

## Community Housing Summit

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## Visit Affordable Housing Board Meetings



Affordable Housing Board meetings are the **first Thursday** of the month at **4:00**



Go here to find agendas:

<https://www.fcgov.com/cityclerk/boards/affordable-housing>

### • **City's Role**

- Policymaker
- Funder
- Convener
- Facilitator
- Regulator
- Partner

### • **Community's Role**

- Builders
- Developers
- Service Providers
- Funders
- Consumers
- Partners



**Council Priority No. 1:** Operationalize City resources to build and preserve affordable housing

Policy around AH since 1999 – then more holistically in 2021 HSP

**Everyone has  
healthy, stable  
housing they can  
afford.**



- ❖ Vision - based on a holistic approach to evaluating overall priorities for the housing system, Centered on equity for all, and connects housing & health

Guiding principles of note:

- Build on existing plans and policies
- Focus direct investment on the lowest income levels
- Make decisions for impact, empowerment and systems

Photo – Mercy Housing’s Northfield Commons

# Housing Strategic Plan



- Recognizes 6 Challenges to achieving the vision
- Establishes 26 Strategies
- Incorporates prior AH plans including:
  - Increase Inventory of Affordable Homes
  - Preserve Existing Affordable Stock
  - Increase Housing & Services for Special Populations
  - Support Affordable Home Ownership
  - Refine Incentives, Expand funding Sources & Partnerships

## 1. Assess Progress

Measure progress with community members against established metrics. Assess if strategies are having the intended impact – what is working? What could be improved? What did not work?



## 2. Revisit Priorities

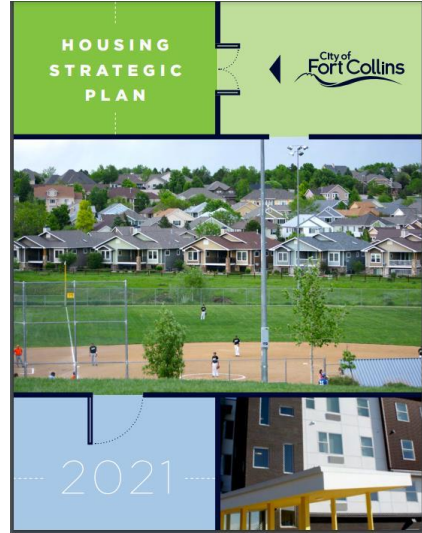
Based on your assessment, revisit the full strategy list. Ask if new strategies should be considered. With community partners and stakeholders, apply the guiding principles to consider priorities and work plans.

## 4. Design Summit

Biennial summit, or another venue, to co-create work plans with community partners, stakeholders, and City staff. Create new metrics to assess progress, as applicable, for new priorities.

## 3. Confirm Priorities

Create space for community members and City leadership to confirm priorities and assess if others should be considered. Note tensions and opportunities that should be considered in implementation.



Recognizing that this is Community plan, we agreed to include the community is reviewing the plan to assess progress and that is what we are doing tonight. Later during the facilitated conversation, you will have a handout that spells out all 26 strategies and gives you an idea of where we are with implementation.

## Housing Strategic Plan Goal



### **Overarching Affordable Housing Goal:**

10% of Homes Be Deed Restricted Affordable Housing at City Buildout



5

We are about 5.5% now

# Housing Dashboard – Benchmarks Progress at a Glance



**Everyone has healthy, stable housing they can afford**

The City of Fort Collins adopted the Housing Strategic Plan in March 2021. This dashboard provides a tool to benchmark progress toward the vision and goals laid out in the plan through a series of indicators.

At-a-Glance

- Everyone**  
Challenges Fort Collins to improve and create safe and secure and better healthy, stable, and affordable housing. Building and design standards to increase a person's ability to maintain a household and a household's ability to pay for it without being financially burdened are critical.
- Healthy**  
Addresses physical and mental well-being issues and quality of life.
- Stable**  
Recognizes housing is the most important platform for pursuing all other life goals through all housing types, and that a robust and diverse stock is a fundamental requirement for quality of life and well-being.
- Affordable**  
Ensures an adequate supply of community members do not spend more than 30% of their incomes on housing.
- Goal**  
The City adopted the Housing goal in 2015. Fort Collins aims to increase the number of housing units by 2030 and increase the affordable housing stock by 2030.

