

Creating Housing Change



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Effective messaging for affordable housing and zoning change advocates in Colorado Springs

Addressing Historic Injustices

- We need to combat gentrification by increasing our housing stock in high-income neighborhoods, relieving low-income communities of the displacing pressure to absorb all new development.
- In order to put an end to residential segregation, we must loosen the restrictive zoning policies that have historically excluded low-income and non-white families from certain neighborhoods.



Creating a More Connected, Healthy, Sustainable City

- Urban sprawl is environmentally and fiscally irresponsible. To reduce our carbon footprint and the existing strain on our infrastructure – roads, police and fire departments, etc. – we must build new housing in existing neighborhoods instead of continuing to expand outward. This will:
 - Reduce residents' commute times and transportation costs, thus lightening traffic and vehicle emissions.
 - Increase the efficiency of the Mountain Metro transit system.
 - And reduce taxpayer costs by avoiding continued infrastructure expansion North and East.
- Now more than ever, housing is healthcare. We need to ensure that everyone has an affordable place to live to ensure the collective health of our neighborhoods.



Meeting our Housing Needs

- We want an *abundance* of housing to ensure our supply can meet – and outpace – demand. To do so, we must reduce the unnecessary restrictions on the construction of new, affordable housing.
- We must legalize missing middle housing (Accessory Dwelling Units, Duplexes, Bungalows, etc.) to create low-rise, walkable neighborhoods that meet the diverse housing needs of Colorado Springs residents – military veterans, retired couples, young families, and college students alike.
 - Smaller, more affordable housing units allow retirees to age in place, either by enabling them to generate extra income, downsize and rent out their primary residence, or move in with nearby family.
- Our city's own strategic plan – PlanCOS – mandates that we “move our community in the direction of more housing in more places” and “incorporate a wider variety of unit sizes, densities, and types” into our neighborhoods. Let's hold them to it.

The Affordable Housing Crisis in El Paso County: By the Numbers

County socio-economic demographics

INCOME	Extremely-Low Income 30% AMI and Below	Very-Low Income 30% - 60% AMI	Low Income 60% - 80% AMI
El Paso County AMI (Area Median Income) for a household of 4 in 2018: \$77,700	\$25,100 and Below	\$25,101 - \$46,620	\$46,621 - \$62,150
POPULATION	40,319 INDIVIDUALS / HOUSEHOLDS	45,421 HOUSEHOLDS	36,062 HOUSEHOLDS
Total Households in El Paso County 260,851	Homeless Disabled and Seniors in Poverty	Retail Workers Truck Drivers Customer Service Reps	Registered Nurses Sales Reps Entry Level Teachers

Percentage of cost-burdened households per demographic



Analysis prepared by the City of Colorado Springs Community Development Division based on U.S. Census Bureau, 2018 ACS 1-year PUMS