

AFFORDABLE HOUSING

What is the definition of “affordable housing”?

For a development project to qualify as affordable housing, it must be rented or sold at (or below) certain income thresholds. Affordability level is based on the Area Median Income, or AMI. The current Area Median Income levels for Fort Collins are:

Number of People/Household	Median Income (100%)	80% of Median	60% of Median
1	\$75,200	\$60,100	\$45,120
2	\$85,800	\$68,650	\$51,540
3	\$96,600	\$77,250	\$57,960
4	\$107,300	\$85,800	\$64,380
5	\$115,900	\$92,700	\$69,540
6	\$124,500	\$99,550	\$74,700

For a two-bedroom rental:

- Market Rate = **\$2,415**
- Affordable Max for 60% AMI= **\$1,503**

Q4 2022 Median Sales Price = **\$525,000**



Village on Horsetooth



Harmony Cottages



Harmony Cottages



Mason Place

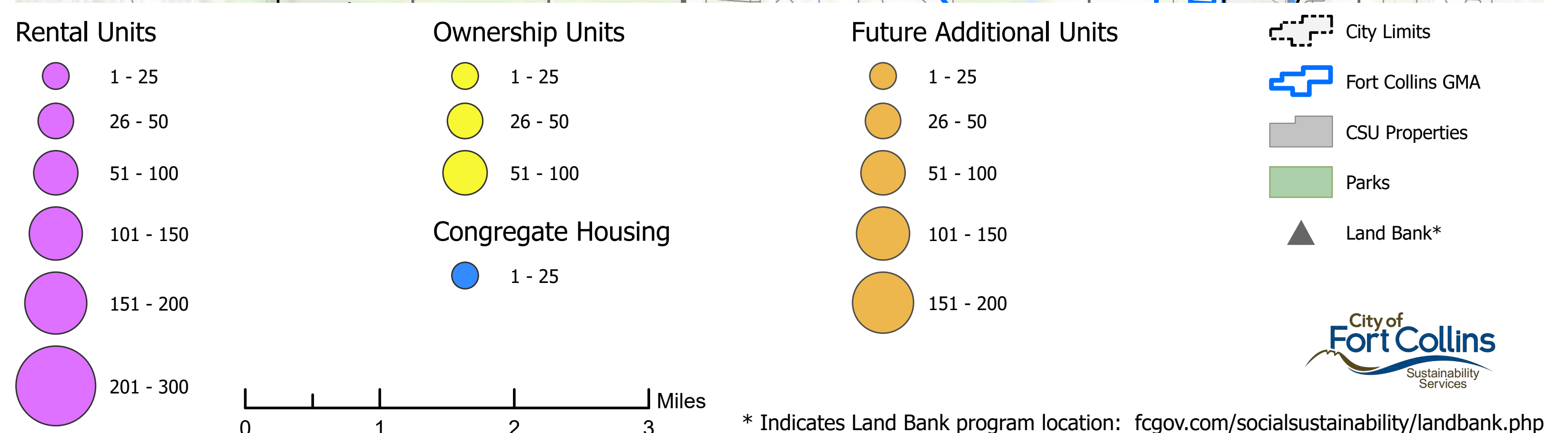
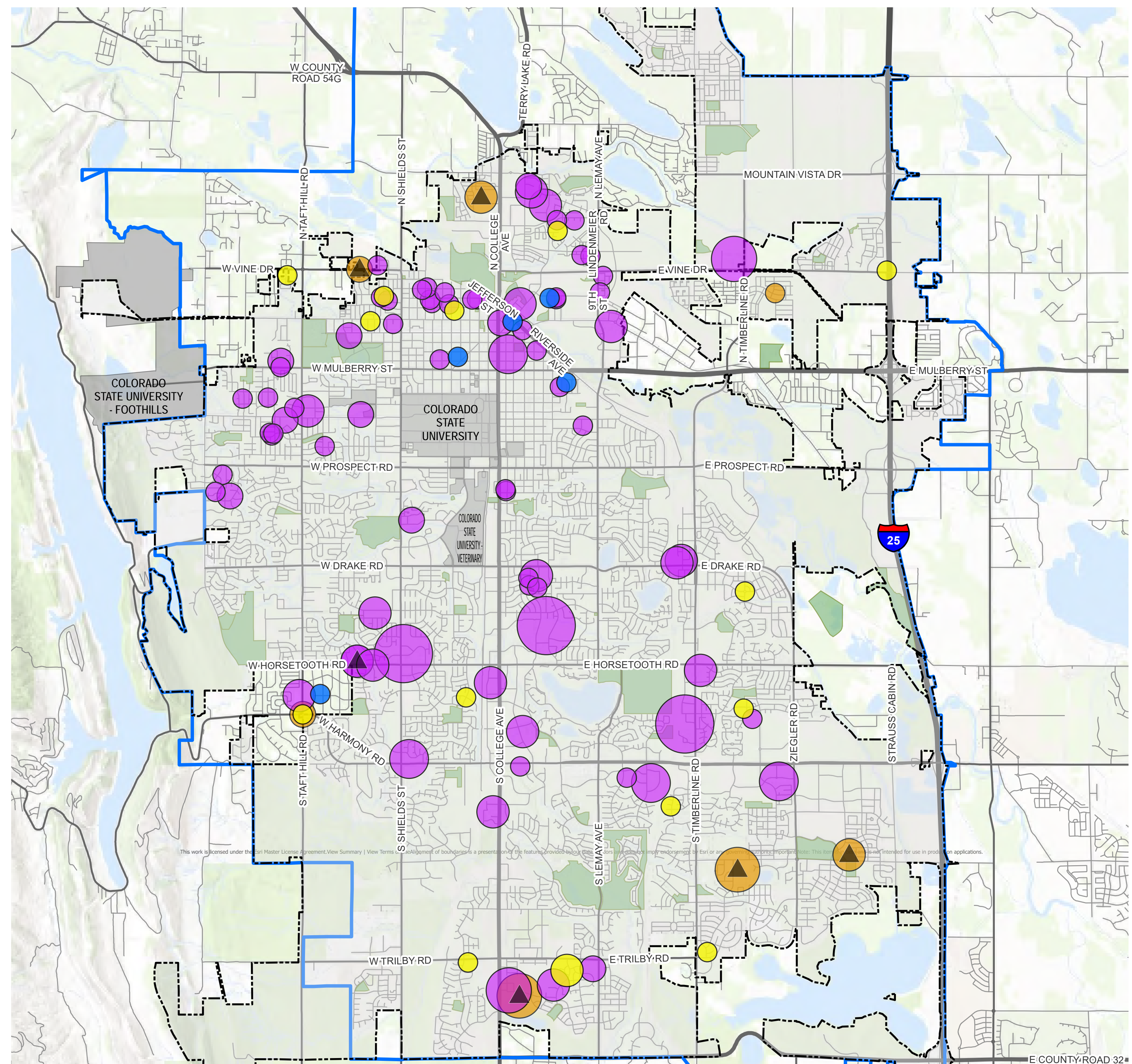