Photo is the City of Fort Collins having this vision into action. © 2021 Fort Collins City and Community Development.

<https://www.fcgov.com/housing/dashboard>

A great resource to dig deep into the data is the City's Housing dashboard. Recently updated, we want you all to know about this resource.

## Challenges to the Vision

1

Some people (BIPOC [black, Indigenous and people of color] households, low-income households) are more negatively impacted by the rising cost of housing and by housing discrimination than others.

4

Job Growth Continues to outpace housing growth

2

There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.

5

Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.

3

The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.

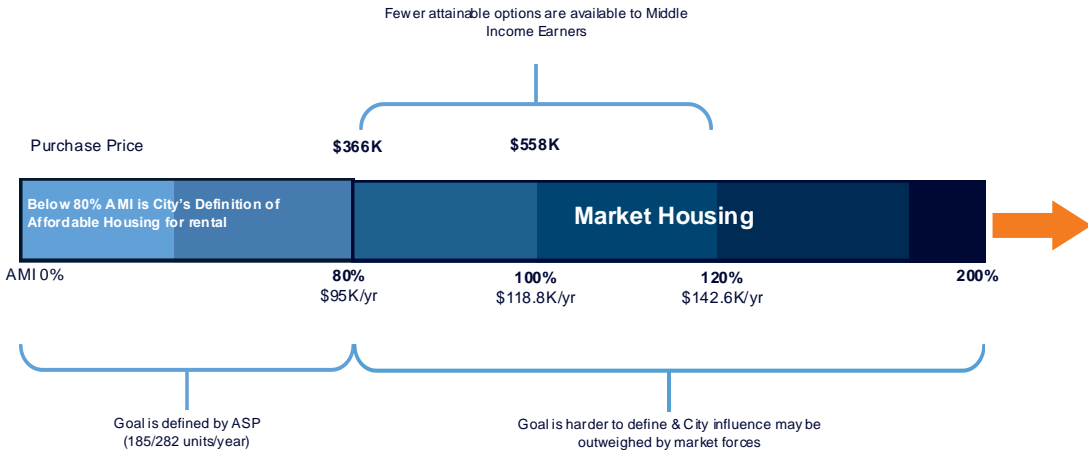
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Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.

1. Inequitable impacts 2. Lack of inventory 3. Not enough funding, incentives  
4. more jobs than homes 5. Cost to construct 6. Housing policy, especially for  
renters

