

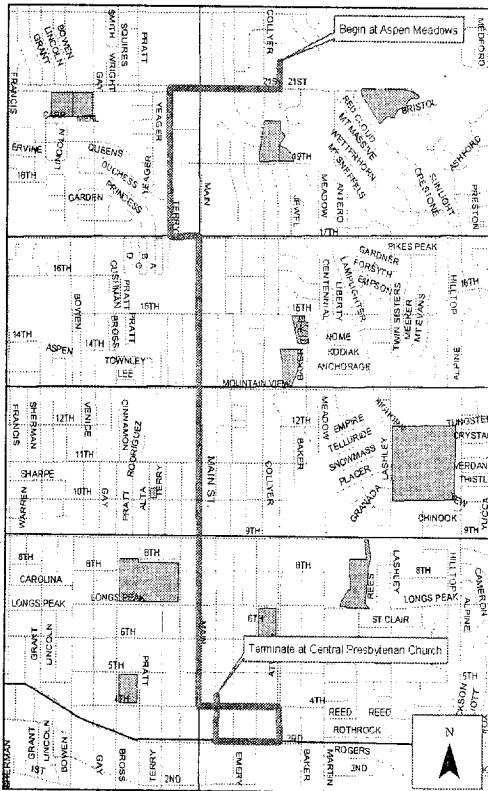
PUBLIC MEETING #1

**COMMUNITY FORUM TO GATHER INFO ON
HOUSING NEEDS AND PRIORITIES**

June 15, 2004

Meeting held to present housing and community development needs and ask group to set priorities for funding. Over 55 participants were in attendance and significant feedback was gained. Results and attendances are attached.

**Walk for Affordable Housing in Longmont
People's Walk for Housing Justice!
Longmont Community Walk
June 15, 2004 4:30 pm**



Come be a part of the statewide walk by Housing Justice! as they make their way through Longmont. Distance is approximately 5K.

Registration is \$25 and provides a t-shirt, water and other support for walkers. Youth ages 12-18 pay \$12 fee, and children under 12 years are free with a registered adult.

Registration begins at 4:30 p.m. at Aspen Meadows (70 E. 21st Ave.) with a pre-walk ceremony at 5:00.

The Walk route goes by affordable housing communities completed in partnership with the City of Longmont, Longmont and Boulder County Housing Authorities, the Inn Between, Inc., State Division of Housing, Thistle Community Housing, the OUR Center and terminates at Central Presbyterian Church.

A Community Forum & Potluck Dinner follows the walk at Central Presbyterian Church.

To Register for the Walk, contact:
www.peopleswalk.org or call 303.825.3604

Questions? Contact Meg at
mblum@thistlehousing.org or 303.443.0007

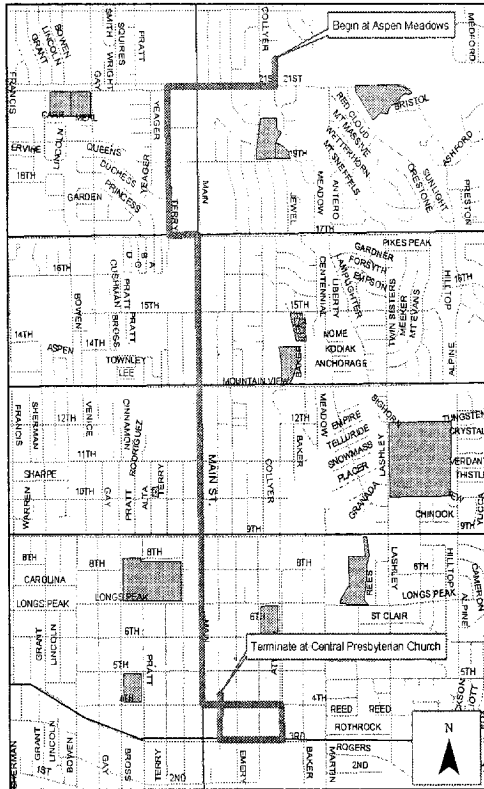
Housing Justice! is an interfaith nonprofit that seeks to raise awareness about the need for affordable housing for over 700,000 Coloradans

Your pledges support Local Nonprofit Affordable Housing Providers who are working in Boulder County

25 417513

Imei - Call 6/2/04

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James - Call 6/6/04

Walk for affordable housing set for June 15

The Daily Times-Call

LONGMONT — According to Housing Justice Inc., almost a third of Longmont residents are paying more than 30 percent of their family income on housing.

