



# PY2023 Consolidated Annual Performance Evaluation Report

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Approximately 11% of our community of 174,000 was impacted through the investment of Competitive Process funding, including CDBG and HOME, Human Services Program, and Affordable Housing Fund dollars. In Program Year 2023 (PY23) the Social Sustainability Department partnered with 4 nonprofits that received CDBG to provide human services, and 3 affordable housing providers that received CDBG and/or HOME funds to further the goals of the Consolidated Plan. CDBG funding was used to make investments in critical public services, providing residents with homelessness prevention and sheltering for domestic violence victims and persons experiencing homelessness. CDBG and HOME funds were invested in multifamily housing construction and rehabilitation, and single-family ownership construction. Local funds supported multifamily housing rehabilitation, as well as 23 nonprofit organizations providing supportive services such as case management, nutrition, childcare scholarships, housing counseling, victim advocacy, behavioral health, and youth programming. AHF dollars were also used to support emergency home improvements for low-income homeowners.

Additionally, the City made significant, non-Competitive Process, financial and resource investments in community initiatives. Examples include annual funding to Homeward Alliance, and contributions and involvement in Outreach Fort Collins, which connects vulnerable people (often experiencing homelessness) to services. The City works with the Continuum of Care and the regional Coordinated Assessment and Housing Placement System (CAHPS). The City also prioritizes staff representation on boards and groups covering key community development areas affecting low- and moderate-income populations, such as mental health, workforce development, healthcare, and childcare.

For specifics on outcomes, see Table 1 Notes below.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal  | Category                          | Source / Amount                                   | Indicator  | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|-----------------------------------|---|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Increase access to services                     | Non-Housing Community Development | CDBG: \$ / Human Service Program: \$              | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 1100                      | 1367                    | 124.27%          | 0                       | 0                     | N/A              |
| Increase the supply of affordable housing units | Affordable Housing                | CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$ | Rental units constructed   | Household Housing Unit | 239                       | 60                      | 25.10%           | 6                       | 5                     | 83.33%           |
| Increase the supply of affordable housing units | Affordable Housing                | CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$ | Homeowner Housing Added  | Household Housing Unit | 30                        | 7                       | 23.33%           | 4                       | 1                     | 25.00%           |
| Preserve existing affordable housing            | Affordable Housing                | CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$ | Rental units rehabilitated   | Household Housing Unit | 223                       | 131                     | 58.74%           | 19                      | 19                    | 100.00%          |
| Preserve existing affordable housing            | Affordable Housing                | CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$ | Homeowner Housing Rehabilitated  | Household Housing Unit | 75                        | 26                      | 34.67%           | 0                       | 0                     | N/A              |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Fort Collins made resource and funding investments via its annual Competitive Process, based on priorities set out in the 2020-2024 Consolidated Plan, as well as other strategic and planning documents including the Housing Strategic Plan and the Social Sustainability Department Strategic Plan. Applications for funding were reviewed to determine how well they met Consolidated Plan priority needs and goals, the organizations' ability to meet proposed outcomes, and timeliness. Each activity funded with CDBG in PY23 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons, including housing and public services. The City of Fort Collins also annually allocates nearly \$900,000 of local funds for human service needs through the same Competitive Process that distributes CDBG and HOME funds. Process improvements were instituted in the PY23 Competitive Process to more clearly distinguish and solicit proposals eligible for CDBG Public Service funds, and commit a share of the annual available funds to selected projects on a multi-year basis. The City continues to contribute staff time and financial resources to community collaboratives that address Consolidated Plan priorities through longer-term, strategic work. As depicted in Table 1, the City made significant progress in PY23 towards meeting the goal outcome indicator targets for all goals. New construction activities funded in PY23 are expected to be completed by PY26. Accomplishments for these activities will be captured in future CAPERs.

**Table 1 Notes**

**Housing Outcomes:**

- Shortfalls in numbers of new and rehabilitated units are due to construction timelines. Anticipated numbers will be achieved when funded projects are completed.
- PY23 funded housing projects that remain to be completed include:
  - Rehabilitation & Land Acquisition (4 new units; 4 rehabilitated units) – balance of PY23 funding allocated in PY24 to support land acquisition for Village on Eastbrook (73 new units ) and CARE Housing Rehabilitation of 90 units of multi-family rental housing. Both projects are expected to commence in PY24 and complete construction in PY26.
  - Habitat for Humanity Harmony Cottages (4 new ownership units) – units started construction, expected to complete in PY24.
  - L’Arche Homes (2 rental 6-bedroom homes for 12 individuals) – land acquired in support of 2 homes, construction commencing in PY24 with project completion anticipated in PY25.
- Homeowner housing rehabilitation is now funded exclusively with Affordable Housing Fund

dollars; therefore, the outcomes do not appear in Table 1.

- Table 1 New Units include:
  - Villages, Ltd. 2155 Plum Street Rehabilitation (15 rehabilitated rental units)- PY23 CDBG-assisted rehabilitation completed and all units occupied
  - Mercy Housing completed construction of Northfield Commons, an 84-unit multi-family Low Income Housing Tax Credit property, 5 of which are HOME-assisted units.
  - Habitat for Humanity completed construction of one homeownership home (Poudre Build #7) in the Mosaic subdivision, funded with PY20 HOME/CHDO funds.
  - Neighbor to Neighbor completed 36 units, of its 44 Unit Rehabilitation project, including 4 units at 619 Conifer Street, funded with CDBG in PY21.
- Note: the PR-03 shows Village on Bryan as completing in PY23, but the project was completed and reported in the PY22 CAPER.

**Human Services Outcomes:**

- Projects are primarily on track to meet the goals of the Consolidated Plan, with the exception of Homeless Person Overnight Shelter. The two largest shelters in Fort Collins changed their service model during covid to separate women and families and men's emergency overnight sheltering, which has impacted the number of people served at each location; however, total duplicated clients across both shelters has had no significant change. Additionally, in PY22 Catholic Charities adjusted their record-keeping process for emergency overnight guests and detected significant duplication. We have since been contracting for fewer unduplicated overnight guests and Catholic Charities has been meeting their contract goals.

**HOME-ARP Outcomes (not shown in Table 1):**

- \$88,295 Expended on Administrative costs in PY23
- \$41,716 Expended on Supportive Services, with 22 unduplicated households served and 18 households stabilized in housing. These are not accounted for in Table 1; demographics for these beneficiaries are included as an attachment.

**CDBG-CV Outcomes:**

- No new activities in PY23. Neighbor to Neighbor was unable to fully draw available funds in the amount of \$5,085.33 CDBG-CV funds. These funds will be returned to HUD. CDBG-CV beneficiaries were reported in a prior CAPER.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|   | Housing   |           | HOME-ARP  | Public Service | TOTAL       |           |
|---|-----------|-----------|-----------|----------------|-------------|-----------|
|   | CDBG      | HOME      | HOME-ARP  | CDBG           | CDBG        | HOME      |
| White                                     | 19        | 11        | 15        | 776            | 795         | 26        |
| Black or African American                 |           |           | 3         | 138            | 138         | 3         |
| Asian                                     |           |           | 1         | 9              | 9           | 1         |
| American Indian or American Native        |           |           |           | 129            | 129         | 0         |
| Native Hawaiian or Other Pacific Islander |           |           |           | 26             | 26          | 0         |
| <b>Other</b>                              |           |           | 3         | 479            | 479         | 3         |
| <b>TOTAL</b>                              | <b>19</b> | <b>11</b> | <b>22</b> | <b>1538</b>    | <b>1557</b> | <b>33</b> |
| Hispanic                                  | 2         | 3         | 2         | 437            | 439         | 5         |
| Not Hispanic                              | 17        | 8         | 20        | 1101           | 1118        | 28        |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The "Other" demographic category does not pull from Activity data into this chart. There are an additional 479 CDBG public service clients in the "Other" category, for a total of 1538 CDBG public service beneficiaries. There are also 3 HOME-ARP clients in the "Other" category, for a total of 33 HOME beneficiaries. These are accounted for in the Ethnicity section of Table 2.

\*\*See Attachments for chart of CDBG and HOME beneficiaries by Activity.

### Public Services

Table 2 includes beneficiaries from the following CDBG-funded Public Service programs: Catholic Charities Shelter (619), Crossroads Safehouse (582), Family Housing Network Shelter Programs (224), and Neighbor to Neighbor Homelessness Prevention (113). Total 1538 beneficiaries.

These projects were chosen for federal funds because they serve the people who are most vulnerable in our community, often with a higher percentage of those in several protected classes—racial/ethnic minorities, seniors, persons with a disability, female heads-of-households, etc.

Demographics for both CDBG/HOME and Human Service Program projects (funded with City dollars) are included as an attachment.

### **Housing**

Table 2 includes:

- Villages, Ltd. 2155 Plum Street Rehabilitation (15 rental units) 15 CDBG, 5 also HOME (project listed as Housing Catalyst: Plum Street Rehabilitation in PY23 AAP)
- Neighbor to Neighbor: 44-Unit Rehabilitation (4 rental units completed at 619 Conifer Street) CDBG
- Mercy Housing: Northfield Commons (5 HOME rental units completed) HOME
- Habitat for Humanity: Poudre Build #7 at Mosaic (1 ownership unit completed) HOME CHDO
- Total 25 beneficiary households

### **HOME-ARP**

\$41,716 Expended on Supportive Services, with 22 unduplicated households served and 18 households stabilized in housing.

Two programs were funded with HOME-ARP Supportive Services funding: Homeward Alliance Housing Navigation and Neighbor to Neighbor Housing Navigation. Both programs provide McKinney Vento supportive services to stabilize Fort Collins resident households in housing. All households served must meet the definition of a HOME-ARP HUD-Targeted Population. Homeward Alliance has served 14 unduplicated households and Neighbor to Neighbor has served 8 unduplicated households.

### **CDBG-CV**

Table 2 does not include CDBG-CV as there were no new activities in PY23. These were reported in the PY22 CAPER.

### **Public Facility**

There were no public facility projects funded in PY23.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds  | Source           | Resources Made Available | Amount Expended During Program Year |
|------------------|------------------|--------------------------|-------------------------------------|
| CDBG             | public - federal | 1,194,777                | \$1,618,426.84                      |
| HOME             | public - federal | 956,098                  | 908,278.20                          |
| Other (HOME-ARP) | public - federal | 2,628,410                | 137,373                             |

Table 3 - Resources Made Available

### Narrative

#### Table 3 Notes:

#### "Other" Resources Made Available not shown in Table 3 include:

- HOME-ARP Allocated as follows:
  - \$2,000,000 Affordable Housing Development: Heartside Hill
  - \$400,000 Supportive Services
  - \$228,410 Planning and Administration

#### Additional Expenditures not Accounted for in Table 3:

- An additional \$907,977 of HSP funds were awarded to 36 human service projects that did not receive federal funds. A chart of grant awards, expenditures, and clients served is included as an attachment.
- \$55,788 in City funds were expended on the Larimer Home Improvement Program (LHIP) to assist 13 low-income homeowners with emergency repairs (these were funds allocated in PY22).
- \$500,000 in dedicated Affordable Housing Funds were allocated to Elevation Community Land Trust Kechter Homes (BirdWhistle).
- \$23,490 in Affordable Housing Funds were allocated to the City Forestry Department's tree removal assistance program for low-income households.

