in more than 2,100 counties across 45 states. Suzanne served on the Colorado State Housing Board for seven years and the Fowler School Board in Colorado for 18 years, including eight as president. She is a board member for Fannie Mae's Affordable Housing Advisory Council, National Rural Housing Coalition, U.S. Bank Community Advisory Committee, Dakotas America Advisory Board and CEI National Advisory Board serving rural Maine.

Robin Wolff

Senior Program Director, Enterprise Community Partners

Robin is the Rural Housing Senior Program Director at Enterprise Community Partners where she is responsible for implementing the rural programs' housing and economic development strategies, including the provision of direct technical assistance, coaching and training to nonprofit organizations, government agencies and other stakeholders pursuing affordable housing and economic development opportunities in rural communities. Prior to joining Enterprise, Robin served as the Deputy Director of Community Resources and Housing Development Corporation (CRHDC) a Colorado based nonprofit housing developer and service provider with an extensive rural portfolio. Robin has spent the majority of her career focused on housing affordability and economic development, helping groups to leverage funding, promote development and spread the word out about their programs and services. She has extensive experience with and knowledge of affordable housing and loan fund development financing, and is accustomed to working with public, private and non-profit sectors to make projects happen.

Mark Berry

Attorney, Law Office of Mark Berry

Mark Berry is a Landlord & Tenant, Native Peoples Law, Real Estate, Construction & Development, Land Use & Zoning attorney who has been licensed for 29 years. This attorney attended Iowa College of Law and has an office in Littleton, CO.

Learning Objectives

- Attendees will learn how a small local housing authority leveraged scarce resources
- Attendees will learn how to use creative design and land planning to enhance the economic feasibility
- Attendees will learn how to access and use the affordable housing development process

Group Homes for Those in Recovery: Recent Developments and Understanding What Stakeholders Want

Two planner-lawyers who have written a book on group homes will provide an update on the law and then engage a sober house developer/operator and the leader of a neighborhood group opposing it, in an effort to understand what both sides need and want, and to discern how such controversies might be avoided and resolved.

Moderator:**Dwight Merriam**

Attorney at Law

Dwight H. Merriam, FAICP, a lawyer and land use planner in private practice in Connecticut, is a Fellow in the American College of Real Estate Lawyers, a Fellow and Past President and of the American Institute of Certified Planners, and Past Chair of the ABA Section of State and Local Government Law. He has published over 200 articles and 13 books, including co-editing the treatise Rathkopf's The Law of Zoning and Planning. UMass BA (cum laude), UNC MRP, and Yale JD. www.dwightmerriam.com

Speakers:**Brian Connolly**

Shareholder, Otten Johnson Robinson Neff + Ragonetti PC

Brian Connolly represents public- and private-sector clients in matters relating to zoning, planning, development entitlements and other complex regulatory issues. Brian's practice encompasses a broad range of land use matters including zoning compliance, rezonings and other regulatory amendments, planned-unit developments, development agreements, private covenants and restrictions, land use and zoning litigation, initiatives and referenda associated with land use approvals, and real estate transactions. Brian has received national recognition for his work on First Amendment issues associated with local government regulation, including signs and outdoor advertising, and his work on fair housing matters in local planning and zoning, particularly in the area of housing for people with disabilities. In addition to representing clients in these areas, Brian has served as an expert witness in cases involving these as well as other land use topics.

Steve Elkins

Senior City Planner, City and County of Denver Community Planning and Development Department
Steve Elkins is a Senior City Planner for the City and County of Denver's Community Planning and Development Department. In 2013, Steve received his Master's Degree in Community and Regional Planning with a focus on Physical Planning and Urban Design from the University of New Mexico. He has worked in transportation and land use planning since his graduation. His professional focus has been current planning including serving as the lead staff person for all of Denver's group living zoning permit applications. He has partnered with his Planning Services colleagues, among others, to craft meaningful group living regulations that reflect Denver's 21st century housing needs. He enjoys the complexity and challenge of creating both useable and meaningful regulations that accomplish the vision and goals set forth in the municipal long range planning process.

Steven Polin

Attorney, The Law Office of Steven G. Polin

Steven G. Polin is an attorney in private practice in Washington, DC. His practice focuses primarily on the application of the Federal Fair Housing Act as it pertains to exclusionary zoning activities to persons with disabilities residing in a group living environment. He also serves as General Counsel to Oxford House, Inc. and has represented and continues to represent Oxford House in numerous zoning issues involving municipalities throughout the country. His practice is national in scope and he also represents other sober house providers throughout the country, including those located in Colorado.