The nonprofit agency said local housing prices have increased 53 percent since 1999, but the median family income rose only 19 percent during the same time.

It estimates that Longmont needs 1,325 more affordable homes available to workers making \$8 to \$10 an hour.

To help create awareness of the affordable housing crisis and to help raise funds for affordable housing, the

agency has partnered with the OUR Center, local churches and other organizations to hold the People's Walk for Housing Justice in Longmont on June 15.

The 5K walk will begin at 4:30 p.m. at Aspen Meadows senior housing development at 70 E. 21st Ave. and go to Central Presbyterian Church at 402 Kimbark St.

Registration begins at 4:30 p.m. with a pre-walk ceremony at 5 p.m.

The walk will go past several affordable housing communities on the way to a potluck and community forum on affordable housing at the church.

Registration for the walk is \$25 for

adults and \$12 for students 12 to 18 years of age.

The People's Walk for Housing Justice is part of a statewide effort to raise awareness of the need for affordable housing in Colorado.

The 800-mile, three-month event began June 5 in Denver at the People's Fair and will continue throughout the summer with local citizen walks held all over the state.

Housing Justice is a statewide interfaith organization whose "mission is to mobilize diverse faith communities of Colorado to join and give voice to the struggle to secure decent and affordable housing for all."

Junei-call 6/18/04

The walk in Longmont is organized in partnership with the Longmont Housing Opportunities Team, the city of Longmont, the Longmont and Boulder County housing authorities, the Inn Between, the State Division of Housing, Thistle Community Housing, the OUR Center and several area churches and organizations.

For more information, call the Rev. Sandy Stewart, outreach coordinator for the OUR Center, at 303-772-5529, Ext. 236.

A related walk will be held in Boulder on June 16. Registration for all the walks is available on-line at www.peopleswalk.org.

The walk will pass several affordable housing communities on the way to a potluck and community forum at the church on affordable housing issues.

Registration for the walk is \$25 for adults and \$12 for students 12 to 18 years of age.

The People's Walk for Housing Justice is an 800-mile, three-month event that began June 5 in Denver at the People's Fair and will continue throughout the summer with walks across the state.

The walk in Longmont is organized in partnership with the Longmont Housing Opportunities Team, the city of Longmont, the Longmont and Boulder County housing authorities, the Inn Between, the State Division of Housing, Thistle Community Housing, the OUR Center and several area churches and organizations.

For more information, call the Rev. Sandy Stewart, outreach coordinator for the OUR Center, at 303-772-5529, Ext. 236.

A related walk will be held in Boulder on Wednesday.

Times-Call staff and wire reports

6/15/04

People's Walk hits streets today

LONGMONT — To help create awareness of the local affordable housing crisis and to help raise funds for affordable housing, Housing Justice has partnered with the OUR Center, local churches and other organizations to hold the People's Walk for Housing Justice in Longmont today.

The 5K walk will begin at 4:30 p.m. at Aspen Meadows senior housing development at 70 E. 21st Ave. and go to Central Presbyterian Church at 402 Kimbark St. Registration begins at 4:30 p.m. with a pre-walk ceremony at 5 p.m.