#### Variance in Resources Expended

- HOME ARP - \$25,336.92 reimbursed in October 2024 for Supportive Services provided 07/01/24 – 09/30/24 and reported in the Quarterly report.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description           |
|-------------|----------------------------------|---------------------------------|---------------------------------|
| City-wide   | 100                              |                                 | Activity is conducted City-wide |

Table 4 – Identify the geographic distribution and location of investments

### Narrative



All investments reflect a 100% city-wide percentage, since no investments are directed to a specific Target Area. To the maximum extent feasible, the City attempts to distribute affordable housing across the city, avoiding concentration in any one area.

The locations of assisted housing are as follows:

- Rehabilitation & Land Acquisition:
  - Village on Eastbrook: southeast quadrant
  - CARE Rehab: Northeast quadrant & midtown (west) quadrant
- Habitat for Humanity Harmony Cottages: southwest quadrant
- L'Arche Homes: southeast quadrant
- Housing Catalyst Plum Street Rehabilitation: northwest quadrant

The locations of projects completed in PY23 with prior year funds are as follows:

- Neighbor to Neighbor: 44-Unit Rehabilitation (4 rental units completed at 619 Conifer Street): northeast quadrant
- Mercy Housing: Northfield Commons: northeast quadrant
- Habitat for Humanity: Poudre Build #7 at Mosaic: northeast quadrant

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

City funding is often “first in” money for a Public Service or housing project which is important to show other funders local support. These funds are used by the organizations receiving them to leverage other funding sources such as other local, state, or federal dollars; individual and corporate donations; grants by foundations; and grants from other funders like United Way. The City’s Competitive Process application requires documentation of matching funds and an explanation of the organization’s ability to leverage funds received through the Competitive Process.

The City maintains a Land Bank Program, which holds publicly owned land for future affordable housing development. The first of the five parcels was sold to Housing Catalyst for the development of 96 low-income housing tax credit financed affordable units, including 6 HOME units. That development was completed in 2017. In 2019, an RFP was issued for a second parcel and a permanently affordable home ownership development with 54 townhomes was constructed and is currently for sale under a community land trust model. The City contributed most of the value of the land and this was leveraged with investments from: a private mission-aligned developer, a community land trust to steward the homes in perpetuity and who is providing subsidy, our housing authority providing tax abatement, Larimer County, and funding from the State Division of Housing. The value of the land was used as a match for a \$2.2M State grant for water and sewer costs. This is a great example of leveraging the City asset. In 2020, the City used the proceeds of the first land bank sale to purchase a 6th parcel of 5 acres to be banked for future development. The City holds an option on a 5-acre parcel, with funding appropriated, and expects to exercise this and purchase the parcel in 2025. Also, a City owned building was sold in 2020 and is being developed into a four-plex with one affordable unit. This example of a missing middle model is currently under construction.

Match requirements are cited in the tables below and occurred through City Funding and land donations to HOME-assisted projects.

| <b>Fiscal Year Summary – HOME Match</b>  |           |
|--|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 5,032,115 |
| 2. Match contributed during current Federal fiscal year                        | 132,300   |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 5,164,415 |
| 4. Match liability for current Federal fiscal year                             | 115,939   |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 5,048,476 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |   |                |             |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| 1974   | 04/17/24             | 0                          | 132,300                       | 0                            | 0                       | 0   | 0              | 132,300     |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| Program Income – Enter the program amounts for the reporting period |   |   |                                |  |
|---|---|---|--------------------------------|--|
| Balance on hand at beginning of reporting period<br>\$              | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 239,357   | 50,255.50                                     | 67,435.85   | 0                              | 222,176.65                                       |

Table 7 – Program Income

| <b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b> |       |                                   |                           |                    |          |                    |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|   | Total | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|   |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| <b>Contracts</b>  |       |                                   |                           |                    |          |                    |
| Dollar Amount   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Number  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| <b>Sub-Contracts</b>  |       |                                   |                           |                    |          |                    |
| Number  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
|   | Total | Women Business Enterprises        | Male                      |                    |          |                    |
| <b>Contracts</b>  |       |                                   |                           |                    |          |                    |
| Dollar Amount   | 0     | 0                                 | 0                         |                    |          |                    |
| Number  | 0     | 0                                 | 0                         |                    |          |                    |
| <b>Sub-Contracts</b>  |       |                                   |                           |                    |          |                    |
| Number  | 0     | 0                                 | 0                         |                    |          |                    |
| Dollar Amount   | 0     | 0                                 | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | Total | Minority Property Owners          |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 9 – Minority Owners of Rental Property**

| <b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired   |       | 0                                 |                           | 0                  |          |                    |
| Businesses Displaced   |       | 0                                 |                           | 0                  |          |                    |
| Nonprofit Organizations Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Temporarily Relocated, not Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Displaced   | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0         |
| Number of Non-Homeless households to be provided affordable housing units  | 32            | 25        |
| Number of Special-Needs households to be provided affordable housing units | 6             | 0         |
| <b>Total</b>   | <b>38</b>     | <b>25</b> |

**Table 11 – Number of Households**

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 0             | 0         |
| Number of households supported through The Production of New Units   | 23            | 6         |
| Number of households supported through Rehab of Existing Units       | 15            | 19        |
| Number of households supported through Acquisition of Existing Units |               |           |
| <b>Total</b>   | <b>38</b>     | <b>25</b> |

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

All proposed housing projects are currently under construction. The difference between the goals and outcomes reflects the construction timelines associated with rehabilitation and development, which typically take between 1-3 years to commence construction and complete after receiving funding allocations. All projects proposed through PY23 are moving forward and anticipated to be completed by the end of 2025. The above tables describe accomplishments using CDBG and HOME funds, and do not

include projects funded with the City's Affordable Housing Fund (AHF). Units completed using CDBG & HOME, include the following:

- Mercy Housing: Northfield Commons (PY21): 5 HOME-assisted units completed
- Habitat for Humanity: Poudre Build #7 (PY20): 1 HOME-assisted homeowner unit at Mosaic completed
- Neighbor to Neighbor: 44 Unit Rehabilitation (PY21): 4 units rehabilitated with CDBG at 619 Conifer Street
- Housing Catalyst: Plum Street Rehabilitation (PY23) (aka Villages, Ltd. 2155 Plum Street): 15 units completed and occupied (15 CDBG, 5 also HOME)

Note: Not included in Table 12 are an additional 56 units assisted with AHF dollars:

- 13 LHIP home emergency assistance grants and home rehabilitations
- Neighbor to Neighbor 44 Unit Rehabilitation: 36 affordable housing units completed
- Elevation Community Land Trust: 6 ownership units acquired at BirdWhistle
- Fort Collins Forestry Department: 1 low-income homeowner assisted with hazardous tree removal

Additional units planned to complete at the end of the current 5-year ConPlan include:

- Habitat for Humanity is expected to complete the construction of 4 duplex-style homeownership units in Phase III of Harmony Cottages by September 2025.
- Village on Impala is expected to complete the rehabilitation of 24 units and construction of 60 units by December 2024.
- Heartside Hill, funded with \$2M HOME-ARP, providing 8 units to qualifying populations, is expected to be completed by June 2025.

### **Discuss how these outcomes will impact future annual action plans.**

All units planned through PY23 have received the necessary funding needed to proceed and are moving forward. Development of new affordable inventory, especially for special populations, as well as preservation of existing housing stock, will remain a high priority for future funding. The 2025-2029 Consolidated Plan is currently in development and will continue to prioritize both development and preservation of existing affordable housing.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 15                 | 6                  |
| Low-income                         | 3                  | 4                  |
| Moderate-income                    | 1                  | 1                  |
| <b>Total</b>                       | <b>19</b>          | <b>11</b>          |

**Table 13 – Number of Households Served**

### **Narrative Information**

#### **Table 13 Notes:**

Table 13 shows only federally assisted households with moderate income. Household numbers by project are listed below.

#### **HOME:**

- Mercy Housing: Northfield Commons: 5 HOME-assisted units
- Habitat for Humanity: Poudre Build #7: 1 HOME-assisted unit

#### **CDBG:**

- Neighbor to Neighbor: 44 Unit Rehabilitation (619 Conifer): 4 units rehabilitated
- Villages, Ltd., 2155 Plum Street (aka Housing Catalyst: Plum Street Rehabilitation): 15 units completed and occupied

#### **AHF (not reported in Table 13):**

- Loveland Housing Authority, LHIP: 13 rehabilitation loans and emergency repair grants
- Neighbor to Neighbor: 44-Unit Rehabilitation: 36 units completed
- Elevation Community Land Trust: 6 homeownership homes assisted
- Fort Collins Forestry Department: 1 low-income homeowner assisted with hazardous tree removal

#### **Note:**

A total of 25 units were completed and occupied with CDBG/HOME funding: 15 CDBG units at 2155 Plum Street, 4 CDBG units at 619 Conifer, 5 HOME units at Northfield Commons and 1 HOME unit at Habitat for Humanity: Poudre Build #7.



## **Additional Information**

### **Summary of the efforts taken to address the housing needs of low-income renter household who pay more than half of their income for rent, live in seriously substandard housing, or have been involuntarily displaced.**

The City of Fort Collins focuses its use of federal CDBG and HOME funds on the development and retention of affordable housing inventory, thereby decreasing the number of households who are housing cost burdened or living in substandard housing.

Other actions the City takes to address these issues include:

- Grants to human services providers that reduce residents' overall cost of living by providing food, childcare, emergency rent assistance, first month's rent, mental health services, etc. for free or at reduced cost.
- Grants to human service providers that assist clients in attaining self-sufficiency and living wage employment through education, training, and financial counseling.
- Reduced utility rates for low-income residents and a partnership with Energy Outreach Colorado to provide utility payment assistance.
- Building code inspections for complaints related to rental housing standards.
- Grants to Larimer Home Improvement program which provides funds for emergency home repairs such as replacing hot water heaters and furnaces.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

A central facet of the Social Sustainability Department Strategic Plan (SSDSP) is addressing the needs of people experiencing homelessness. The City coordinates with a network of agencies, local service providers, community organizations, faith communities, businesses, residents, volunteers, internal City departments including Police, Parks, and Natural Areas; Outreach Fort Collins, and the regional Continuum of Care, to address homelessness in a comprehensive manner. Network providers are trained to help communities implement best practices, such as permanent supportive housing, rapid rehousing, and Housing First principles. The City provides financial and coordination support to agencies that provide outreach, shelter, service provision, and data management. Primary barriers to reducing and ending homelessness in Fort Collins are a low vacancy rate throughout the City, a high cost of living, and a lack of housing that is affordable to the lowest wage earners. The City continues to fund affordable housing developments that serve people experiencing homelessness and those earning less than 80% AMI.