Learning Objectives

- Gain an understanding of what group homes are and their role in the community.
- Learn about the laws and policies affecting the siting of group homes.
- Find out how can we do a better job in meeting the need for group homes.

Homeless in the West: What Can Communities Do?

One results of the hot, dry, and crowded Rocky Mountain West is an increase in homelessness. As with any issue, there are a number of ways communities can address this challenge. One of the first challenges for communities is assessing the size of the homeless population, and then developing programs and regulations to address the issue. This session showcase some assessment tools to better understand localized homelessness and to develop data-informed homelessness supports, services and prevention strategies. In addition, the discussion will include a review of the policies communities are adopting—both positive and negative, and explore a case study of a new program in Adams County, Colorado.

Moderator:**Daniel Brisson**

Burnes Center on Poverty and Homelessness University of Denver, Director

Professor Daniel Brisson is the Director of the Center on Housing and Homelessness. Brisson earned an MSW and PhD from the University of North Carolina at Chapel Hill. He has also received advanced training in statistical methods through the Inter-University Consortium for Political and Social Research. Brisson's research is focused on individuals and families struggling with issues associated with poverty. He is particularly interested in the impact of low-income neighborhoods on individuals and families. The goal of his research and scholarship is to create equitable opportunities and systems so individuals and families living in poverty have the same chance for success as those with more financial resources.

Speakers:**Paolo Diaz**

Poverty Reduction and Neighborhood Outreach Manager, Adams County

Paolo Diaz works for a nonprofit that engages volunteers and the community at-large to teach students in local schools about financial literacy, entrepreneurship, and work readiness. Paolo has been involved with Commerce City and the north metro region since 2009. Paolo was also appointed to City Council in 2011, where he served the remaining five months of another councilmember's term. In 2016, Paolo was named one of Denver Business Journal's 40 Under 40.

Nantiya Ruan

Professor of Law, University of Denver Sturm College of Law

Nantiya Ruan returns to the University of Denver and the Lawyering Process program after hiatuses on both coasts. After graduating from D.U. with dual J.D. and M.S.W. degrees, Nantiya clerked for the Honorable Ronald L. Ellis in the United States District Court for the Southern District of New York. Following her clerkship, Nantiya was a litigation associate at Outten & Golden LLP, a New York plaintiffs' employment law firm, representing employees in discrimination and harassment cases, discrimination class actions, and contract and benefit claims. In one particularly satisfying case, Nantiya was a lead associate in a national "glass ceiling" discrimination class action against a major insurance company.

Sallie Strueby

Research Associate, University of Denver Center for Housing and Homeless Research

Sallie Strueby provides evaluation support for various projects at the local, state, and national level. Responsibilities include data collection and management, data analysis support, and reporting quantitative and qualitative data. While at the Burnes Institute, she developed and facilitated evaluation project concerning the use of Homeless Management Information Systems data in social service agencies.

Learning Objectives

- How to count homeless populations or improve counts for communities already making assessments.
- The legal policies that have impacted homeless populations, such as camping bans and how some of these policies criminalize homelessness.
- Learn how improving the quality of open space and recruiting park rangers can improve the quality of life for homeless people and increase safety in open spaces and parks.

The Hottest Topic in Housing: Who Wins in Gentrification

This panel will explore the costs and benefits of gentrification—a polarizing debate in the housing discipline. Panelists will discuss who is most affected by the market forces we call gentrification, who gains, and who loses—and why gentrification does not need to be a zero-sum game.

Moderator:**Heidi Aggeler**

Managing Director, Root Policy Research

Heidi Aggeler has consulted in the housing policy field for twenty years, conducting research to support public sector decisions and create housing strategy. Her role on this panel will be to moderate the

discussion. She will also prime the discussion by defining gentrification and summarizing the cost and benefit research.

Speakers:

Charles Brennan

Research & Policy Analyst, Colorado Center on Law & Policy

Charles works with the Colorado Center on Law & Policy's Family Economic Security Program, using data analysis, statistics, and research to support our efforts to improve the economic security of all low-income Coloradans. Charles has a background in urban planning, and is particularly interested in issues related to expanding access to housing and confronting spatial and racial inequities that are the legacy of past public policy choices. Charles earned his Master in Urban Planning from Harvard University in 2014 and a bachelor's degree from George Washington University in 2011. Prior to joining the Colorado Center on Law and Policy, he worked as an associate at Clarion Associates, a land use and urban planning consulting firm in Denver.