Housing Forum



Keith.Wardrip@colorado.edu
07/12/2004 09:08 AM

To Kathy Fedler <Kathy.Fedler@ci.longmont.co.us>
cc
bcc
Subject community forum

The hand-count was as follows:

Homeless - 26
Rental Property - 13
Upkeep and Maintenance - 2
Homeownership Opportunities - 11

Keith

Prioritized Needs

Survey

50

**Issues/Ideas submitted at Walk for Housing Justice – Community Forum
June 15, 2004**

- Object to penalties for earning income over allotted maximum \$; still not enough to live on. Disincentive to work.
- Recently released homeless felons.
- We need more single adults or adults without children – shelters.
- Paying for my home/home costs.
- More affordably priced homes for home ownership – more economic diversity within neighborhoods.
- Affordable mid-income rent.
- Stop discrimination in housing at all levels for all people.
- More supportive housing programs.
- Faster intervention for existing programs, i.e. extended assistance.
- Rental properties *Affordable* Working pre-senior having to live with relative – can't afford rent.
- Affordable rentals.
- Affordable housing.
- Truly affordable accessible housing for people living on SSI – \$564 or less.
- No fees – application and credit checks for homeless families/individuals.
- Affordable housing to purchase.
- Discrimination of Hispanic and other minority groups.
- Homeless rescue.
- Friendly landlords who want to rent to homeless families transitioning into the community.
- Bigger units for large families (5-7 people).
- Lack of Section 8 Vouchers.
- Greater neighborhood participation in housing in their neighborhood.
- Not in My Back Yard! “NIMBY”
- Mobile home owner's rights.
- For singles or couples without children perhaps a dormitory type living situation would be optimally cost-effective for the most people.
- Help low income with city utilities bills.
- Change HUD! Vote in Nov.
- Main concern: How I can buy a house for my wife and 2 son. If I only make around 24:000 yr.?
- Provide a safe place for homeless families – for bathing, eating and sleeping, medical care and play experiences for the children.
- Homelessness is unconscionable, criminal.
- Awareness of how much our local community residents family growth impacts overall growth.
- Main Concern: Homeless and transition housing.
- Housing for low, low income.
- Rental funding sources (more).
- Local input to federal programs and funding.
- Additional resources allocated to housing programs.
- NIMBY attitudes at local political level.
- How can we educate the community to decrease opposition to homeless initiatives and affordable rental housing development?
- Instead of general guidelines for all families, analyze each individual applicant, i.e. where they work, # of hours, # of \$, other bills.

Homelessness

Comments from
Participants -
Housing Forum
6/15/04

Recently released homeless felons

Provide a safe place for homeless families – for bathing, eating and sleeping, medical care and play experiences for the children.

Homelessness is
unconscionable, criminal.



Homeless and
transition housing

Homeless rescue

We need more single adults or
adults without children - shelters

Community-Level Issues

Friendly landlords who want to rent to homeless families transitioning into the community

How can we educate the community to decrease opposition to homeless initiatives and affordable rental housing development?

Stop discrimination in housing at all levels for all people



Not In My Back Yard! "NIMBY"

Awareness of how much our local community residents family growth impacts overall growth

Greater neighborhood participation in housing in their neighborhood

Discrimination of Hispanic and other minority groups

Political and Programmatic Changes

NIMBY attitudes at local political level

Local input to federal programs and funding

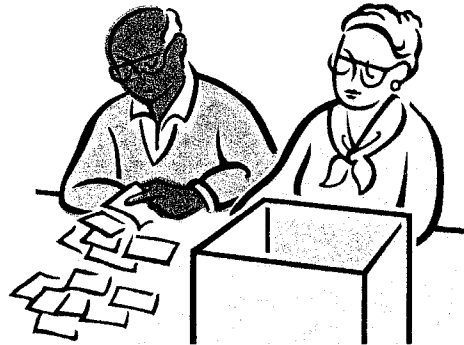
Change HUD! Vote in Nov.

Lack of Section 8 Vouchers

Additional resources allocated to housing programs

No fees – application and credit checks for homeless families/ individuals

Rental funding sources (more)



More supportive housing programs

Mobile home owner's rights

Instead of general guidelines for all families, analyze each individual applicant – where they work, hours worked, income, other bills

Faster intervention for existing programs, i.e. extended assistance

Supply-Side Factors and Affordability

Housing for low, low income

How can I buy a house for my wife and 2 sons if I only make around \$24,000/yr.?