Strategies for reaching and serving people experiencing homelessness include:

1. The annual Point in Time (PIT) count is a regional effort, gathering critical data on persons experiencing homelessness, spearheaded by the Northern Colorado Continuum of Care (NoCO CoC) and partially funded by the City.
2. The regional Coordinated Assessment and Housing Placement System (CAHPS, also known as a coordinated entry system) assesses each individual and adds them to the by-name list, finds appropriate housing options, ensures supportive services for the person, and provides continuing supports for housing retention.
3. Agencies in Larimer and Weld counties participate in weekly case conferencing for Coordinated Assessment & Housing Placement System (CAHPS), which began assisting veterans in 2016, and has since expanded to include all adults, families, and youth.
4. Over 40 agencies, including Housing Catalyst, have implemented a vulnerability index (VI-SPDAT) to assess which people are at the highest risk if they remain homeless and is used to prioritize individuals for housing placement.
5. The City maintains a strong partnership (funding, collaboration) with Homeward Alliance, which operates the Murphy Center and is the NoCO CoC HIMIS Lead Agency. The Murphy Center serves as the main point of entry for people experiencing homelessness and collaborates with dozens of agencies to provide disabled, veteran, and senior services; housing assistance; financial counseling; employment assistance; behavioral health; mobile clinic, including vaccinations; computer, phone, and mail access; bus passes; lockers; showers; laundry; food;

career clothes; cold weather gear; veterinary care; and bike repair. Through City funding the Murphy Center offers day shelter hours, expanded evening hours as needed, and services during extreme weather events. Homeward Alliance also manages the Homeless Management Information System (HMIS) for the CoC.

6. The City is one of several funding partners of Outreach Fort Collins (OFC) and the Social Sustainability Department's Homelessness Response Lead Specialist is a member of the Board. OFC consists of a professionally staffed, on-the-street team that builds relationships with community members experiencing homelessness, service providers, businesses and City services to address and de-escalate disruptive behaviors. OFC provides contact and/or coordination with service providers and Police or emergency medical service engagement, as necessary. OFC reaches dozens of people every week, assisting with short and long-term solutions. OFC is an active participant in CAHPS and has recently expanded their outreach area to include midtown and additional "hot spot" areas in Fort Collins.
7. The Police Department maintained a full-time Homeless Outreach and Proactive Engagement (HOPE) Team, an innovative outreach team that uses problem-oriented policing strategies to address issues surrounding homelessness within the city.
8. OFC, SummitStone and Homeward Alliance maintain the Homeless Resource Guide, a brochure that lists information and bus routes for 40+ local organizations providing services to people experiencing homelessness. These are distributed to various City departments and service providers and provided online.
9. The City's municipal court offers The Right Track (TRT), a probation program where people who are homeless or at-risk of homelessness can avoid misdemeanor and petty offense penalties by setting and achieving personal development goals. TRT focuses on restorative justice, individual case management and a problem-solving approach that favors recovery over incarceration.
10. Previously, the City provided free bus passes to clients of the Murphy Center. During the pandemic, Transfort paused the collection of fares. They are conducting a study to determine the future of fares and programs that would include guests of the Murphy Center.
11. The City has three dedicated Park Rangers who are former police officers experienced in community policing. They are assigned to City parks and trails, which are often sites utilized by unsheltered homeless persons. Additionally, the City has Natural Area Rangers who patrol all the City's Natural Areas and frequently interact with people who may be camping in the Natural Areas.
12. The Stormwater and Social Sustainability departments collaborated to offer training and materials about local flood risks to homeless service providers in order to increase awareness of the dangers of flooding in areas where unsheltered people sometimes sleep. Key Social Sustainability staff are set up to receive flood warnings that can be passed on to homeless service providers. SSD staff collaborated with Stormwater on the most recent Floodplain Management Public Information Committee Report which prioritizes communications with underserved and at-risk populations, including translations of materials for non-English speakers.
13. The NoCO CoC was approved and recognized as an official Continuum of Care by HUD in early 2020, and the City is an active member and the SSD Department Director is a member of the

Governing Board. The City also provides annual funding to support operations and HMIS.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Fort Collins provides financial and resource support to area housing and homeless service providers and works in collaboration with the network of providers to ensure that emergency shelter and transitional housing opportunities are available to residents of Fort Collins experiencing homelessness. The types of facilities and services available in Fort Collins include emergency shelters, overflow shelters, transitional housing, rapid rehousing and permanent supportive housing. The community has adopted the Housing First model, placing emphasis on direct placement into permanent housing; therefore, City-allocated funding for housing is directed primarily to the development and/or rehabilitation of affordable housing units.

### **Shelter**

- Catholic Charities' Samaritan House offers overnight emergency shelter for women and families, and 24/7 residential/transitional program beds for men, women, families, and veterans.
- The Fort Collins Rescue Mission (FCRM) provides year-round 24/7 emergency shelter for men, as well as residential program beds for men.
- The City has a winter overflow shelter plan. In 2017 two new permitted uses were added to the Land Use Code to allow Seasonal Overflow Shelters (SOS) to be run at remote locations. Through this plan, the Rescue Mission adds an additional overflow shelter site during the winter months for men, and Catholic Charities adds staff in order to increase capacity for women and families.
- The City has an Emergency Weather Shelter Activation Plan to improve communications and processes (including transportation and security) for helping people find shelter during extreme winter weather events and extreme heat events during the summer months.
- Family Housing Network (FHN) program provides overnight shelter and meals to families experiencing homelessness through a network of faith-based congregational partners. FHN provides day shelter for families which includes access to computers, showers, laundry, kitchen, resting rooms for naps and illness recovery, and play, reading, and work areas.
- Crossroads Safehouse provides secure shelter, advocacy, legal assistance, rapid rehousing, and education for victims of domestic violence.

### **Transitional Housing**

The City finalized its partnership with Family Housing Network (FHN) to develop transitional housing for seven families in a City-owned building. The City has leased the building at a significantly reduced rate, with an option to purchase well below market rate. Sherwood House opened in October 2021 and has seen families transition into permanent housing after an average of six months.

### **Permanent Housing**

The Social Sustainability Department Strategic Plan (SSDSP) and the Housing Strategic Plan (AHSP) focus on increasing the supply of affordable housing. The City and its partners are also involved in veterans' homelessness intervention initiatives at the State level and by using a Coordinated Assessment and Housing Placement System (CAHPS) in the Northern Colorado region. The City supports networks for Permanent Supportive Housing and supportive services, which are integrally connected to emergency shelter and transitional housing along the housing and community development continuum. Mason Place, the newest 60-unit PSH in Fort Collins, opened in PY20. SummitStone Health Partners gets grant funding from the State Division of Housing to provide scattered site Permanent Supportive Housing in Fort Collins.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homelessness prevention is a key facet of the Social Sustainability Department Strategic Plan. Strategies for preventing homelessness include:

- The Social Sustainability Department's Director is a governing board member for the Northern Colorado Continuum of Care which works with area healthcare providers, homeless services providers, and other care institutions to establish coordinated discharge planning processes. Partners involved in addressing discharge planning include the Larimer County Detention Center, UHealth, the Larimer County Foster Care System, SummitStone Health Partners, Housing Catalyst, and others. An increased focus on preventing homelessness post-discharge at the State and federal levels has helped increase awareness of this issue.
- Housing Catalyst operates two Permanent Supportive Housing (PSH) communities in Fort Collins. Each community offers 60 apartments with supportive services for people who have experienced chronic homelessness, have one or more disabilities, and experience multiple barriers to housing. More than 250 residents have lived at Housing Catalyst's Permanent Supportive Housing communities since Redtail Ponds opened in 2015.
- Housing Catalyst administers numerous special purpose vouchers including: 200 Non-Elderly Disabled (NED) vouchers; 273 Five-Year Mainstream vouchers for families whose head, spouse, or sole member is disabled; 174 Veterans Affairs Supportive Housing (VASH) vouchers; and 50 Family Unification Program (FUP) vouchers, 16 Foster Youth Initiative vouchers, and 25 Emergency Housing Vouchers.
- Housing Catalyst also has a homeless preference for their Housing Choice Voucher Program. In total, 93 people moved out of homelessness with voucher assistance in 2023.
- Housing Catalyst offers a resident services program for its affordable housing communities. Three resident services coordinators are employed to assist families in achieving stability, improving social and economic wellbeing, and remedying problems to avoid eviction and

homelessness.

- The City's Utilities department provides a reduced rate for those with higher electricity usage due to medically necessary equipment, partners with Energy Outreach Colorado to provide energy bill assistance and weatherization, and offers a reduced rate program to customers who receive LEAP.

**The City funds a variety of human service programs with federal ARPA dollars that aid in homelessness prevention. These include, but are not limited to:**

- CARE Housing's Eviction Prevention Program seeks to prevent monetary evictions for CARE residents.
- ISAAC of Northern Colorado provides crisis funds for high vulnerability immigrant families to cover emergency expenses in focus areas such as housing insecurity, legal status, rent and childcare.
- Neighbor to Neighbor's Housing Solutions Program creates housing stability through the prevention of eviction and provision of move-in assistance.
- The Matthews House provides emergency funds to support families with emergency housing assistance, essential needs, and transportation.

**The City funds a variety of human service programs with local general fund dollars through the Human Services Program that aid in homelessness prevention. These include, but are not limited to:**

- A Little Help helps older adults age in place by providing connections to important resources and services necessary for them to maintain independence in their homes.
- Alianza NORCO supports bilingual, culturally informed navigation services that include guidance for obtaining driver's licenses for immigrants, notary services, passport appointments, rent assistance, and ITIN/tax preparation.
- Catholic Charities Senior Services offers case management and financial assistance for at-risk seniors.
- The Matthews House Youth and Family Center Program supports youth transitioning out of foster care and/or the juvenile justice system.
- The Murphy Center, operated by Homeward Alliance, is a one-stop-shop assistance location for community members at risk of becoming homeless.
- Neighbor to Neighbor offers housing and financial counseling, and rent assistance.
- The Salvation Army provides clients with utilities and rent assistance.
- Project-Self-Sufficiency provides comprehensive support and promotes self-sufficiency.
- The Coordinated Assessment & Housing Placement System (CAHPS), managed by United Way of Weld County, maintains a community-wide list of households that are most vulnerable and prioritizes housing options as it becomes available.
- Volunteers of America Handyperson Program provides services to seniors (60+) with safety-related home modifications and repairs through the work of volunteers.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

- The City provides operating funds to agencies helping people experiencing homelessness make the transition to permanent housing and independent living. Agencies, including Housing Catalyst, Neighbor to Neighbor, SummitStone Health Partners, and Crossroads Safehouse provide permanent housing (including rapid rehousing and permanent supportive housing).
- The City provides funding to the Northern Colorado Coordinated Assessment & Housing Placement System (CAHPS) to provide assessment, navigation, case management and wrap-around services to house and retain housing for people on the by-name list. Client level data for CAHPS is stored and managed using our regional Homeless Management Information System (HMIS). Between October 2023 and September 2024, CAHPS served 2,384 households total, including 176 veterans, 123 youth (18-24) and 152 people aged 65+. CAHPS served 1,041 households assessed in Fort Collins, including 86 veterans, 57 youth (18-24) and 68 people aged 65+. In 2023, 353 households were housed in total, 160 of which had been assessed in Fort Collins.
- Housing Catalyst works with Catholic Charities and the Larimer County Criminal Justice Division to house individuals experiencing homelessness at Single Room Occupancy properties.
- Housing Catalyst developed and manages Redtail Ponds, a Permanent Supportive Housing (PSH) project that provides supportive services, life skills, case management and counseling to its residents. Forty units target formerly homeless individuals and twenty units are available for those who fall within the 30-50% Area Median Income (AMI) range. Mason Place is a 60-unit Permanent Supportive Housing community which opened in 2021. It was also developed by and is managed by Housing Catalyst. The site is in central Fort Collins, next to a MAX (transit) station. All units have project-based vouchers. Primarily, residents were selected through CAHPS from an assessed list of homeless persons most in need of PSH. Housing Catalyst provides onsite services for all residents through partnerships with service providers in order for residents to retain their housing.
- Volunteers of America (VOA) serves veterans and their families with homelessness prevention and rapid rehousing services through a Supportive Services for Veteran Families (SSVF) program. This program serves over 140 clients annually with rapid rehousing and homeless prevention services in Larimer County.

