

# Welcome to your housing discussion!

---



LEAGUE OF WOMEN VOTERS®  
OF LA PLATA COUNTY

# Our Goals:

---



Learn from one another about important community issues

Find shared values and goals to build sound policy solutions

Build bridges across lines of difference

# Tonight's agenda:

---

Local housing trends presentation by Jenn Lopez (Project Moxie)

Group discussions on:

- Greatest housing needs and problems
- Most important goals and values for housing policy

Discussion with local leaders:

- FLC President Tom Stritikus
- Durango Mayor Kim Baxter
- La Plata County Commissioner Marsha Porter-Norton
- La Plata County Commissioner Matt Salka



# Group discussions

Each of our two discussion rotations will involve:



Warmup: Individually share word(s) that comes to mind on the topic.



Group discussion for 10-15 minutes

Group shares out one response for each guiding discussion prompt.



General discussion of the points each group shared



# Discussion 1: Identifying the problems and needs

---



What are the greatest housing needs in our community? What about for FLC students?

Why are we having a housing crisis? What is driving the problem?

# What are the biggest housing needs in our community?

Inventory/Affordable

Rent control

People who have been part of domestic violence are not able to get housing because they simply can't afford to get a new place for themselves or their children.

Safety in housing conditions (security, health, etc)

Low income people, particularly students being forced into unsafe and unpleasant living situations due to affordability. Many students are living in vans and sheds during the winter.

Students are unable to afford healthy food, health care, and other necessities because all their money is going to housing.

Our conversation was mainly concerning the safety of the on campus apartments, specifically the family housing. There should be more lights/fences to protect children from cars and animals.

Transportation and transitioning from homelessness

Lack of upward mobility, so those in rentals are able to free up rentals and move into more stable housing homeownership....verse move out of community

# What are the biggest housing needs in our community?

Safe housing, vacant housing, accessibility, affordability

Mental health support. Houselessness. Entry-level workforce housing.

Lack of accessibility and affordability.

Higher density needed, greater housing affordability and availability. Affordable could mean paying \$600 or so a month as a roommate. In part because of tuition waiver, there are low income students that are attracted to Durango. Daily commute

Transfer and non traditional students should have housing that's affordable and meets their specific needs.

Let people choose to live off campus first year when Fort Lewis can't even house its own at the moment

Students need more housing opportunities and guidance. There should be less discrimination from landlords towards potential student tenants and more incentives for landlords to rent their properties to students.

More innovative with incentives and incentives to sell/rent to locals. More entry style homes

Indigenous Peoples should not be homeless on their own homelands!



# What are the biggest housing needs in our community?

that we need housing

Housing needs problems, space, not meeting accommodations and needs for students

So many motels and hotels in town; potentially turning one into protected housing for certain demographics?

Affordable healthy food.

Flexibility and restrictions on unreasonable landlord demands

rent under \$1000, accessible, eliminate slum lords and closets for rent, mental health care

Less restrictions to rentals such as no pets, no couples, no college students. And less Airbnb's, more available long-term rentals.

More flexible ADU laws and funding for ADUs

less real estate greed

# What are the biggest housing needs in our community?

Need to update and increase income restrictions for home buying help like HomeFund

Restructuring the admissions process of Fort Lewis College to ensure that sufficient and sustainable housing is provided for all incoming and current students

Very low inventory

Restricting the purchase of second and third homes/vacation properties/ airbnbs, until the people who live and work here are housed

Housing complexes that include a variety of people - not just disability and aging

Wages are higher in San Juan County NM, and housing costs are lower

Air b&B is taking rentals off the market

money for 1st, last, and deposit

We need to tax 2nd & 3rd homes higher

# What are the biggest housing needs in our community?

We need to limit 30-day short term rentals the same as other short term rentals.

Housing developments should not be allowed to pay a fee instead of dedicating some of their development to affordable housing.

Give poor people better opportunities and let those who can afford it, go off campus.

MORE STUDENT HOUSING

Better and more student housing

Help poor people have better access to housing before those who can afford to live off campus

Compassionate

Need the voice of the unhoused

We need to address the economic cleavages of power and authority more generally

# What are the biggest housing needs in our community?

We do not want to be a "resort community where the rich and the vacationers live well, but the rest of us suffer

We want to community where the cost of living is in ratio with the wage that is paid

We won a diverse society for people of different incomes different jobs and life choices can live comfortably

**What were the common concerns, problems, and experiences around housing that your group shared?**



**What is one word to describe your values when it comes to housing policy in our community?**



# Discussion 2: Housing policy goals and values

---



What key goals should we focus on as we consider new housing programs and policies?

What are our community and college values and how can we build policies around them?

# What key goals should new housing policies and programs work towards?

Housing obviously that's WHAT THE PEOPLE WANT

more housing and make them affordable. like maybe housing modules.

GET RID OF TABOR AT THE STATE LEVEL!!!

Fort Lewis should have a relationship/connection with local property management in order to provide affordable and accessible housing to students. A department at the college geared towards helping students find housing should be established.

Increase taxes on people who live in Durango less than 9 months a year; increase property taxes

Equality, opportunity, creative solutions (cooperative housing, tiny house village)

We should avoid businesses having to reduce hours or close due to staffing shortages



# What shared community values would your group like to see reflected in housing policies and programs?

Inclusivity

Affordability

Kinship is a value of the college and that should be reflected in housing. "We should care about our relatives and create homes for them"

-safety-integrity/honesty-security

We would like to see more care and empathy for those who are struggling.

Kindness, open mindedness and innovation

i feel that the citizens of durango heavily emphasize NYMBI, not in my backyard, and i want to pose the question, what is the community/local government doing to provide housing resources for the houseless?

more housing; and be affordable. like housing modules.

Raise taxes on second and third homes and non-primary resident home owners. Taxing rental income such as AirBnB's.

# What shared community values would your group like to see reflected in housing policies and programs?

brining together mental health, housing, and livable wages  
i.e wrap around sources like care coordination and peer support

Sweeten the pot for banks that seek out lower income mortgages showing X amount of money went towards lower income housing

Safety

justice, equity, diversity & inclusion

Comprehension

Address systemic issues related to different affordable housing options that bias races. The fact the poor must reside in unsafe shelters and rentals regardless of academic and professional impact in work to community. Mental impact of substandard

Housing first policy: get people into housing and THEN talk about income, etc

# Thank you!

---



Please take the Political Analysis Lab (PAL) survey on housing!

[tinyurl.com/PALHousing](https://tinyurl.com/PALHousing)

Visit [www.flcengage.org](https://www.flcengage.org) for resources and to see our results soon!