Affordable housing to purchase

Affordable rentals

More affordably priced homes for home ownership – more economic diversity within neighborhoods



Paying for my home/home costs

Help low income with city utility bills

Truly affordable accessible housing for people living on SSI - \$564 or less

Affordable mid-income rent

Affordable housing

For singles or couples without children perhaps a dormitory type living situation would be optimally cost-effective for the most people.

Bigger units for large families (5-7 people)

21 Jan, 2004

PEOPLE'S WALK - SECOND WEEK!Posted by Blake 12:06 | [Permalink](#) | [comments \(0\)](#) | [Trackbacks \(0\)](#) | [People's Walk](#)

People's Walk
Week Two
 6/11/04-6/19/04

This second week has been a challenging one for the Walk. True, our blisters are on the mend, and the weather has cooled. On the other hand we have had to adjust our original expectations of the numbers of people who would walk with us. We have had eight day-walkers with us, with two to four at any one time. We have had six Community Walks following the original one in Denver with about 215 participants. We have conducted 12 community forums with a total attendance of 350. We are working to achieve adequate support for the relatively few Long Walkers between cities (to date) and the often large attendance at public forums.

These daily Community Meetings, held usually between 6 to 7:30 p.m., continue to elicit wide ranging interest. Typically, participants tend to fall within three categories: those for whom housing is not a pressing concern; those without housing who are timid about making their own needs known, and the many providers who are doing a great job, but are extremely concerned about all those they are not able to assist.

In *Windsor*, pop. 9,896, we encountered a relatively affluent community, built largely around a major Kodak film production plant. More than 80% of the households are homeowners, with a median home value of \$259,000, more than 50% higher than in the surrounding communities. The Town of Windsor's Workforce Housing Task Force has focused its efforts on providing homeownership for families earning between \$43,500 and \$51,800 (80% of the AMI for the area). We met with two city council persons and the leadership of "Stepping Stones of Windsor," a new faith-based nonprofit organization attempting to address the needs of the 48% of households earning below that income level. The group is in its formative stage, learning the vocabulary of affordable housing development, identifying the resources necessary, and seeking public and private assistance to further its objectives.

In *Fort Collins*, pop. 118,652, the housing coalition helped stage a 2 mile community walk from the edge of town to Harmony Presbyterian Church in south Fort Collins. About 35 residents showed up for the beginning of the walk. Following a line of afternoon thundershowers across the town, 20 walkers started out along the road. We soon ran out of sidewalk, and followed a muddy trail for one quarter mile until we found solid sidewalks away from the highway shoulders. As we entered the church which had been festively decorated with balloons, we were cheered by a large group of citizens who had passed on the Walk. A pot luck supper featured lasagna for all. After supper, there were brief presentations describing the continuum of housing and human services being provided: from shelter and care for the homeless, SROs, transitional and rental housing with counseling, financial literacy, down payment assistance and the development of affordable homeownership opportunities. We were heartened by the strong support of the community, including its political leadership. The result is a consortium of public, private and nonprofit sectors working closely together to find a full range of solutions that work.

 Comments

<http://www.housingjustice.org/discussion/index.php?op=ViewArticle&articleId=12&blogI...> 8/12/2004

In **Loveland**, pop. 50,608, First Christian Church hosted us for an evening forum to discuss their housing issues. Two major subjects were discussed – a local realtor, owner and landlord for several affordable housing units questioned the purpose of the Walk and how it would affect him and his business. We discussed his experience in owning and operating housing with the lowest rents of \$575 per month and whom that was serving (\$575 plus utilities would be affordable to families earning at least \$24,000). He accepts housing vouchers, but there are few available, and he expressed concern that there could be even fewer in the future. He also asked about education for renters to help them become better tenants. A second participant talked about her lack of access to housing vouchers. On disability, with two children, all three suffer from mold infections incurred in their previous housing. They are currently living with her parents. She asked about what could be done to improve the condition and supply of wholesome affordable rental housing stock.