**The City funds a variety of human service programs with federal ARPA dollars that aid in homelessness transition. These include, but are not limited to:**

- Catholic Charities 24/7 Emergency Overflow Shelter provides trauma-informed case

management and resource navigation, food, and shelter for up to 54 women and two families each night.

- Crossroads Safehouse 24/7 Emergency Shelter provides services for people fleeing domestic violence and abuse.
- Fort Collins Rescue Mission 24/7 Emergency Shelter provides shelter and support for men to obtain birth certificates, Colorado IDs, jobs, and housing, and connect with other community resources.
- Catholic Charities Resource Navigation conducts intakes to enter clients into the regional data system (HMIS), conducts vulnerability assessments for housing assistance, connects to school resource officers, transfers clients from the emergency shelter to extended stay program, provides transportation vouchers, connects to vaccination and testing information, supports obtaining of vital documents, and more.
- Homeward Alliance Resource Navigation provides a main entry point for the regional coordinated housing system, and task-oriented services such as public benefits acquisition, housing vouchers, housing search assistance, and employment search assistance.
- Family Housing Network Resource Navigation provides a main entry point for the regional coordinated housing system, and task-oriented services such as public benefits acquisition, housing vouchers, housing search assistance, and employment search assistance.
- Outreach Fort Collins Resource Navigation helps bridge the gap between people experiencing (unsheltered) homelessness and service providers.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Housing Catalyst completed a Section 18 disposition of its public housing in 2024.

Elevation Community Land Trust, a Denver-based organization specializing in affordable home ownership, purchased 44 public housing units with plans to renovate the homes and make them available to qualified individuals for purchase. Residents of the public housing units that were repositioned received Housing Choice Vouchers (Section 8) and were offered relocation assistance.

In October 2023, Housing Catalyst broke ground on the updated and expanded Village on Impala, a thoughtfully designed project that will provide 86 homes with affordable rents in northwest Fort Collins. The footprint of the expanded community includes the current Village on Impala (existing duplexes with affordable rents managed by Housing Catalyst), as well as the site of 11 former public housing units that were repositioned in 2022. The new rental homes will target residents making between 30% and 80% of the area median income, with a target average of 55% AMI. All residents of the repositioned public housing units were offered Housing Choice Vouchers (Section 8) and relocation assistance. The project is expected to be completed in early 2025.

Housing Catalyst also completed a renovation of 15 former public housing units at 2155 W Plum. These apartments were repositioned from the public housing portfolio to the agency's affordable housing portfolio in 2024. Residents of the repositioned public housing apartments will be able to continue living at the property with Project Based Voucher assistance following a temporary relocation during the renovation. This elevator-served two-story building helps meet the demand for affordable housing for seniors and people with disabilities.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Public housing residents were engaged and involved in the disposition process. Housing Catalyst educated public housing residents on the benefits of receiving Housing Choice Vouchers, including greater choice and mobility and homeownership opportunities.

Elevation Community Land Trust purchased 44 Public Housing units for conversion into an affordable homeownership program. These homes will be preserved for income-qualified individuals to purchase. Former residents of these homes received a Tenant Protection Housing Choice Voucher.

Former public housing residents who are now voucher program participants continue to be eligible for JumpStart, the HUD Family Self Sufficiency program. The program supports voucher program participants in achieving their educational, employment, and financial goals while allowing them to build an escrow account that can be used toward a down payment on a home purchase. Currently there are 149 participants enrolled in the program with an average escrow balance of \$4,443.62.

Housing Catalyst has implemented a positive rent reporting initiative, helping renters build credit by reporting on-time rent payments to consumer reporting agencies. More than 280 residents have opted in to positive rent reporting since the pilot launched in 2023. Participating residents have access to credit monitoring tools and have increased their credits scores by an average of 78 points. Positive credit reporting for timely rent payments allows residents to build credit with very little risk, helping them improve their financial situation and expand their economic and housing opportunities for the future.

Housing Catalyst provides resident services programming focused on housing retention and stabilization, including direct services and connections to local resources that are vital in supporting residents. The program works with nonprofits, service providers, and initiatives in the community to expand residents' opportunities and help them reach their educational, employment, and economic goals. In 2023, 270 residents of Housing Catalyst's affordable communities received support from a Resident Services Coordinator and an additional 105 residents participated in community-building events.

Resident services and property management staff work closely on eviction prevention strategies and maintaining housing stability. Resident-facing staff are trained on trauma-informed care, mental health first aid, housing first, harm reduction, and motivational interviewing.

Community resources are invited to Housing Catalyst properties to build awareness of services and connect residents with local supports. Community partners who have visited Housing Catalyst properties include: UC Health, Fort Collins Police Services, City of Fort Collins mediation program, Poudre School District, Head Start, Poudre River Public Library District, and the Food Bank for Larimer County.

Housing Catalyst values resident input and offers multiple channels for residents and voucher program participants to engage with the agency:

- Housing Catalyst's Board of Commissioners includes a Resident Commissioner. Per Colorado statute and Federal regulation, the resident is a full voting member of the Board.
- Housing Catalyst manages Resident Advisory Boards for voucher program participants and Permanent Supportive Housing residents.
- Households receiving voucher assistance were invited to give input on Housing Catalyst's 2025 Moving to Work (MTW) plan during a public comment period and public hearing. The MTW demonstration program is designed to increase agency efficiency, encourage economic self-sufficiency, and increase housing choices for low-income families.
- The Family Self-Sufficiency Program Coordination Committee includes a seat for a current participant.

### **Actions taken to provide assistance to troubled PHAs**

Housing Catalyst is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

To mitigate the high cost of development, strategies the City is pursuing include:

- Continuing to provide both federal and City funds to affordable housing developers in accordance with the Consolidated Plan and Housing Strategic Plan. Local incentives enable developers to produce rent-restricted and for-sale units at rates affordable to low-income households. The City has also allocated federal funding sources, including CDBG and HOME, to ensure more funds are directed toward priority housing needs.
- A City dedicated sales tax was passed in 2015, providing \$4 million over 10 years to be used for affordable housing construction and/or preservation. These funds are held in an Affordable Housing Capital Fund, to be used for direct financial support for qualifying affordable housing projects. The City plans to ask voters for a similar dedicated sales tax to continue this work beyond 2025.
- The City provides Affordable Housing Fee Credits to projects that include units targeting 30% Area Median Income households. The current amount of fee credits is \$14,000 per unit of new construction and \$5,500 per unit of adaptive reuse where some previously paid fees will be credited to the project. Additionally, this year City Council used their discretion to provide fee credits to units targeting 40% AMI units at one development. The City is exploring adding another fee relief program for Utility fees that have not been included in the fee credits to date. The City provides an offset to the cost of Electric Vehicle Infrastructure recognizing that the City's regulation is more rigorous than the standards for Low Income Housing Tax Credit financed developments.
- The City revised our Land Use Code to include incentives for affordable housing such as height and density bonuses, parking and landscaping reductions, basic development review (meaning much less process and faster approvals), and refined the definition of affordable housing. The new Code also extends the minimum term for affordability restrictions from 20 to 60 years. And land use changes to support housing include permitting additional types of housing in existing neighborhoods (duplex, missing middle, accessory dwelling units).
- The City entered into a Memorandum of Understanding with Elevation Community Land Trust (ECLT), a state-wide philanthropy-funded land trust, with the mission of providing permanently affordable homeownership opportunities. Currently, ECLT is working on a project to preserve 44 units of public housing and convert them into affordable for-sale units. ECLT is also partnering with the City on 54 new townhomes for sale.
- The City created an Internal Housing Task Force to seek enterprise-wide efforts to promote and incentivize affordable housing. The City also added an Affordable Housing Executive team and a Housing Providers bi-monthly focus group.
- The City is implementing the Housing Strategic Plan, making progress on 25 of the 26 strategies.

The City held a Community Housing Summit to check in with the community on progress toward strategic goals.

The City is also looking at ways to provide additional incentives to promote the production of affordable housing. These include:

- Examine the feasibility of restructuring its permit, plan check, and capital expansion fee structures to ensure equitability and appropriateness as related to the proportionate impact on the construction of smaller units. This policy would incentivize developers to build smaller units and new housing types.
- Strengthen the City's existing voluntary affordable housing incentives as part of Land Use Code updates and evaluate the potential effectiveness of a mandatory Inclusionary Housing Ordinance (IHO) as a future phase of action.
- Strategies for addressing fair housing concerns including providing education and hosting training events.
- Explore additional housing policies, such as whether an affordable housing impact fee should be pursued.
- The City asked voters for a property tax increase to support affordable housing in 2023, but it did not pass. The City will continue to look for additional revenue sources to expand incentives.
- The State passed an Affordable Housing Fund and the City successfully navigated the process to allow projects in our jurisdiction to compete for these programs.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City provides technical support and financial resources to the agencies and organizations focusing their missions on addressing the underserved needs of Fort Collins residents, including increasing the supply of affordable rental housing, and increasing opportunities for residents experiencing homelessness by providing support to emergency housing agencies, domestic violence shelters, and supportive services agencies. The City acts to preserve the existing affordable housing inventory through both rehabilitation of existing inventory and supporting the conversion of mobile home parks to cooperative or non-profit ownership models. Through CDBG and the City's Human Services Program funding, the City supports an array of supportive services that improve living conditions of community members who have fewer resources and opportunities for stability and self-sufficiency. All the projects receiving funding for PY23 addressed needs prioritized in the 2020-2024 Consolidated Plan. The City targets its funding to those housing and public service providers that serve the lowest income levels and provide for basic needs.

**Other actions include:**

- The City has an Equity & Inclusion Office with an Equity Officer, Sr. Specialist, and Lead

Specialist whose duties include: managing the internal Equity Team and its subcommittees which include cross-departmental and community representation; collaborating with stakeholders to move forward a variety of equity-related initiatives; helping coordinate internal and community trainings; and developing metrics for the organization related to equity, inclusion and diversity. An Equity Indicators Report was finalized in 2021 and an Equity Dashboard is on the City's website. The City's Equity Plan has been finalized and approved: [fcgov.com/equity/files/final-equity-plan-2023.pdf](https://fcgov.com/equity/files/final-equity-plan-2023.pdf).

- Outreach Fort Collins is a local initiative to get outreach workers on the streets to connect at-risk persons to resources in the downtown area, north Fort Collins, and midtown. OFC sees over 1,000 unduplicated people experiencing homelessness annually. They provide community engagement contacts, service provider contacts, and service coordination as needed.
- The City assists the Murphy Center, Fort Collins Rescue Mission, and Catholic Charities to provide expanded hours and services as needed during extreme hot or cold weather, which has had a ripple effect of positive impacts throughout the community.
- The City partnered with UHealth and SummitStone Health Partners to implement co-responders in the Police Department to provide crisis intervention as appropriate on police calls. The City is supporting the County to expand behavioral health services in Fort Collins.
- Fort Collins Police Services has implemented a Mental Health Response Team, added another team in 2022, and is approved to add another team in 2023.
- The Police Department formed a full-time Homeless Outreach and Proactive Engagement (HOPE) Team, an innovative outreach team that uses problem-oriented policing strategies to address issues surrounding homelessness within the city.
- The Social Sustainability Department leads a weekly homelessness tactical team, comprised of both internal staff and external partners, that addresses immediate and emergent needs using a people-centered approach (resources and service connection are prioritized over citation and enforcement).
- The City provided funding and partnership to increase community capacity for affordable, accessible and quality childcare. This includes various efforts to reduce tuition costs for families needing childcare, strengthen retention strategies for the childcare workforce, and support community efforts to stabilize childcare in the wake of the COVID-19 public health emergency.

