



Residential Affordable Housing Grant Terms and Conditions

Eligibility

- Project site must be developed and installed by a 501(c)(3) organization that provides affordable housing to low-income households.
- Project site must receive water service from Fort Collins Utilities
- Project(s) must reduce water usage in the landscape or maintain low outdoor water usage through installation of low water landscaping or native turf grasses; mulching; and irrigation efficiency upgrades or repairs.



Terms and Conditions

- Approved projects will enter into a contract agreement with the City of Fort Collins. Contract agreement meetings will be scheduled following notification of approval. [Example](#).
- Projects must include an educational component such as signage at project site (provided by City) or an informational session for the community or homeowners
- Applicants must submit a proposed budget and a site plan for each proposed project site.
- An irrigation plan is required for properties that will be utilizing an existing irrigation system or adding an irrigation system to water the property.
- Applications are reviewed and funded on a first-come, first-served basis. We will begin reviewing grant applications on September 16th and funding will be prioritized for the applications we receive by this date. We will continue to accept applications after this date and will consider those applications based on available funding. We anticipate funding 1-3 projects with a total of \$30,000 in grants in 2024.
- Estimated grant funds are held per participant for two years from the date of application approval. Projects must be installed within 2 years from the date grant contract is signed.
- Landscapes must be installed to plan within reason. Variations in plant location, plants are acceptable without additional approval.
- Inspections are performed by City staff after project completion. Participants may schedule an inspection by emailing xeriscape@fcgov.com
- Grants are issued in the form of a check or direct deposit.

Landscape Requirements

- **Plants** must be appropriate to the Fort Collins climate and may be selected from but not limited to the plants listed on the [XIP-Approved Plant List](#) and [City Vegetation Database](#). Plants listed with low and very low water requirement are eligible. Low-water turf types may be eligible.
- To avoid overwatering some plants and under-watering others, **plants must be grouped together according to water requirement.**
- **Hardscaping is eligible area if it allows water to pass through.** Concrete and grouted patios are not eligible.
- Changes to **parkway landscapes** must meet the City's parkway guidelines and require a Parkway Amendment Application. **Parkways must contain a total of 50% plant coverage at maturity.** Plant coverage is determined based on estimated area of plants at maturity. Tree canopy does not count toward coverage. Parkways are city-owned property and are the responsibility of the adjacent property owner to maintain.
- **Areas not eligible** for rebate include artificial turf, water features, veggie beds, trees and concrete. The area of these features will be subtracted from the total rebate-eligible area.
- **Landscape fabric** may only be used under hardscapes or rock pathways, not under wood mulch or planted areas.
- **Irrigation:** Automatic irrigation is not required. If an automatic irrigation system will be utilized, zones must be retrofitted to water both remaining grass adequately and irrigate new landscape efficiently. Drip irrigation is preferred to overhead sprays, but not required if use of overhead irrigation is justified. If overhead sprays are used, high-efficiency nozzles are required.
- **New and existing trees must have dedicated irrigation** or a proposed method for regular hand watering. Regardless of size, age and how long trees on the property have existed without regular irrigation, trees need 10 gallons per inch of diameter of tree trunk at least once per month to stay healthy. Young trees require the calculated volume once a week, mature trees require the calculated volume once a month.
- **By City code, soil amendment is required** in areas that are cleared and set to hold plant material. Soil amendment is intended to enhance soil water storage capacity, improve conditions for plant growth and reduce water runoff. Soil amendment includes but is not limited to plant-based compost, manure-based compost, organic and inorganic materials. A soil test is NOT required for the program unless a participant wishes to bypass the soil amendment requirement.
- To avoid landscape failure, participants must manage weeds pre- and post-installation. Participants are required to eradicate weeds prior to landscape installation.



Payment

Following a passing inspection of the completed landscape, participants must submit expense documentation by email to xeriscape@fcgov.com to receive the remaining 20% of the grant. Grant expenses can only be paid up to the amount spent and supported by receipts. Invoices must show proof of payment in the form of a canceled check, credit or bank statement.