In **Longmont**, pop. 71,093, we met in the Central Presbyterian Church, following a Community Walk with 56 participants. Thistle Housing, a countywide nonprofit was of major help with attendance and general event coordination. The Evening's Forum attended by 72 people focused on the City's efforts to address affordable housing issues. CDBG Coordinator Kathy Fedler led a discussion of the most crucial housing concerns. She asked for attendees' opinions about Homelessness, Rental Housing, Property Upkeep and Maintenance, and Home Ownership Opportunities. She then presented startling statistics from their needs analysis about the amount of housing need for each. They include: 565 Homeless according to their "point in time" survey this January; 600 families on their waiting list for rental assistance, with a 2-3 year waiting list (no new vouchers, and the threat of a HUD administered cutback of future assistance); 9005 households are living in housing with one or more housing problems – paying too much, or living in overcrowded or substandard housing; 1300 income eligible renter families (50-80% AMI) but few are available for them. They are preparing their new Comprehensive Plan and seeking input to help prioritize their limited resources. Thistle Housing and other nonprofit housing providers described the enormous gaps between the need and the available housing resources.

In **Boulder**, pop. 94,673, with Thistle's continuing help, spearheaded by the efforts of Exec. Dir. Aaron Mirapol, we took a Community Walk to St. John's Episcopal Church. Approximately 30 people, including several in wheelchairs, participated. As we walked into downtown Boulder, we were reminded to walk at a "window shopping pace" to allow everyone to keep together, and were greeted by a cordon of well wishers as we entered the church fellowship hall. At the Forum we heard of the extreme difficulties that the handicapped residents have – doubly challenged with a lack of affordable and accessible housing. Thistle Housing Board Chair, Ann Getches enumerated the "Top Ten Things You Can Do to Support Affordable Housing," headed by YIMBY – Yes In My Back Yard!, followed by volunteering with affordable housing providers, lobbying for an Affordable Housing Trust Fund, and encouraging candidates for office to support permanently affordable and accessible housing.

In **Evergreen**, pop. 9,216, we joined 22 affordable housing advocates in the annual Rodeo Parade and walked through the heart of downtown Evergreen. With nearly 75 floats or groups, we wondered if there was anyone left to watch. There were. It is a regional event attracting many from throughout the mountain suburbs of Denver. Following the parade, we met with political candidates expressing an interest in affordable housing. Concerns for the lack of workforce housing dominated the discussion – housing prices are nearly double those in other, plains suburbs of Denver. One local group, represented by Bruce Glenn who coordinated the morning's activities, is seeking assistance from the county housing authority or may decide to create a new nonprofit organization to serve its affordable housing constituency. We also heard from the Park County Crisis Center about the number of

families for whom affordable housing in the mountain community means cars, tepees or cabins without running water. Kathy Mastriona, Exec. Dir. stated that the lack of affordable housing options leaves victims of domestic abuse and their children with few alternatives other than going back into the abusive home.

We took a Community Walk in **Golden**, pop. 17,159, with about 35 walkers, past two affordable housing projects along the route. Our Walk was followed by a discussion of the range of affordable issues including workforce housing, the lack of housing for seniors (all exacerbated by the competition for School of Mines student housing), facing residents in Golden. The group prepared a list of 16 affordable housing issues to present to the local housing authority and city council. Commissioner Morey Lewis was present at both the Evergreen and Golden events. A long discussion followed regarding the role of mobile homes and manufactured housing in meeting the affordable housing needs for very low-income homeowners; especially grievous is the escalating cost of land leases and the near-monopoly of a few mobile home park owners. The discussion of remedies centered on finding solutions, such as a cooperative or land trust for land ownership with resident participation in the management to control the quality of the parks and escalating land lease prices.

We have completed 164.1 miles, now 20% of the 800 mile Walk. This week we leave the Front Range and the Plains and start west up into the mountains. I'm looking forward to the new challenges ahead.

Blake
6/20/04

Walk - Community Forum

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Keith Wardrip
Kathy Fedler