Oak 140



Village on Horsetooth

Affordable Housing and Land Bank Locations



AFFORDABLE HOUSING

CURRENT CODE

Where: All zones

Type: Voluntary incentives

Review: Varies by district

Requirements:

- 20-year deed restriction;
- 10% of units must be affordable to access incentives

Rental and For Sale

10% at 80% AMI

Incentives:

- Limited density bonus of 3 dwelling units per acre in LMN (from 9 to 12)
- 50% parking reduction in Transit-Oriented Development Overlay
- Reduced tree size

REPEALED CODE

Where: All zones

Type: Voluntary incentives

Review: Administrative
(Basic Development Review)

Requirements:

- 99-year deed restriction
- 10-20% of units must be affordable to access incentives

Rental

10% at 60% AMI or
20% at 80% AMI

For Sale

10% at 80% AMI or
20% at 100% AMI

Incentives:

- Citywide density bonus of additional units, density or height depending on zone
- 50% reduction in parking requirements for all affordable projects
- Reduced tree size

CONCERNS

Repealed code did not do enough to ensure affordable housing for residents

Repealed code did not make housing more affordable

Need clarification about how the updates will increase housing affordability

Technical questions related to enforcement, deed restrictions, definitions, and income level requirements

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Allow for more diversity of housing choices that fit in with the existing context

Improve predictability of the Development Review process

AFFORDABLE HOUSING

INCLUSIONARY HOUSING

What is it?

A Land Use regulation designed to prioritize Affordable Housing

Requires a “set aside” of some units for a target income level and requires alternative satisfaction options

Example - 10% of units priced at 60% AMI

Best Conditions

Little overlap between market rate and restricted price points

Active high density development activity

Long Affordability Terms

Highly constrained market with few options in neighboring areas

Considerations

What incentives would need to be offered to offset new requirements?

Match to local market with few condos and large single houses on large lots

Could this slow down development when current available inventory remains low?

Approaches

Keep current limited incentives

Incentivize citywide

Phased approach (voluntary, then assess for mandatory)

Mandate

Keep current limited incentives

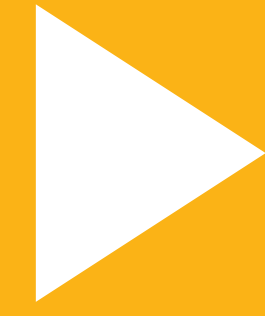
Incentivize citywide

Phased approach (voluntary, then assess for mandatory)

Mandate



WE WANT
TO HEAR
FROM YOU!



What do you think is the best way to get more affordable housing in our community?