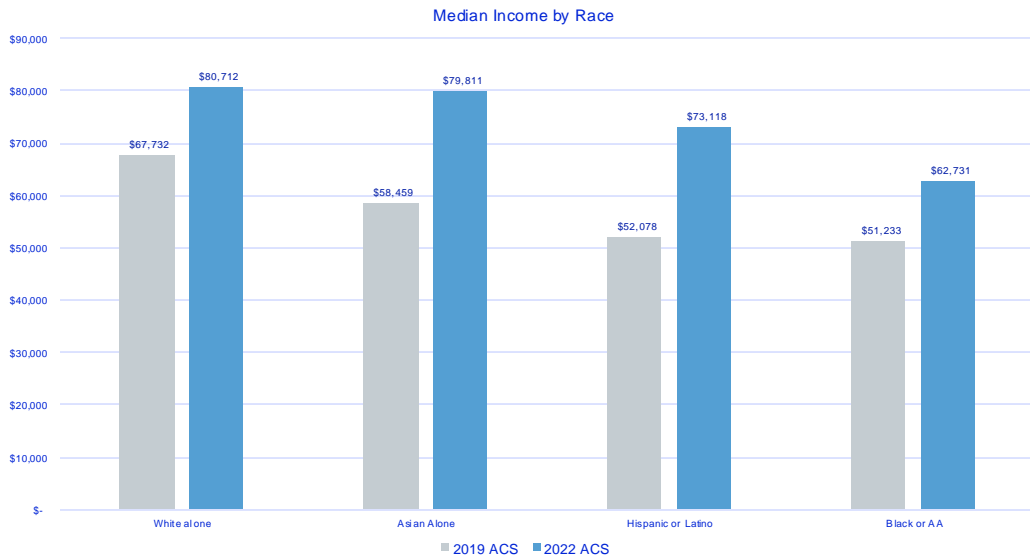


# Housing Continuum



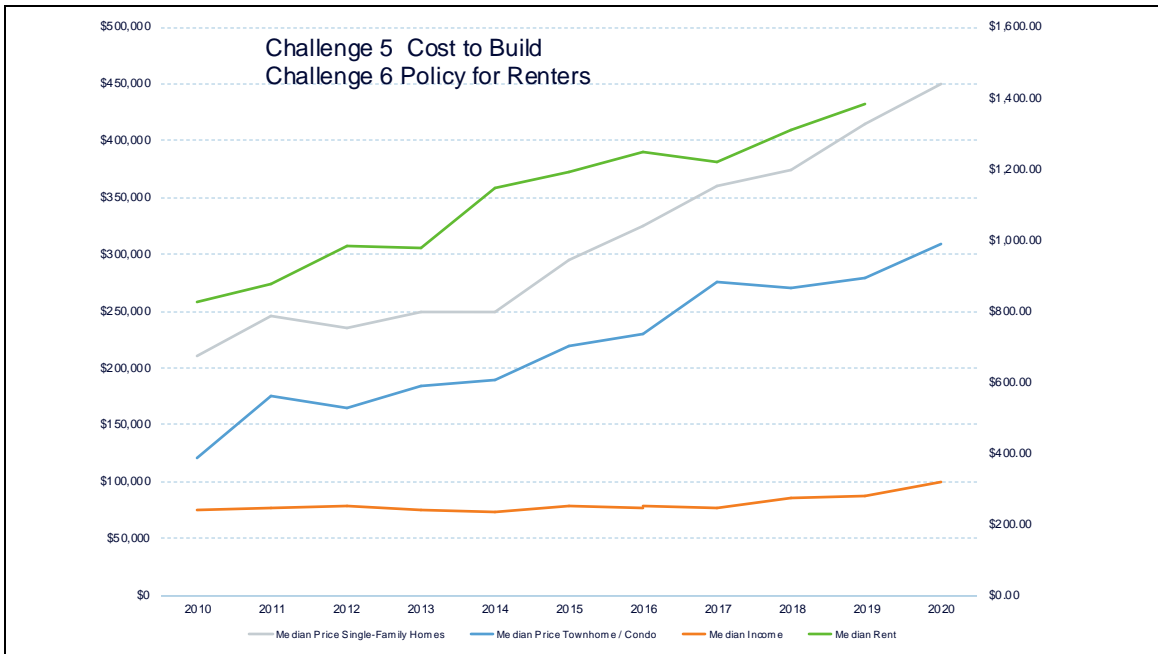
The housing spectrum starts with getting people housed all the way to luxury homes. Ideally people won't need to spend more than 30% of their income on housing for it to be affordable to them. New definition of affordable for-sale goes up to 100% AMI. These numbers are a family of 4 – even with a healthy income at 100% AMI, the median home would be well over the 30% a family would ideally pay. 185 is Prop 123 goal 282 is HSP goal Inventory is a problem at the higher income end of the spectrum

**Challenge 1: Price escalation impacts everyone & disproportionately impacts BIPOC households**



Important to remember that 2022, the most recent data was a year with lots of stimulus funding. This may be a temporary gain – important to keep watching. Also, while we have seen gains in income and homeownership rates, there was a decline in people's perception of the openness and acceptance of the community toward people of diverse backgrounds.