#### **ARPA and HOME-ARP**

- The City received federal American Rescue Plan Act (ARPA) funding in PY20 and began committing those dollars to diverse, post-pandemic community recovery projects in PY21. Projects receiving City ARPA funds currently address homelessness, various social services needs, childcare, needs in the immigrant community, and much more. To determine funding eligibility, the City followed federal guidance of impacted or disproportionately impacted populations as defined by the SLFRF Final Rule from the U.S. Department of the Treasury.

- As a HOME participating jurisdiction, the City received a federal allocation of \$2,628,410 from the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) from the U.S. Dept. of Housing and Urban Development (HUD). The purpose of this funding is to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, tenant based rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The City submitted the HOME-ARP Allocation Plan to HUD as a substantial amendment to the PY21 Annual Action Plan for HUD review and it was accepted in October 2022.
- Funding was made available through two separate Competitive Application processes: 1) Development of Affordable Rental Housing and 2) Supportive Services. The \$2,000,000 in housing development funding was awarded to Heartside Hill, LLLP, for the development of 72 units of affordable multi-family housing units, 8 of which will be designated for qualifying households. Construction commenced in April with the project anticipated to be completed by the end of PY24. \$400,000 was allocated for McKinney-Vento Supportive Services to assist qualifying households to stabilize in housing. Those funds were awarded to Neighbor to Neighbor and Homeward Alliance in June 2023, with each agency receiving \$200,000 to help current qualifying households stabilize their housing.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City adheres to requirements that all buildings built prior to January 1, 1978 have a lead hazards assessment when federal funds will be used to purchase or rehabilitate the property. As a condition of assistance, the property must have lead screening and if lead is detected, the project must include lead hazard containment or abatement in accordance with HUD’s Lead Rule Compliance Advisor. In addition, the City follows the EPA regulations which require that any federally funded organization doing an activity which causes disruption of lead while doing work, use only EPA-certified workers and follow procedures to minimize the spread of lead.

In PY23, there was no work performed on units constructed prior to January 1, 1978.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

During PY23, funding and collaboration were instrumental in achieving positive outcomes. The City partnered with a variety of programs that support self-sufficiency, including initiatives that increase access, enhance school readiness and early childhood literacy, offer or support workforce training and retraining, offer dependent care so family members can work, and increase employment opportunities. As it does annually, the City provided Human Service funding (both local and federal funds) to nonprofit

partners in the community to help households preserve, support, and stabilize their households. The City also participated in the Northern Colorado Continuum of Care (NoCO CoC) Governing Board and assisted with prioritization and funding of supportive services and other prioritized programs/projects identified by the NoCO CoC that will stabilize the lives of people experiencing homelessness in Fort Collins and the region.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City serves as funder, collaborator, and convener for a variety of frameworks and initiatives. Those roles include everything from board representation on the NoCO CoC and Outreach Fort Collins and leadership for the Coordinated Assessment & Housing Placement System (CAHPS) as well as completion and implementation of an equity-centered Housing Strategic Plan. The City continues to participate as a convener and partner in community-wide efforts to form plans addressing both ongoing and emerging challenges faced by low-income community members (e.g., homelessness, stable housing, health and behavioral health care, and affordable childcare).

The Social Sustainability Department (SSD) was created to build formal institutional structure around addressing community needs. Additionally, low-income and vulnerable residents benefit from the services provided by high performing public and nonprofit agencies supported financially and operationally by SSD. The City continues to take a proactive approach in bringing community-based organizations together to ensure excellent service, thoughtful coordination, and innovative, evidence-based approaches in delivering housing and supportive services to low-income community members.

- The City provides ongoing technical assistance and financial resources, ensuring that community organizations have the capacity and the necessary human and physical assets to execute their missions.
- The City continues to use a robust investment decision process to ensure there is only needed service duplication and that providers work cooperatively to develop service plans that address identified needs.
- City staff serve as liaisons to various umbrella groups (e.g., Mental Health and Substance Use Alliance of Larimer County, NoCO CoC, Larimer County Workforce Development Board, Larimer County Regional Opioid Abatement Council) and offer support as needed.
- City staff support nonprofits in meeting federal requirements.
- The City is part of the committee leading a county-wide homelessness response strategic planning process, which began in 2024.
- Staff continues to work closely with NoCO CoC, Police Services, Outreach Fort Collins (OFC) and service providers to make progress on more complex issues such as illegal camping, and disruptive behaviors in the downtown, North Fort Collins, and midtown areas. OFC is in its ninth year of operations and works to address the challenging interfaces of businesses, city residents, visitors, and those experiencing homelessness.
- Through its monitoring and risk assessment processes, the City gathers data and information on expenditures, outcomes and numbers served, so that it can continue to make effective and strategic use of its limited funding and resources.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City has structured its Social Sustainability Department’s mission and role to serve as the convener and navigator for collective plans and actions to ensure that the efforts and resources directed at underserved populations and housing needs are utilized in the most efficient manners possible. Staff members participate in many community-wide committees and initiatives which enhance coordination between service and housing providers. In terms of federal framework and funding, the NoCO CoC is the vehicle used for addressing the various needs and challenges of persons experiencing homelessness and at-risk populations. The City convenes coordination meetings between housing providers, including Housing Catalyst and other nonprofit housing agencies, to ensure those receiving housing benefits can also access needed social services, and to advance efforts toward greater self-sufficiency for community members who are low-income. The Social Sustainability Department oversees two citizen advisory committees within the City’s Boards and Commissions. The Human Services & Housing Funding Board and the Affordable Housing Board work, in part, to monitor community issues and provide an additional avenue for soliciting citizen and agency input. They help the City better coordinate housing activities with public service efforts to ensure that gaps for underserved populations are being addressed.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

This section is included as an attachment.

**Impediments to Fair Housing Choice**

**Impediment No. 1: Lack of awareness of Fair Housing law.**

PY23 Actions:

- Annual Fair Housing Proclamation April 2, presented to CARE Housing, the master developer of Heartside Hill, a housing development that will provide a diversity of housing type and choice for persons at various incomes, abilities, and life stages. Once completed, this community will include an early childhood education center, 2 homes for persons with intellectual and developmental disabilities, 72 affordable apartments and 9 single family homes that will be dedicated to long-term affordable home ownership.
- Fair housing information continued to be provided on multiple City webpages, both internal and external, and fair housing month was promoted via the City’s Housing Updates newsletter. The newsletter reaches approximately 1660 households with timely information about housing-related learning opportunities and events, neighborhood grants, and completed housing projects.
- Neighborhood Services partnered with the Colorado Law Poverty Project to provide education around eviction and mediation services to landlords and tenants. Partner organizations hosted Know Your Rights training sessions for renters, landlords, and mobile home park residents (MHP issues are often unique to that ownership model); assisted renters with free legal advice during



legal clinics (30-60 minute free 1:1 sessions with an attorney to discuss their situation and give advice/education); and trained promotoras, community members from targeted neighborhoods with high rates of eviction filings or threats, to educate both sides of a conflict and assist with mediation services. In 2024 (Jan.-Sept.) the educational programs reached 613 renters and 108 landlords. All are income-qualified with most renters earning below 50% AMI. Legal advice clinics reached 368 renters and 4 landlords. 721 participants received educational materials and self-advocacy resources. 311 people attended Know Your Rights trainings (271 renters and 40 landlords). 40 volunteers participated in mediation/promotora trainings.

- Distributed information to grantees and Public Notice Partners on Denver Metro Fair Housing Center regional presentation that occurred in early FY23.
- Provided Fair Housing resources and information at the City's Housing Summit in October 2024. Approximately 175 community members attended this event, organized to provide an update to the community on progress and challenges faced in furthering the goals of the Housing Strategic Plan.
- The City offers Community Mediation and Restorative Justice services to community members. Mediation focuses on improving relationships and can assist in resolving conflicts between tenants and landlords, neighbors, etc. Restorative Justice works to repair harm and relationship after a crime has been committed. The programs help prevent eviction, build welcoming neighborhoods, and inform residents and landlords of their rights and responsibilities.
- In April 2024, the League of Women Voters hosted a community conversation entitled, "Collaboration: A Key to Affordable Housing." The event featured a panel of speakers discussing successful collaborative housing developments. Also in April, the League hosted an expert panel presenting the reasons behind the rising cost of housing along the Front Range. Both events provided information on housing issues facing our community.

## **Impediment No. 2: Some discrimination in housing still occurs.**

### **PY23 Actions:**

- The City prioritizes housing for special populations in its grant-making. In PY23, the City funded the construction of two 6-bedroom homes for low-income individuals and people with intellectual and developmental disabilities.
- A new Housing Strategic Plan was adopted by the Social Sustainability Department which has strategies for visitable and accessible housing. "Visitability" provisions were added as a local amendment to the building code to ensure ground-floor visitability and accessibility. This local amendment was adopted in 2022. During the next building code update, local amendments will be proposed to address the visitability on the exterior (zero-step entrance).
- City funds were granted to Disabled Resource Services to provide holistic services to people with disabilities, including housing attainment and retention. City funds were also granted to LHIP and the VOA Handyman Program which help community members make accessibility improvements to their homes.
- A number of new projects are in progress in the TOD:

- Stanford Senior Housing: 24 memory care units and 113 assisted living/independent living units (under construction)
- Howes Six Two Nine: multi-family building with 12 units, preservation of an existing historic dwelling, which contains two additional units (approved)
- The Granary, formerly called Fairway Apartments: 264 multi-family dwelling units (complete)
- Block 23: 160 units total (89 independent living, 44 assisted living, 27 memory care) (complete)
- Apex Haven Apartments: 54 units, senior living/long-term care housing (under construction)
- Oak 140: 79 residential units, affordable housing (complete)
- King Soopers redevelopment at College and Drake: new King Soopers Marketplace to replace older, smaller store to include drive-thru pharmacy, gas station, and public parking for Max station (under construction)
- 209 Cherry St (Cherry/Mason): 100 multi-family dwelling units and ground floor retail, 1 level of underground parking (approved)
- Mazda Dealership Redevelopment: 450 multi-family dwelling units, ~10,000sf commercial, structured parking (conceptual)
- East Oak Townhomes: 15 single family attached townhome units; 3.5 stories (approved)
- Fischer Properties: Mix of 86 multifamily and single family detached units (approved – also pending a rezone to reduce parking requirements).
- Snow Ridge Apartments: Building addition to create a total of 8 multifamily units (approved)
- The Mark: Re-approval of Johnson Drive apartments which halted construction; 193 multifamily units, 6 stories (under review)
- Recent new State Legislative requirements include a quarter mile on each side of high frequency bus lines (MAX BRT + other routes with 15-minute frequencies) need to have an average zoned density of 40 dwelling units per acre. This covers all the City’s existing TOD overlay zone as well as other areas of the community. Additionally, multifamily and mixed-use projects in these same high frequency transit areas will no longer have minimum parking requirements. The elimination of parking requirements will be in place by the end of June 2025, while the TOD density requirements will be phased in and fully implemented by 2027.
- In addition, there are the community-wide changes from state legislation that may also benefit TOD areas, including elimination of occupancy requirements, and the ability to construct an ADU in any area that is zoned to permit single family dwellings (by end of June 2025).