Mollie Fitzpatrick

Senior Consultant, Root Policy Research

Mollie Fitzpatrick has built an investment impact model for the City and County of Denver that will be used to guide housing and land use policy to mitigate the negative effects of public investment. She will discuss the academic research that informed the model, how similar models can be built by planners, and how to use data to effect desired policy outcomes.

Analiese Hock

Principal Planner, City and County of Denver

Analiese Hock is a self-described "zoning nerd" with a passion towards creating equitable communities. Her work focuses on the intersect between social sciences and land use regulations. Currently she is working on zoning systems to leverage community benefits such as affordable housing and other policies aimed at stabilizing vulnerable communities. In all of her work, Analiese takes on planning and policy through a people centered approach.

Learning Objectives

- Gain a strong command of the market forces behind gentrification
- Understand who is most affected by gentrification
- Know how to effectively implement policy to mitigate costs and realize benefits of gentrification

Public Subsidy to Private Equity: Measuring the Social Costs of Housing Speculation

Growth patterns in the West are driven by population, climate, economic and recreational trends, and the resulting speculation reduces neighborhoods and communities to a game of Monopoly. This session explores the social and economic impacts of real estate speculation and inflation. As housing commodification, conversions and inflation displace larger cohorts of cost-burdened residents in destination communities, what are the resulting measurable costs felt by families, neighborhoods, communities and institutions? Using college student populations and other demographic cohorts, we'll explore these costs along with policy, market-based and legal remedies available to communities.

Moderator:**Erik Kingston**

Housing Resources Coordinator, Idaho Housing and Finance Association

After joining Idaho Housing and Finance Association (IHFA) in 1995, Erik created the Housing Information Referral Center to support statewide program, policy and planning efforts while pursuing unconventional partnerships. He serves on the Idaho Rural Partnership (IRP) board and IRP's Community Review Team (irp.idaho.gov). Erik is a regular presenter for the APA/Idaho Chapter, Association of Idaho Cities, and the NW Community Development Institute, where he teaches Housing as a Second Language. Recent outreach and collaboration include: Home and Community: re-thinking Design, Finance and Development (2019 RMLUI); the Western Community Assessment Network, a multi-year rural development collaborative among Idaho, Montana and Wyoming teams (communityreview.org). Erik brings a holistic look at housing at a macro level (informed by work with housing, land-use, civil rights and economic development professionals) and micro level (reflecting one-on-one interactions with callers to IHFA's Housing Hotline, employers, advocates, and workers).

Speakers:**Stephen Miller**

Professor of Law, University of Idaho College of Law

Stephen R. Miller, AICP, is a professor of law at the University of Idaho College of Law in Boise. He currently serves as editor-in-chief of the ABA Journal of Affordable Housing & Community Development Law. From 2015-2019, he also served as principal investigator on a grant to facilitate wildfire planning in the wildland-urban interface from the U.S. Forest Service and Idaho Department of Lands. He is co-author of Land Use and Sustainable Development Law (West) and numerous other publications. He holds a J.D. from University of California, Hastings College of Law, a master's in city and regional planning from University of California, Berkeley, and an undergraduate degree from Brown University.

Jessie Dexter

Student Basic Needs Collective Impact & Initiatives Coordinator, Boise State University

Jessie Dexter was born and raised in Sandpoint, ID, received a B.A. in International Studies from the University of Idaho in 2016, and recently completed her Masters of Public Administration (MPA) degree at Boise State University in May 2019. Before attending grad school, she did fund development work with the Idaho Office for Refugees and the Treasure Valley YMCA. While in the MPA program, Jessie worked as a Graduate Research Assistant researching student basic needs and Boise State's response to student food insecurity. After completing her masters, she was hired as a Collective Impact and Initiatives Coordinator by the Department of Community and Environmental Health at Boise State where she is continuing her research on student food and housing insecurity and homelessness and coordinates the University's Student Basic Needs Collaborative.

Jennifer Newcomer

Director, Shift Research Labs

As Shift's director, Jennifer leads the team's efforts to transform data into actionable information. Her research focuses on social and built environment related issues, particularly those impacting family economic well-being. Prior to working at Shift, Jennifer worked at the Denver Regional Council of Governments conducting land use forecasting and regional economic analysis. She also has worked in real estate and construction, managing projects from planning and design to build out. Jennifer holds a Masters in Urban and Regional Planning, with a focus on economic development from the University of Colorado at Denver, and a Bachelor's in Environmental Design from the University of New Mexico.