Important to remember this is just one data point and there are lots of other things to consider.

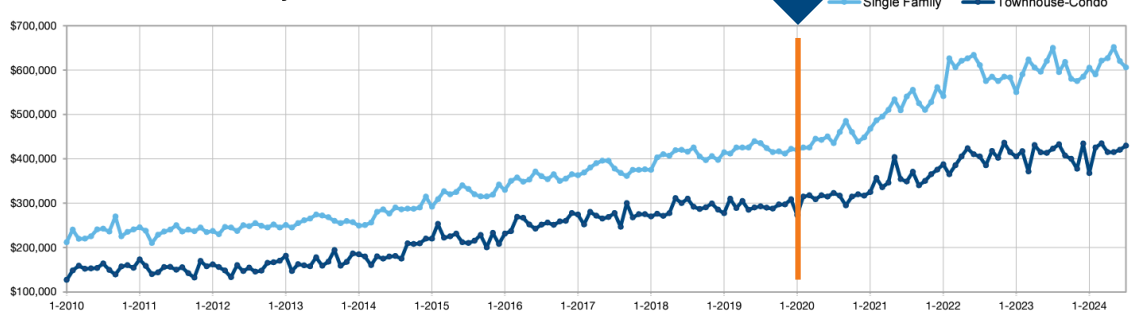


Confusing chart but shows three things – For sale prices for townhomes and homes, rents, and incomes. Rents have gone up, too

## Challenge 5 - Housing Sale Prices Continue to Escalate

- Median Sales price for Single-Family home: July 2024 \$606,000
- Median Sales price for Townhouse-Condo: July 2024 \$429,495
- 80% of Area Median Income in Fort Collins: \$95K
- 100% of Area Median Income in Fort Collins: \$118K

Historical Median Sales Price by Month



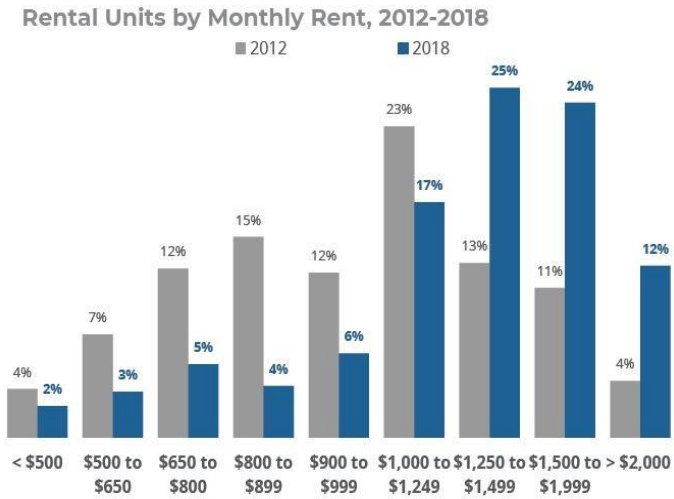
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### FCBR information

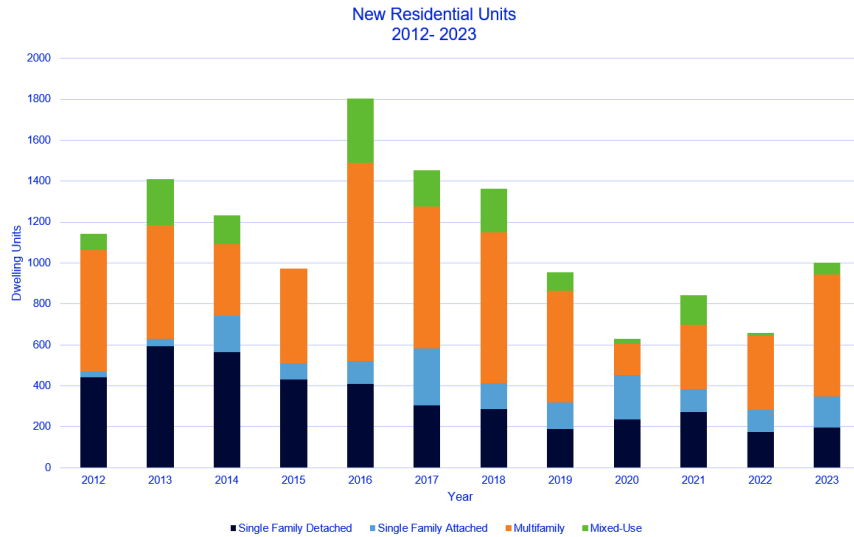
- \$95K = \$366K w/\$60K downpayment
  - \$118K = \$558K w/\$60K DP
- 46% of 100% AMI needed to pay the median priced home = Cost burdened