**Impediment No. 3: Disparities in mortgage lending practices exist.**

**PY23 Actions:**

- BirdWhistle Townhomes, a homeownership project on a City Land Bank property could mitigate some impacts of systemic issues around accessing ownership. Elevation Community Land Trust (ECLT) offers low price points and down payment assistance programs, including some that

specifically support people of color.

- ECLT is also offering scattered homeownership units which were previously public housing.
- N2N continues to provide Spanish homeownership education classes & financial education/literacy to address lending disparities.
- The City continued to fund Project Self-Sufficiency, Disabled Resource Services, Catholic Charities, Crossroads Safehouse, Homeward Alliance, and The Matthews House.
- The City participates in several down payment assistance programs, including metroDPA, which increase access to down payment and lending opportunities for lower- and middle-income households.
- Staff has investigated housing programs for City staff including lending assistance.
- Staff has discussed issues related to financing Mobile Homes with banking partners who are considering programs for this purpose.

**Impediment No. 4: Housing affordability disproportionately impacts people who have lower incomes.**

PY23 Actions:

- In PY23, the City funded multiple affordable housing projects, to be completed over the next few years. These include Habitat for Humanity: Harmony Cottages, L'Arche: L'Arche Homes, and Housing Catalyst: Plum Street Rehabilitation. Once completed, these projects will provide 4 new homeownership units, 2 new rental units with 12 total bedrooms, and 15 rehabilitated units for households earning below 80% of the area median income.
- In 2020 the City hired a bilingual business specialist who has been developing relationships with over 300 business and community contacts. The specialist has supported businesses with covid-relief grants, analyzed needs, assisted with translations, and helped over 40 minority entrepreneurs start their businesses. In FY21 the Economic Health Office hired three Business Connectors using American Rescue Plan Act dollars. Two of these Business Connectors are bilingual and have helped open the Multicultural Business and Entrepreneur Center (MBEC) in partnership with the Poudre River Library District, Fort Collins Area Chamber of Commerce, and the Larimer Small Business Development Center (SBDC). Business Connectors also helped folks apply for the most recent round of Small Business Recovery Grants and have since launched their own mini-grant program of \$1,500 for customers.
- In 2024, MBEC is on track to surpass 300 appointments. Over half of the customers are women-owned and 40% of all customers are monolingual Spanish speakers. As city staff members, the MBEC is the only entity that can navigate internal processes efficiently with Sales Tax, Planning, Zoning, and Building in our community. As a program of the Economic Health Office, the MBEC supports the newly adopted 2023 Economic Health Strategic Plan (EHSP) outcomes in business resiliency, small business support, and increase in small business ownership diversity. Additionally, MBEC helps existing businesses achieve compliance without shame. Through City grant programs, the center has assisted at least 40 businesses in obtaining proper licensing, ensuring they meet State or City requirements.
- Land Use Code Phase 1 (housing-related) changes have been passed. This is an effort to allow more housing types and options for all residents but especially low-income residents. Phase 2 is

kicking off and will consider issues related to mixed-use development. The Housing Strategic Plan incorporates health outcomes into the policy document, with a vision that everyone has stable, healthy housing they can afford. "Visitability" provisions were added as a local amendment to the building code which was adopted in 2022.

- The City provided mini-grants of \$500-\$2,000 to residents or management of Mobile Home Parks for upgrades to the homes or park spaces, emphasizing mitigation of health and safety concerns. This program was oversubscribed with many more requests than available funding. Resource fairs and clean-up days were sponsored in several mobile home parks. A similar grant program was offered for small landlord incentives in 2023 and 2024 in conjunction with the new City Rental Registry program. The City developed a mobile home park manual for residents and managers and is engaging with education, support for resident-owned communities, annual inspections, maintenance recommendations, and proactive enforcement of code compliance. The City provided \$125,000 in infrastructure support to a nonprofit-owned mobile home park.
- The 2023 Fort Collins Innovate Challenge was launched for climate action, health and housing solutions for low-income neighborhoods. This was a change from prior competitions which were targeted at business level solutions to environmental challenges.
- An equity lens and evaluation has been added to Budgeting for Outcomes, the process through which the City funds its ongoing and new initiatives, projects and programs.
- During the pandemic the City piloted an immigration legal defense fund, which can be used by legal service providers, both for-profit and nonprofit, to help immigrants. This program continues to be funded.

**Observation No. 1: Fort Collins has some concentration by ethnicity.**

The City recognizes that older areas of town tend to have a larger percentage of infrastructure deficiencies. There are significant stormwater infrastructure deficiencies in many of the older areas located in northern Fort Collins. This area has a higher concentration of historically Latino/Hispanic neighborhoods.

Key considerations and efforts underway include:

- The Urban Renewal Authority has future plans for the North College area, and has entered into a Letter of Intent to purchase a large retail space that has been vacant for about 10 years. The URA has been working with area stakeholders to determine whether this presents an opportunity to bring needed public amenities to this location.
- The City's Development Review process includes a provision that Affordable Housing Projects receive 1-week shorter standard review times for submittals. This helps expedite their reviews.
- City staff also can provide flexible releases of construction and building permits for Affordable Housing Projects to allow for their unique financing constraints.
- Stormwater staff prepared and submitted Stormwater CIP projects for consideration in conjunction with the City's 2025/2026 Budgeting for Outcomes (BFO) biennial budget process:
  - \$500,000 is anticipated to be approved by City Council to help fund Stormwater Master Drainage Basin Planning Studies. Part of the funding will be for studies in the north and northeastern parts of Fort Collins.

- \$1,520,000 is anticipated to be approved by City Council to reimburse developments in the north and northeastern portions of Fort Collins for construction of stormwater infrastructure.
- One new Stormwater Senior Inspector is currently included in the budget and will provide needed services to augment existing Senior Inspectors on construction projects in the north and northeastern portion of Fort Collins.
- The North Mason Corridor Phase II Stormwater project was withdrawn from the 2025/2026 BFO. It is anticipated to be included in the 2027/2028 BFO process.
- Stormwater and Development Review staff played an integral role in ensuring appropriate stormwater, water, and wastewater infrastructure is constructed along Mason Street north of Hickory Street in conjunction with the Fort Collins Rescue Mission development project.
- The Fort Collins Rescue Mission will construct an interim regional detention facility off Hickory Street which will provide stormwater detention required for properties in the North Mason Corridor. This pond will be enlarged and finalized into a major regional stormwater detention facility in future BFO cycles.
- There is one major revision to the City's regulated 100-year floodplains: The West Vine Basin 100-Year Floodplain will be adopted by the Utility One Water Director in November 2024. This revises the regulatory areas based on improved mapping, topography and computer modeling techniques, thereby increasing accuracy and better defining actual floodplain risk to properties and people.
- Poudre River Whitewater Park /Oxbow Levee LOMR: The Oxbow Levee was recertified in 2021. This levee improves upon and protects all residential properties in the Buckingham Neighborhood from 100-year flooding of the Poudre River.
- Timberline Levee Natural Valley LOMR: This LOMR was adopted in January 2022 and will be updated in early 2025. A significant portion of land owned by the Urban Land Conservancy on the east side of Timberline Drive (proposed affordable housing location) is subject to moderate risk floodplains.
- The North Mason Corridor project is in the design phase and is coordinating with all of the entities listed above as well as Planning and Development Engineering. This project will provide a stormwater outfall for the area, making commercial and residential land more developable.
- Poudre River Flow Consolidation Upstream (East) of College Avenue: City staff continue to coordinate master planning efforts between Stormwater and Floodplain, Parks Planning, and Natural Areas to ensure potential stormwater improvements will align with multiple goals and priorities. Stormwater's main goal is to eliminate the 100-Year Flood overtopping of College Avenue by the Poudre River near Vine Drive.

**Observation No. 2: Land use code and policy updates could improve the availability and affordability of housing, but these efforts are often controversial.**

FY22 Actions:

- Implementation of the Housing Strategic Plan (HSP) continued this program year. Of the 26 strategies in the HSP, 15 have been accomplished at least once, 7 are in progress, 3 require on-

going work and 1 has not been accomplished. Implementing these strategies addresses high priority outcomes such as increasing overall housing supply and diversity, preserving existing affordable housing, increasing housing stability, and advancing toward more equitable outcomes. The plan integrates and aligns with other City efforts including the Analysis of Impediments to Fair Housing Choice, City Plan, and the Our Climate Future Plan.

- A mandatory rental registration program was adopted by City Council in June 2023 as part of implementing the Housing Strategic Plan. This program will require registration of all rental properties in Fort Collins and will provide additional staffing and resources to support complaint-based rental inspections, landlord-tenant mediation, and renter/landlord education and outreach. The startup phase of the program will take approximately 18 months to complete, with registrations beginning in Fall 2024.
- Housing-related Land Use Code changes were repealed in January 2023 following a successful citizen referendum protesting the changes. After several months of additional engagement, Council passed a revised set of land use code changes in October 2023 as part of implementing the Housing Strategic Plan. A second potential citizen referendum stopped these changes from going into effect as planned in January 2024. Changes finally passed in May 2024. Guiding principles for the Land Use Code Updates include:
  - Increase overall housing capacity (market rate and subsidized) and calibrate market-feasible incentives for affordable housing.
  - Remove barriers to affordability, especially near high-frequency/capacity transit and priority growth areas.
  - Allow for more diverse housing choices that fit in with the existing context and/or future priority place types.
  - Revise the Land Use Code to be easier to use and understand.
  - Improve predictability of the development review process, especially for housing.

Highlighting some of the changes in the land use code regulations:

- Extending the affordability term for affordable housing from 20 years to 60 years.
- Providing height bonuses, density bonuses and parking reductions for affordable housing.
- Moving to more of a form-based code where there are no density limits for affordable housing so that site constraints will be the determining factor and not a number of dwelling units per acre as is prescribed now.
- Allowing affordable housing to be approved through an administrative review process.
- State laws passed in 2024 support accessory dwelling units in all residential zones, transit-oriented development with no parking minimums, prohibiting occupancy regulations based on familial status, and fast track approval processes.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Public Service projects are monitored quarterly as reimbursement requests are processed. All agencies receiving federal funding have an annual monitoring as well. Since Covid-19, the City offers either in-person, remote, or hybrid monitoring to Public Service funding recipient organizations.

The City's Grant Compliance and Policy Manager performed a risk-based monitoring analysis of housing projects receiving federal funds through the review of quarterly reports submitted for active projects, desk reviews of annual rent and occupancy reports, and on-site inspections in accordance with established federal schedules and guidelines for CDBG and HOME. All file reviews were conducted remotely, with property managers submitting requested documents through a secure file exchange.

All RFPs soliciting proposals for funding contain minority business outreach language. In addition, contracts for funding awardees contain provisions emphasizing the importance of MBE-WBE outreach and inclusion. The City's Economic Health Office also works in more generalized minority business outreach and support.