Learning Objectives

- Appreciate the importance of diverse housing types and price points to meet the needs of all people
- Understand the net impact of speculation-driven growth and development on community housing and diversity
- Learn how to evaluate the cost-benefit ratio of various development forms and practices, and how communities are working to mitigate the effects of speculation and gentrification.

Vulnerable and Valuable: Resilience & Preservation in Mobile Home Parks

Through the lens of equity in climate resilience investment, staff from the cities of Aurora and Boulder will discuss equity, resilience and preservation as they relate to mobile home parks. Particular emphasis will be placed on Zero Energy Modular (ZEM) housing; what it is, the findings of the 2019 ZEM market study, and the promise of ZEM as a replacement housing option in mobile home parks and as an affordable housing solution as communities face increasing weather extremes. Additionally, contrasting case studies in two different mobile home parks—Ponderosa Mobile Home Park in Boulder and Denver Meadows in Aurora—will be presented.

Moderator:

Carolyn Elam

Energy Manager, Department of Climate Initiatives, City of Boulder

Carolyn is responsible for the city's climate action strategy as it relates to energy systems. This includes a focus on equity and resilience as the community faces the impacts of climate change such as increased weather extremes and declining air quality. Carolyn will discuss the city's efforts to increase access to clean, affordable energy for all members of the community, including the launch of a pilot solar garden program and efforts to increase the resilience of the housing stock for manufactured home communities. As moderator, Carolyn will discuss the importance of climate equity and the city's interest in working in the manufactured home space, using this as a launch point to host the panel.

Speakers:

Kristin Hyser

Deputy Director of Housing, City of Boulder

Area of expertise and topics to be discussed: (250 words or less)

Kristin's expertise is in affordable housing finance and funding and brokering innovative cross organizational and regional initiatives and partnerships. Kristin will present on the Zero Energy Modular (ZEM) market analysis commissioned by City of Boulder in partnership with Colorado Housing and Finance Authority, Habitat Colorado and Energy Outreach Colorado. Kristin will overview what a ZEM is, applications in MHCs and traditional single-family housing and the results of the market analysis.

Crystal Launder

Housing Planner, City of Boulder

As a housing planner, Crystal's expertise is in housing policy and planning. Two projects she is currently overseeing are a stabilization project focused on Ponderosa Mobile Home Park, which will introduce new sewer and water infrastructure, a deeply affordable zero energy modular (ZEM) housing option, increased flood resilience and other amenities. Anti-displacement is a core goal of this effort. She also recently led completion of a Manufactured Housing Strategy for Boulder. Crystal will discuss the opportunities mobile home parks provide, resident demographics, the energy and resilience profile of

mobile and manufactured housing and features of manufactured home communities (MHCs), which create both value and vulnerability.

Dan Money

Assistant City Attorney, City of Aurora

Dan specializes in the legal aspects of land use, planning and development for the city. As a growing city, Aurora is forced to address the issue of affordable housing for its residents, along with the rezoning and closure of existing mobile home parks, and the potential dislocation of the residents who live in these parks. He will speak on the process of the recent rezoning and closure of one of these parks, along with the legal remedies used by the city in order to assist affected residents. By utilizing these tools and expanding the availability of affordable housing options for residents, municipalities in Colorado can continue to serve their residents in this increasingly evolving area of land use.

Jay Sugnet

Senior Housing Planner, City of Boulder

Jay has led numerous housing planning initiatives for the city, from the communitywide housing conversation, Housing Boulder, to the update to the city's Accessory Dwelling Unit (ADU) ordinance. Jay is overseeing efforts to establish a ZEM modular construction facility in Boulder in partnership with Flatirons Habitat for Humanity and the Boulder Valley School District's construction trades program. Initially, the focus would be on construction of ZEM homes for Ponderosa, but later the intent would be to construct durable, affordable, ZE homes for homeowners in other MHCs and more traditional single-family and multifamily settings. Jay will discuss the state of the manufactured housing industry in Colorado, the effort to establish the facility, the partnership and the requirements of a successful ZEM construction facility.

Learning Objectives

- Our communities' most vulnerable households are among the most at risk to the impacts of climate
- A spectrum of policy tools exist to either stabilize these communities or assist displaced households.
- Zero Energy Modular (ZEM) housing holds promise as an affordable, zero energy housing solution.
- ZEM efforts by Boulder and its partners is an example of the kind of comprehensive effort and partnership needed to address a complex issue.