## Challenge 6 - Rents are rising

• **Substantial loss of naturally occurring affordable units priced under \$1,250.** Overall, there was a 40 percent drop in rental units priced below \$1,250 per month between 2012-2018.



## Challenge 2 - Types of Housing being built



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Of the units being built, the mix of them are trending toward multi-family  
Of all projects, 8.7% of total projects under review, approved, or recorded are affordable units.

## Challenge 5 - CHFA's Average Cost to build an Affordable Unit



Year	Average Cost to Build 1 Unit
2019	\$284,589
2020	\$303,372
<b>2021</b>	<b>\$338,745</b>
2022	\$379,742
2023 (most recent)	\$433,964

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These are statewide averages. Cost to build has increased almost \$150K a door or 65% in last 5 years.

## Challenge 3 - New Construction Projects

- **Current # of Housing Units: 72,867**

Build Out Estimate 100,000

Goal 10% at Buildout – 10,000

- Affordable inventory 4,000
- Approx Unit Deficit 6,000

MASON PLACE PSH



VILLAGE ON HORSETOOTH



HARMONY COTTAGES



- **Annually City funding subsidizes 37-75**
- **City Goals**

- **Proposition 123 = 185 a year**
- **HSP Goal = 282 a year**

Here are some examples of new construction the City supported through our competitive funding process and incentive programs

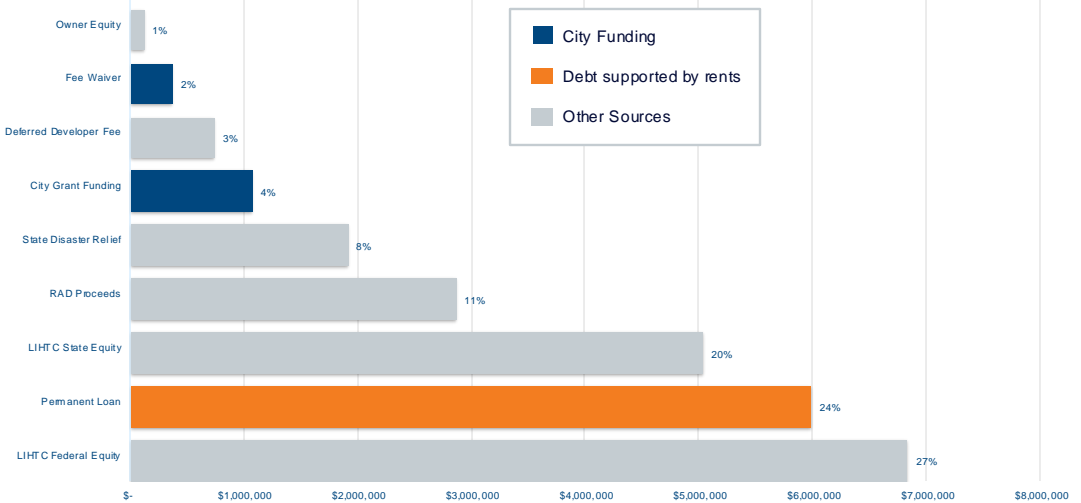
Mason Place – Housing Catalyst Project - 60 1 & 2 bedroom apts serving up to 30% Area Median Income opened in 2021

Village in Horsetooth - Housing Catalyst Project - 96 1, 2, 3, & 4 bedroom apts built on a City Land Bank parcel opened in 2018

Harmony Cottages – Habitat for Humanity for sale project – 48 homes built over 5 years, single family and duplex, still under construction



### Challenge 3 - Funding requires lots of sources



Our funding is important but it is only a sliver of the funding needed to develop affordable housing. We currently have enough to invest in about 50 homes a year and our goal is much higher than that- 185-282 a year.



