

# 2018 HOUSING SUMMIT—BREAKOUT SESSIONS

## 1

### **Preserving Affordable Housing in Denver's Hot Market**

As the Denver region grapples with its housing affordability crisis, determining how best to preserve its existing stock of affordable housing will be as important as building new. Over the coming years, the income restrictions that keep thousands of units of subsidized housing affordable are set to expire; at the same time, market-rate rents continue to climb, meaning that fewer units without income-restrictions protecting them remain affordable to low and middle-income residents. In a hot market like Denver's, preservation is especially challenging, because buildings must be purchased at increasingly steep market-rate prices. Preserving affordable housing will require creative and collaborative outreach, financing, and regulatory strategies. This breakout's two sessions will examine strategies to preserve housing that is currently protected by an income-restriction and housing that is unsubsidized but remains affordable. Both sessions will focus on tools that are accessible to us in the Denver metropolitan area to preserve affordable housing, as well as look to peer cities that have successfully preserved their housing stock.

## 2

### **Financing Affordable Rental Housing in the Current Climate: Maximizing Resources and Reducing Costs**

This breakout will have two parts, with the first focusing on new ideas in resources for financing affordable housing, such as opportunity zones and bonding local revenues to create a housing trust fund. The second part will discuss ways to reduce costs, such as innovations in construction techniques and opportunities to reduce land costs. Participants will leave with several new ideas to try, along with pros, cons and obstacles to manage.

## 3

### **Mitigating Involuntary Displacement and Affirmatively Furthering Fair Housing**

This session will allow participants to deepen their knowledge, and exchange ideas for regional strategies to address racial and economic segregation and promote fair housing and inclusive communities. Panelists will include local, regional, and national experts who will discuss the successes and challenges of mitigating displacement, addressing contributing factors to segregation, and advancing opportunity. Participants will leave the session with ideas for new and continued partnerships, programs, policies, and initiatives to address involuntary displacement and fair housing issues.

## 4

### **Increasing Access to Affordable Homeownership**

Buying a home is an important step in the continuum of housing. It stabilizes families, strengthens schools, creates pathways to the middle class and is necessary for a strong work force. However, the cost of for-sale housing in Denver is increasing at rates that drastically outpace income growth. This session will provide insight into the challenges low and moderate income buyers face, as well as an opportunity to engage with panelists about innovative models that are helping to bridge the affordability gap. The morning session will focus on financial coaching and housing counseling as key ingredients in helping Denver families prepare to buy a house. The afternoon session will be a panel discussion with affordable homeownership providers who are increasing access to affordable homeownership through affordable mortgage lending products, accessory dwelling units and community land trusts.

## 5

### **Creating Permanent Housing Solutions for People Experiencing Homelessness**

Through table-top discussions and panel presentations, participants will leave with a deeper understanding of permanent and affordable housing solutions for people experiencing homelessness. We will hear from local, regional, and national partners to define the issues, explore best practices in structuring and financing permanent and supportive housing solutions, and highlight promising innovations. Participants will leave the session with ideas for new partnerships, programs and funding models to propel their work on housing for people experiencing homelessness forward.