



**Social Sustainability**  
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## MEMORANDUM

DATE: January 29, 2021  
 TO: Mayor and City Council  
 THRU: Darin Atteberry, City Manager  
 Affordable Housing Executive Team  
 FROM: Lindsay Ex, Interim Housing Manager  
 Meaghan Overton, Senior City Planner  
 RE: January 26, 2021 Work Session Summary: Housing Strategic Plan Update

The purpose of this item was to provide a Housing Strategic Plan update, including review of the draft Housing Strategic Plan, the initial set of prioritized strategies, and any feedback Councilmembers had on the proposed approach to implementation or the quicker wins identified by the Ad Hoc Housing Council Committee. All Councilmembers were present.

### Feedback

Plan Overall: Support was expressed for the Draft Plan, including the specificity, connections to City Plan, overall organization of the Plan, and the expansion to the entire housing spectrum.

### Specific Feedback on Plan Strategies

- Support for strategies like the Land Use Code (Strategy 9) and efforts to remove barriers and find innovation solutions (Strategy 15) that increase supply and expand housing options and diversity of choices, including options for first-time homeowners, middle-income levels, townhome products, and more;
- Support for efforts to work on collaboration across water districts (Strategy 18);
- Support to explore how the City's occupancy ordinance (U+2) can be rightsized and streamlined to meet the needs of Fort Collins today (Strategy 19), including options to move more quickly such as streamlining the Extra Occupancy process or a "safe harbor" provision to address issues with health and safety;
- Overall support for the portfolio of strategies to improve housing equity, increase supply and housing diversity, increase stability, increase accessibility, and more to advance toward the vision that "Everyone has healthy, stable housing they can afford."

### Implementation

- Continue focus on being data informed and utilizing metrics (Strategy 4) in understanding how our current and added strategies are having an impact on goals, vacancy rates, market equilibrium, who can become a homebuyer and find housing, and more; and
- Support for highlighting how various implementation efforts will impact different income levels, for continued community and business engagement in implementation, and to expect and lean into tensions as they arise.

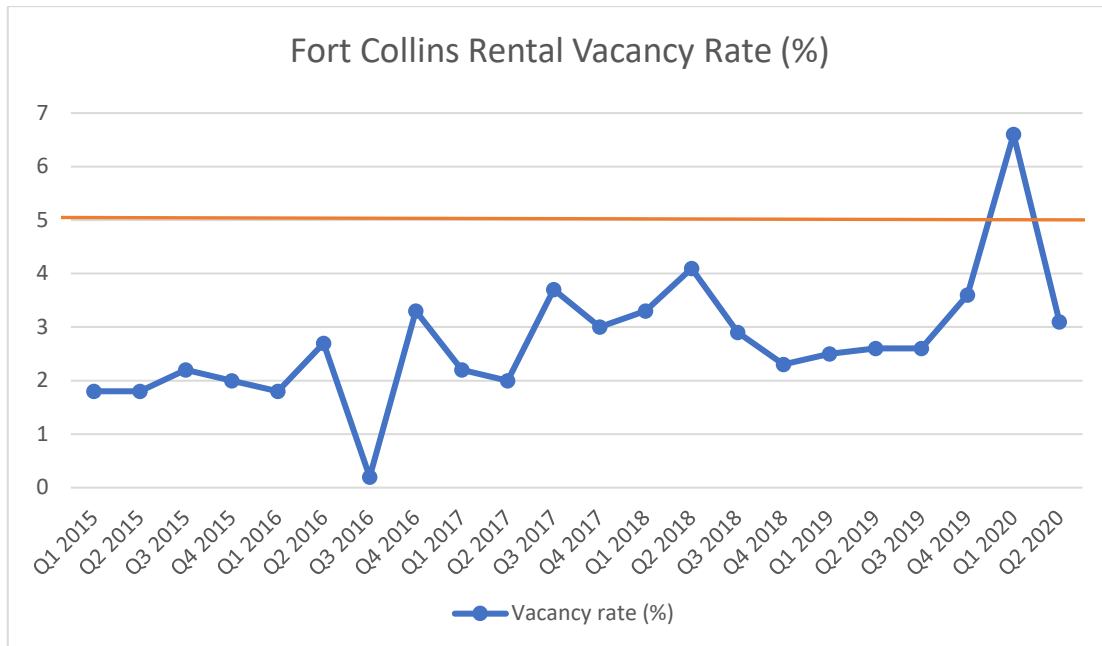
<sup>1</sup> Jackie Kozak Thiel, Chief Sustainability Officer; Theresa Connor, Interim Utilities Executive Director; Caryn Champine, Planning, Development, and Transportation (PDT) Director; Julie Brewen, Housing Catalyst Executive Director; Dave Lenz, Finance Planning and Analysis Director; Beth Sowder, Social Sustainability Director



Additional Feedback: Continued support for taking action while also planning, including the good news about Mason Place opening up in January, and Council's consideration on February 2 to expand down payment assistance options via the MetroDPA Program.

### Follow-up Questions

- Question: Can extra occupancy requirements be changed to allow tenants to apply with the landlord's consent?
  - Response: This is already permitted under the City's extra occupancy regulations.
- Question: Do we have any data about the impact of all of the recently built student housing on housing supply?
  - Response: Fort Collins has added hundreds of student-oriented apartments in recent years. While this increase in supply is having an impact on vacancy rates, it is still not sufficient to achieve equilibrium in the rental market. The [most recent available data](#) on rental vacancies from the Colorado Division of Housing indicates the rental vacancy rate in Fort Collins for the second quarter of 2020 was 3.1%. To achieve equilibrium in the rental market, a vacancy rate of around 5% is generally required to balance supply and demand for units.
  - Note, Staff will continue to track this metric as a part of the data informed approach to implement, as noted in Strategy 4 above.



### **Next Steps**

- Council consideration of the Housing Strategic Plan will occur on February 16, 2021 (First Reading), with Second Reading scheduled for March 2.
- Implementation will begin in the spring, including a community summit planned for April/May and an additional Council Work Session this summer to review the implementation framework to move the strategies forward.