# Strategies

### Establishes 26 Strategies

- 6 Outcome Areas
- Across many departments
- Identifies Timelines for Implementation

### 16 Strategies completed

#### Example: Adoption of Phase 1 of the Land Use Code

Extended Minimum Affordability Term  
Refined Affordable Housing Definitions  
Created Code Based Incentives

### 7 Strategies in progress

#### Example: Remove barriers for Accessory Dwelling Units

- State Law resolved issue
- Local Regulations will be in place by next summer



Completed means at least once – may need to be done again.

Code based incentives for height, density, parking reductions.

We've also had success with non-code strategies such as our Land Bank Program which we have used to build 150 homes and the metropolitan district policy that brought 72 homes so far with more than 250 in the works.

## Challenges 2 & 4 - LUC Phase 1 Accomplishments



### • Housing Capacity

- New housing types in more zone districts
- Increased density (LMN 9 → 12 units per acre)
- Process incentives for dwelling increases in existing projects
- Reduced parking minimums for small units in multifamily projects

### • Affordable Housing

- New incentives and reduced requirements
  - Parking reductions, height bonuses, density limits removed
- Length of affordability deed restrictions increased from 20 to 60 years
- More projects can qualify as affordable at 60%, 80% and 100% (ownership) AMI levels

- Strategy 16 - Greatest Challenge 4
- Strategy 14 – Greatest Challenge 4
- Strategy 13 - Greatest Challenge 4
- Strategy 9 - Greatest Challenge 2
- Strategy 7 – Greatest Challenge 2
- Strategy 5 – Greatest Challenge 2

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LUC 1 & 2 rental registration land bank/metro districts

Repealed Code Updates

Removal of opportunity for ADUs / duplex in most residential zone districts

Removal of missing middle and affordable housing incentives in lower density residential zone districts

Removal of HOA prohibitions regulating number and type of dwellings on a lot

## Implementing City Council Priorities - LUC Phase 2 Upcoming Work

- Focused primarily on employment & commercial areas of the community
- Transit Oriented Development
- Mixed-use & infill/redevelopment areas
- 15-minute cities
- Connecting residents with nearby amenities and services for all modes of travel
- Implementation of recent state legislative requirements

**Council Priority No. 1:** Operationalize City resources to build and preserve affordable housing

**Council Priority No. 3:** Advance a 15-minute city by igniting neighborhood centers

**Council Priority No. 4:** Pursue an integrated, intentional approach to economic health

**Council Priority No. 8:** Advance a 15-minute city by accelerating our shift to active modes



## Challenges 2, 4, & 6 - State Legislation

- **HB24-1313 – TOD Density**

- Requires communities to have an average zoned density of 40 units per acre along high frequency transit
- Process incentives for mixed-use and multifamily development
  - No public hearing required
- Communities must develop strategies to mitigate gentrification and displacement