The City stays abreast of all HUD bulletins, technical assistance, and other guidance tools to ensure compliance with comprehensive planning requirements and recently completed the 2020-2024 Consolidated Plan, which has been reviewed and accepted by HUD.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City followed all its Citizen Participation Plan guidelines and standards regarding public notices, information distribution, and public review periods for HUD-related activities.

Public notice for document review and public hearing was provided in the community newspaper and on the City's website in advance of the 15-day review period. The public notice and hearing information were also shared with all community agencies funded through the City's Competitive Process, as well as with identified Public Notice Partners that serve underrepresented populations, often including those in legally protected classes. The draft document was made available online. All language in notices was ADA and Title VI compliant.

December 3, 2024, the City will hold a General Use of Funds and CAPER Public Hearing online, in alignment the City's Citizen Participation Plan guidelines for public participation. The Hearing will provide information on PY23 funding and accomplishments and an overview of the Competitive Process, including inputs into decision making.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City did not make any changes to program objectives, since none were warranted. They were based on extensive public input, decision-maker prioritization, the Social Sustainability Department's Strategic Plan, other local strategic plans (e.g., the Housing Strategic Plan), the 2020-2024 Consolidated Plan, funding proposals submitted, and available funding. The Covid-19 pandemic reinforced the need to continue to prioritize the identified goals, especially housing, homelessness prevention, and services and shelter for people experiencing homeless.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-50 - HOME 24 CFR 91.520(d)

### Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

To ensure compliance with the HOME Housing Property standards, the City of Fort Collins has implemented a risk-based monitoring system. For development/construction projects that were completed during the program year, 100% of the units were inspected upon completion. After completion, units are inspected a minimum of every three years based on the risk score of the project. In PY23, City staff inspected 40 (or 37%) of the 106 HOME rental units in the City's portfolio that are within their current period of affordability. Northfield Commons was new construction, with all five HOME-assisted units passing final inspection in order to obtain Certificates of Occupancy. The remaining properties were well-maintained with 30 units passing inspection and five requiring corrective action. The five units, scattered among separate properties, failed inspections for the following issues: exterior doors and windows that failed to shut or lock properly, malfunctioning smoke detectors and floor tripping hazards (missing threshold). All units that had deficiencies identified documented timely corrections of the findings and obtained compliance by the end of the program year. Villages, Ltd. completed the rehabilitation of Plum Place at the end of the program year. Those 5 HOME-assisted units will have inspections in PY24 (within 1 year of project completion), with results reported in the PY24 CAPER. The only units not inspected were those not due for annual inspections as outlined in the 2013 HOME Rule.

| Agency/Owner          | Project                                    | # HOME Units Inspected |
|-----------------------|--|------------------------|
| Accessible Space      | Harmony Road Apartments                    | 3                      |
| CARE Housing          | Provincetowne                              | 6                      |
| Hendricks Communities | Caribou II                                 | 2                      |
| Mercy Housing         | Northfield Commons                         | 5                      |
| Neighbor to Neighbor  | Coachlight Apartments                      | 3                      |
| Villages, Ltd.        | Mason Place PSH                            | 4                      |
| Villages, Ltd.        | Redtail Ponds Permanent Supportive Housing | 4                      |
| Villages, Ltd.        | Village on Elizabeth                       | 2                      |
| Villages, Ltd.        | Village on Leisure                         | 4                      |
| Villages, Ltd.        | Village on Redwood                         | 5                      |
| Villages, Ltd.        | Village on Stanford                        | 1                      |
| Volunteers of America | Sanctuary Senior Housing                   | 3                      |

**Table 14 - Inspections**

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

i. The general public, property owners, and potential tenants are informed of federal Fair Housing requirements and the City's affirmative marketing procedures. Information on these requirements and procedures is included in public notices, publicity materials and application forms for the CDBG and HOME programs.

ii. Property owners are required to adhere to affirmative marketing procedures when attempting to fill a vacant unit that has received CDBG/HOME assistance for rental units. In any advertisement or listing for a vacant unit, the property owner is required to include a Fair Housing compliance statement or Equal Housing Opportunity logo.

iii. Property owners are required to make special outreach efforts to solicit prospective tenants from groups which may be unlikely to seek housing in the local housing area. Vacancies are listed with Neighbor to Neighbor, Housing Catalyst, 2-1-1 Information and Referral and/or other local community or listing services which promote Fair Housing and reach a broad cross-section of community residents, including members of racial and ethnic minorities.

iv. The CDBG and HOME programs maintain records on the racial and gender characteristics of tenants in units immediately after construction is completed. Property owners are also required to maintain ongoing documentation of compliance with affirmative marketing procedures and outreach efforts listed in the previous paragraph.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No program income was expended in PY23.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City unanimously adopted the Housing Strategic Plan in March 2021, with the vision that *everyone has stable, healthy housing they can afford*. The plan brings forward the goals and priorities from the 2015-2019 Affordable Housing Strategic Plan and includes 26 high-priority strategies to achieve the plan's vision. Several key strategies are currently underway including a major update to the City's Land Use Code (LUC) regulations for housing, an investigation of occupancy revisions to support renter stability, and a discussion about long-term revenue needs to support housing affordability citywide.

**PY23 Actions:**

- Continued to serve as steering committee member in a regional housing collaborative looking for housing solutions as well as participating on the governing board for the Northern Colorado Continuum of Care. Also continued to serve on the housing priority group of the Partnership for

Age Friendly Communities for Larimer County.

- The City continued the internal housing task force, added an Affordable Housing Executive Team and hosted a bi-monthly focus group of housing providers to provide input on updates to Land Use regulations and the implementation of the Housing Strategic Plan. Worked on a fee waiver process improvement that will simplify the process by awarding affordable housing fee credits of a set amount for each qualifying unit instead of requiring precise calculations of exact fee amounts. In 2021, an administrative process was approved to award credits when funding is available. Funding has been available since this change was made. The Municipal Code was updated in 2022 to make this clear.
- Assigned the City's 2022 Private Activity Bond (PAB) allocation of over \$10 million to Housing Catalyst, formerly known as the Fort Collins Housing Authority, for several projects including new construction and rehabilitation of affordable rental homes for people making no more than 80% of the area median income.
- Conducted continuing public engagement on land use code changes and the City's occupancy and rental programming. Council adopted a rental registration program in June 2023 and passed significant land use code updates in May 2024.
- Council continues to refine Metropolitan District policy for residential development and to seek public benefits when allowing this special taxing district. Affordable housing is one of the benefit options. This policy has produced 72 affordable homes and has 264 more in the approval process.
- The City has advanced its partnership with the statewide Elevation Community Land Trust. ECLT is working on a project to convert 44 units of public rental housing into permanently affordable for-sale homes and is a partner in the development of 54 new for-sale affordable townhomes on a City Land Bank parcel.
- City staff sought and received a state grant of \$2.2M to assist in paying for water and sewer fees for the 54 new town homes mentioned above.
- City staff sought and received a budget allocation for adding 5 acres to the City's Affordable Housing Land Bank Program.
- Council established a pilot program to provide a fee offset for affordable housing projects offering electric vehicle infrastructure.
- Council referred an affordable housing property tax increase to the ballot for the November 2023 election; however it was not passed by the voters. Additional work is being done to identify a dedicated revenue source for affordable housing.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided.

| Total Labor Hours                     | CDBG   | HOME   | ESG | HOPWA | HTF |
|---------------------------------------|--------|--------|-----|-------|-----|
| Total Number of Activities            | 2      | 1      | 0   | 0     | 0   |
| Total Labor Hours                     | 16,206 | 11,688 |     |       |     |
| Total Section 3 Worker Hours          | 343    | 343    |     |       |     |
| Total Targeted Section 3 Worker Hours | 0      | 0      |     |       |     |

**Table 15 – Total Labor Hours**

| Qualitative Efforts - Number of Activities by Program   | CDBG | HOME | ESG | HOPWA | HTF |
|---|------|------|-----|-------|-----|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers   | 1    |      |     |       |     |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers.   |      |      |     |       |     |
| Direct, on-the job training (including apprenticeships).  | 1    | 1    |     |       |     |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.   |      |      |     |       |     |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).  |      |      |     |       |     |
| Outreach efforts to identify and secure bids from Section 3 business concerns.  | 1    | 1    |     |       |     |
| Technical assistance to help Section 3 business concerns understand and bid on contracts.   | 1    | 1    |     |       |     |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.   | 1    | 1    |     |       |     |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | 1    | 1    |     |       |     |
| Held one or more job fairs.   | 1    | 1    |     |       |     |
| Provided or connected residents with supportive services that can provide direct services or referrals.   |      |      |     |       |     |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.          |      |      |     |       |     |
| Assisted residents with finding child care.   |      |      |     |       |     |
| Assisted residents to apply for, or attend community college or a four year educational institution.  |      |      |     |       |     |
| Assisted residents to apply for, or attend vocational/technical training.   |      |      |     |       |     |
| Assisted residents to obtain financial literacy training and/or coaching.   |      |      |     |       |     |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.   | 1    | 1    |     |       |     |
| Provided or connected residents with training on computer use or online technologies.   |      |      |     |       |     |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.   |      |      |     |       |     |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.  |      |      |     |       |     |
| Other.  |      |      |     |       |     |

**Table 16 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

The numbers reported are for the rehabilitation of Plum Place completed in PY23 by Villages, Ltd., the nonprofit arm of our local housing authority, Housing Catalyst with both CDBG & HOME funds and Neighbor to Neighbor's 619 Conifer Rehab, a PY21 CDBG activity.

CDBG & HOME Funded Projects

Beneficiary Demographics

| Activity  | Total # of Clients/ Units | White      | Black/AA   | Black/AA & White | Asian    | Asian & White | American Indian (AI)/ Alaskan Native | AI & White | AI & Black | Native Hawaiian/ Pacific Islander | Other      | Hispanic*  | Single Female Head of Household | Single Male Head of Household | Persons with Disabilities |
|---|---------------------------|------------|------------|------------------|----------|---------------|--------------------------------------|------------|------------|-----------------------------------|------------|------------|---------------------------------|-------------------------------|---------------------------|
| <b>PUBLIC SERVICE PROJECTS - CDBG</b>   |                           |            |            |                  |          |               |                                      |            |            |                                   |            |            |                                 |                               |                           |
| Catholic Charities Shelter  | 619                       | 426        | 37         | 5                | 4        | 0             | 27                                   | 11         | 0          | 3                                 | 84         | 159        | 36                              | 7                             | 127                       |
| Crossroads Safehouse  | 582                       | 167        | 30         | 0                | 5        | 0             | 0                                    | 0          | 0          | 1                                 | 379        | 93         | 136                             | 10                            | 33                        |
| Family Housing Network  | 224                       | 86         | 40         | 4                | 0        | 0             | 90                                   | 0          | 0          | 0                                 | 4          | 132        | 34                              | 4                             | 58                        |
| Neighbor to Neighbor  | 113                       | 97         | 2          | 0                | 0        | 0             | 1                                    | 0          | 0          | 1                                 | 12         | 21         | 11                              | 2                             | 20                        |
| <b>SUBTOTAL</b>   | <b>1538</b>               | <b>776</b> | <b>129</b> | <b>9</b>         | <b>9</b> | <b>0</b>      | <b>91</b>                            | <b>11</b>  | <b>0</b>   | <b>7</b>                          | <b>479</b> | <b>437</b> | <b>217</b>                      | <b>23</b>                     | <b>240</b>                |
| <b>HOUSING - CDBG &amp; HOME**</b>  |                           |            |            |                  |          |               |                                      |            |            |                                   |            |            |                                 |                               |                           |
| Villages, Ltd. 2155 Plum Street Rehabilitation (PY23 CDBG/HOME) aka Housing Catalyst:Plum Street Rehabilitation | 15                        | 13         |            |                  |          |               |                                      |            |            |                                   |            | 1          | 11                              | 1                             |                           |
| 619 Conifer Rehab (PY21 CDBG) aka Neighbor to Neighbor: 44-Unit Rehabilitation                                  | 4                         | 4          |            |                  |          |               |                                      |            |            |                                   |            | 1          | 3                               |                               | 0                         |
| Mercy Housing: Northfield Commons (PY21 HOME)   | 5                         | 5          |            |                  |          |               |                                      |            |            |                                   |            | 2          | 3                               | 0                             | 0                         |
| Habitat for Humanity: Poudre Build #7 (PY20 HOME CHDO)  | 1                         | 1          |            |                  |          |               |                                      |            |            | 1                                 |            |            |                                 |                               |                           |
| <b>SUBTOTAL</b>   | <b>25</b>                 | <b>25</b>  | <b>0</b>   | <b>0</b>         | <b>0</b> | <b>0</b>      | <b>0</b>                             | <b>0</b>   | <b>0</b>   | <b>0</b>                          | <b>0</b>   | <b>4</b>   | <b>17</b>                       | <b>1</b>                      | <b>0</b>                  |
| <b>CDBG Housing</b>   | <b>19</b>                 | <b>19</b>  |            |                  |          |               |                                      |            |            |                                   |            | <b>2</b>   | <b>14</b>                       | <b>1</b>                      |                           |
| <b>HOME Housing</b>   | <b>11</b>                 | <b>11</b>  |            |                  |          |               |                                      |            |            | <b>1</b>                          |            | <b>3</b>   | <b>7</b>                        | <b>1</b>                      |                           |
| <b>TOTAL</b>  | <b>1563</b>               | <b>801</b> | <b>129</b> | <b>9</b>         | <b>9</b> | <b>0</b>      | <b>91</b>                            | <b>11</b>  | <b>0</b>   | <b>7</b>                          | <b>479</b> | <b>441</b> | <b>234</b>                      | <b>24</b>                     | <b>240</b>                |

| Total Population | White   | Black  | Asian | American Indian/ Alaskan Native | Native Hawaiian/ Pacific Islander | Other Race/Two or More Races | Hispanic | Female Head of Household | Persons with Disabilities |
|------------------|---------|--------|-------|---------------------------------|-----------------------------------|------------------------------|----------|--------------------------|---------------------------|
| 169,810          | 137,260 | 23,033 | 6,110 | 1,424                           | 180                               | 22,333                       | 21,003   | 2,638                    | 13,699                    |
|                  | 81%     | 1.47%  | 3.60% | 0.84%                           | 0.11%                             | 13.15%                       | 12.37%   | 1.55%                    | 8.07%                     |

\*2020 American Community Survey 3-Year Estimates

\*not included in CR-10 Table 2

\*\* Housing projects funded in PY23 will be completed in PY24 and PY25.

HOME-ARP Public Service Projects

Beneficiary Demographics

| Activity                       | Total # of Clients/ Units | White     | Black/AA | Black/AA & White | Asian    | Asian & White | American Indian (AI)/ Alaskan Native | AI & White | AI & Black | Native Hawaiian/ Pacific Islander | Other    | Hispanic* | Single Parent Household | Persons with Disabilities |
|--------------------------------|---------------------------|-----------|----------|------------------|----------|---------------|--------------------------------------|------------|------------|-----------------------------------|----------|-----------|-------------------------|---------------------------|
| <b>PUBLIC SERVICE PROJECTS</b> |                           |           |          |                  |          |               |                                      |            |            |                                   |          |           |                         |                           |
| Homebound Alliance             | 16                        | 11        | 1        | 0                | 0        | 1             | 1                                    | 0          | 0          | 0                                 | 0        | 1         | 8                       | 11                        |
| Neighbor to Neighbor           | 6                         | 6         | 0        | 0                | 0        | 0             | 0                                    | 0          | 0          | 0                                 | 0        | 0         | 4                       | 5                         |
| <b>SUBTOTAL</b>                | <b>22</b>                 | <b>17</b> | <b>1</b> | <b>0</b>         | <b>0</b> | <b>1</b>      | <b>1</b>                             | <b>0</b>   | <b>0</b>   | <b>0</b>                          | <b>0</b> | <b>1</b>  | <b>12</b>               | <b>16</b>                 |

**Human Service Program: City and Federally Funded Projects**  
**Funding and Clients Served**

| Agency  | Program   | Grant Award            | Expended               | Unspent          | Clients Served |
|---|---|------------------------|------------------------|------------------|----------------|
| A Little Help                                 | A Little Help for Older Adults in Fort Collins                          | \$ 24,000.00           | \$ 24,000.00           | \$ -             | 168            |
| Alianza NORCO                                 | Bilingual Navigation Services program                                   | \$ 17,000.00           | \$ 16,998.90           | \$ 1.10          | 261            |
| Boys & Girls Clubs of Larimer County          | Boys & Girls Clubs of Larimer County                                    | \$ 31,000.00           | \$ 31,000.00           | \$ -             | 842            |
| CASA of Larimer County                        | Court Appointed Special Advocates                                       | \$ 35,000.00           | \$ 35,000.00           | \$ -             | 193            |
| CASA of Larimer County                        | Family Connections at Harmony House                                     | \$ 36,000.00           | \$ 36,000.00           | \$ -             | 373            |
| Catholic Charities                            | Senior Services Samaritan House Ft Collins                              | \$ 32,000.00           | \$ 32,000.00           | \$ -             | 34             |
| Catholic Charities                            | Samaritan House Shelter   | \$ 52,618.16           | \$ 52,618.16           | \$ -             | 619            |
| Children's Speech and Reading Center          | Childhood Communication   | \$ 16,000.00           | \$ 16,000.00           | \$ -             | 110            |
| ChildSafe Colorado                            | Child Abuse Treatment Program   | \$ 40,000.00           | \$ 40,000.00           | \$ -             | 480            |
| Crossroads Safehouse                          | Bringing Justice Home - Legal Services for Victims of Domestic Violence | \$ 12,994.24           | \$ 12,994.24           | \$ -             | 21             |
| Crossroads Safehouse                          | Domestic Violence Emergency Shelter                                     | \$ 44,132.00           | \$ 44,132.00           | \$ -             | 582            |
| Disabled Resource Services                    | Disability Services for Independence                                    | \$ 25,000.00           | \$ 25,000.00           | \$ -             | 227            |
| Elderhaus Adult Day Program                   | Direct Care for Fort Collins Residents Living with Disabilities         | \$ 30,000.00           | \$ 30,000.00           | \$ -             | 10             |
| Enight Skills Center                          | Low Vision Rehabilitation Care and Support Services                     | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 265            |
| Exceptional Kids                              | HighPointe Services   | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 15             |
| Family Housing Network                        | Sherwood House - Bridge Housing   | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 46             |
| Family Housing Network                        | Shelter Programs  | \$ 18,670.00           | \$ 18,670.00           | \$ -             | 224            |
| Food Bank for Larimer County                  | Fort Collins Kids Cafe  | \$ 22,000.00           | \$ 22,000.00           | \$ -             | 1215           |
| Homeward Alliance                             | Family Services   | \$ 35,000.00           | \$ 35,000.00           | \$ -             | 1147           |
| Homeward Alliance                             | Murphy Center   | \$ 32,000.00           | \$ 32,000.00           | \$ -             | 2468           |
| Larimer County Partners                       | Youth Mentoring and Prevention  | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 464            |
| McBackpack                                    | McBackpack Program  | \$ 16,700.00           | \$ 16,700.00           | \$ -             | 1375           |
| Meals on Wheels for Fort Collins              | Meal Delivery Program   | \$ 31,000.00           | \$ 31,000.00           | \$ -             | 559            |
| Neighbor to Neighbor                          | N2N Rent Assistance Coordination  | \$ 42,000.00           | \$ 42,000.00           | \$ -             | 227            |
| Neighbor to Neighbor                          | Homelessness Prevention Assistance                                      | \$ 54,315.52           | \$ 54,315.52           | \$ -             | 113            |
| Project Self-Sufficiency                      | Project Self-Sufficiency  | \$ 21,000.00           | \$ 21,000.00           | \$ -             | 177            |
| Respite Care                                  | Childcare Scholarships for Low-Income Families                          | \$ 25,500.00           | \$ 25,500.00           | \$ -             | 99             |
| Roddy Mountain Youth Medical & Nursing Consu  | Health & Wellness Centers   | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 160            |
| Sexual Assault Victim Advocate Center         | Sexual Assault Victim Services  | \$ 26,000.00           | \$ 25,830.84           | \$ 169.16        | 295            |
| Teaching Tree Early Childhood Learning Center | Childcare Scholarships for Low Income Families                          | \$ 54,000.00           | \$ 54,000.00           | \$ -             | 25             |
| The Crawford Child Advocacy Center            | Fighting Child Sexual Abuse & Maltreatment                              | \$ 17,000.00           | \$ 17,000.00           | \$ -             | 240            |
| The Family Center/La Familia                  | La Familia/The Family Center Family Support Services                    | \$ 43,277.00           | \$ 43,277.00           | \$ -             | 225            |
| The Matthews House                            | Youth and Family Center   | \$ 30,000.00           | \$ 30,000.00           | \$ -             | 32             |
| The Quarter Project                           | The Quarter Project of Northern Colorado                                | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 265            |
| The Salvation Army                            | Rent and Utilities Assistance   | \$ 19,000.00           | \$ 19,000.00           | \$ -             | 60             |
| United Way of Larimer County                  | Larimer Child Care Fund   | \$ 23,000.00           | \$ 23,000.00           | \$ -             | 6              |
| United Way of Weld County                     | Coordinated Assessment and Housing Placement System                     | \$ 21,000.00           | \$ 21,000.00           | \$ -             | 788            |
| Vindeket Foods                                | Vindeket Market   | \$ 19,500.00           | \$ 19,500.00           | \$ -             | 2785           |
| Volunteers of America                         | Handyperson Program   | \$ 15,000.00           | \$ 15,000.00           | \$ -             | 127            |
| Volunteers of America                         | Home Delivered Meals Program  | \$ 24,000.00           | \$ 24,000.00           | \$ -             | 96             |
| <b>Totals</b>                                 |   | <b>\$ 1,075,706.92</b> | <b>\$ 1,075,536.66</b> | <b>\$ 170.26</b> | <b>17,388</b>  |

CDBG funded projects highlighted blue



## City Funded: Human Service Program

### Beneficiary Demographics

Clients May Select Multiple Identities

| Demographic                            | # Client Identities |
|--|---------------------|
| American Indian/Alaska Native          | 267                 |
| African                                | 47                  |
| African American/Black                 | 595                 |
| Asian/Asian American                   | 140                 |
| Hispanic/Latinx/Spanish Origin         | 2,352               |
| Middle Eastern/North African           | 70                  |
| Native Hawaiian/Other Pacific Islander | 49                  |
| White                                  | 7,002               |
| Prefer to self-identify                | 1,152               |
| Decline to specify                     | 1,329               |
| Person with Disabilities               | 4,181               |