- **HB-1152 – Accessory Dwelling Units**

- ADUs permitted everywhere single-unit and duplex dwellings are allowed

- **HB24-1304 – Multifamily Parking**

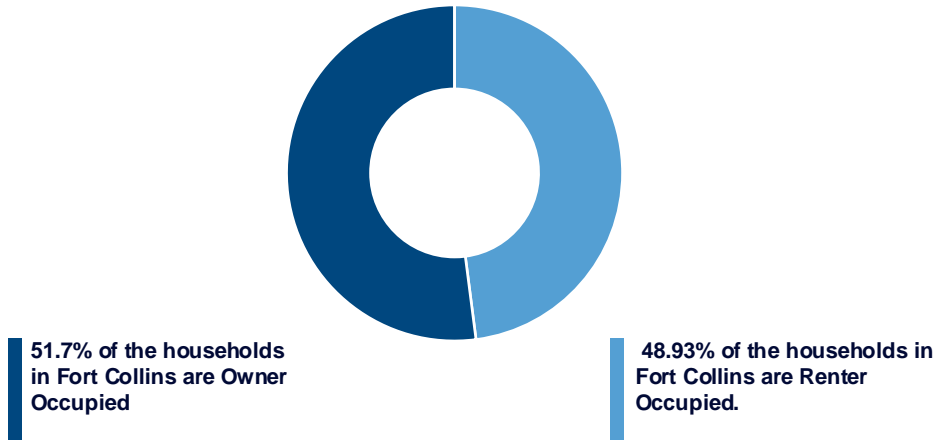
- No minimum parking requirements for new multifamily/mixed-use development along transit corridors

- **HB24-1007 - Occupancy**

- Prohibits jurisdictions from regulating the number of unrelated individuals living in a home
- Already in effect as of June 2024
- City has ended enforcement of occupancy limits / 'U + 2'

We need to update regulations to be in compliance with these state changes.  
We will do this at the same time as Phase 2 of the LUC.

## Challenge 6 – Strategies to Support Rental Housing



Statistics provided by US Census 2022

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Back to what the City is doing!

## Challenge 6 - Strategies to Support Rental Housing

### Landlord and Tenant Education



### Grants and Incentives



### Complaint- based Inspections



### Registering Made Easy



Education about  
local and state  
ordinances and  
access to  
resources

Financial support  
and resources to  
improve rental  
housing stock.

Complaint based  
inspections with  
an emphasis on  
communication  
and voluntary  
compliance

Online registration  
and payment for  
your convenience.

Partnering with County who is also reaching out to Landlords



### Understanding and Supporting Our Community

“Understanding rental ownership and rental property characteristics allows planners and policymakers to effectively target resources and implement policies to support small landlords.”

– Local Housing Solutions Policy Brief, Jan 2024

### Communicating with Housing Providers and Tenants

Rental registration establishes two-way communication between housing providers and the City. The Rental Team acts as a single point-of-contact for landlords and tenants struggling with housing issues or seeking City services.

### Increasing Access to Education and Resources

Our goal is to provide access to educational resources, support and financial incentives for landlords and tenants as we build long-lasting partnerships.

## Challenge 6 - Rental Repair Grants



- \$200K+ already provided to improve rental housing stock and maintain naturally occurring affordable housing
  - Windows
  - Electrical safety
  - Decks
  - HVAC
- Additional rounds planned, dependent on funding sources

### Opportunities

- New and growing funding sources
- State legislative requirements helping to implement local development Code changes
- Housing mix of new developments becoming more diverse
- Percent of affordable units in development pipeline increasing
- Housing remains an important community and Council priority
- Working and learning together is the best way to make progress



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Talked a lot about challenges, now lets end with opportunities.

Funding sources

- SB123
- Potential Local sales tax
- Upcoming state grants for ADUs for low-income households

State requirements related to density, parking, and process incentives

- Table facilitators will have handouts with all 26 strategies color coded for implementation status. While many seem to be completed, many of these require some level of ongoing activity.



# Questions?

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Now hand off to Sabrina with the Center for Public Deliberation to kickoff the community conversation segment of the evening.

# Ground Rules/Reglas básicas

- 1. Be honest and respectful/Sea honesto y respetuoso
- 2. Listen to understand/Eschuche para comprender
- 3. Be brief so everyone has an opportunity to participate/Sea breve para que todos tengan la posibilidad de participar
- 4. It's okay to disagree, but do so with curiosity, not hostility/No hay problema en discrepar, pero hágalo con curiosidad, no con hostilidad
- 
- 5. Stay in learning mode/Permanezca en modo de aprendizaje