

Affordable Housing Board 2000 Annual Report

The following lists the major items the Affordable Housing Board was involved with during the year 2000:

1. **Private Activity Bond Requests:** Reviewed and recommended approval to the City Council of two separate Private Activity Bond (PAB) requests, one for the Fox Meadows Apartments affordable housing project, and one for the National Health Care Systems, Inc., project.
2. **Governor's Policy on Affordable Housing:** Reviewed Colorado Governor Bill Owens' new State policy on affordable housing and the proposed programs designed to increase production of affordable housing, mainly by the private sector.
3. **Techniques for Development/Preservation of Affordable Housing:** Reviewed and discussed methods the City could employ to increase new production and/or maintain preservation of existing affordable housing units in the community. Techniques reviewed included inclusionary zoning and conservation easements. Also, received an update on the Colorado Supreme Court's decision regarding inclusionary zoning for rental housing which basically said inclusionary zoning could not be used to require production of new affordable rental housing.
4. **Proposed Nuisance Ordinance:** Reviewed and provided a recommendation to the City Council as to the potential effects the proposed Nuisance Ordinance would have on the supply of affordable housing in the city.
5. **Study of Impact Fees Assessed Against Manufactured Housing:** Reviewed staff's report that provided information regarding the City's Development Impact Fees that are assessed against manufactured housing units and that such fees are fair and adjusted to household characteristics. Also, discussed the increase in impact fees charged to the Dry Creek Mobile Home park and recommended to the City Council that fees not be increased for the project.
6. **Consolidated Plan:** Reviewed the **Consolidate Plan** that is required by HUD in order for the City to continue to receive Federal financial assistance through the CDBG and HOME Programs. The Plan establishes a five-year program with incremental one-year implementation projects.
7. **Land Bank Program:** Received monthly updates on the process to establish a Land bank Program in the City. In October, took an official position in opposition to the establishment of any such program.
8. **Land Use Code:** Reviewed changes to the City's **Land Use Code** that proposed eliminating specifically citing affordable housing as a justification to request a Modification to Standards in the code. The change did not mean affordable housing was no longer a justification for modifications.

9. **Competitive Process:** Participated in both the spring and fall cycles of the new Competitive Process for allocating City financial resources to affordable housing and community development activities by reviewing housing applications and forwarding a priority listing of projects and comments to the CDBG Commission.
10. **Proposed Floodplain Regulations:** Reviewed the optional proposed floodplain regulations for the Poudre River and their possible effects on affordable housing. Provided a recommendation to the City Council for option "C".
11. **Parkland Fees:** Reviewed the proposed increases in the City's Parkland Development Impact Fees. Also, had a discussion with the City Parkland Development Manager about the City's locational policies for neighborhood parks.
12. **Manufactured Housing Project:** Received monthly updates on the process to determine the need for and strategies for development of additional manufactured housing units in the city.
13. **Mason Street Transportation Corridor Plan:** Received a presentation by staff on the Mason Street Transportation Corridor Plan and how the corridor could provide opportunities for development of affordable housing.
14. **Contractor Licensing Ordinance:** Reviewed and discussed at several meetings the proposed Contractor Licensing Ordinance.
15. **20-Year Affordability Requirement:** Discussed the problems of implementing the City's 20-year affordability requirement in the unique case of a project's foreclosure.
16. **Larimer County's TDU Program:** Received a report of changes being made to Larimer County's Transfer of Development Units (TDU) Program exempting affordable housing projects from the requirements of the program.
17. **Northern Hotel Renovation Project:** Received several updates and discussed the merits of the Northern Hotel Renovation project for its impacts on affordable senior citizen housing.
18. **Application Fees for Rental Units:** Discussed at several meetings, the practice of landlords charging non-refundable application fees to potential renters and the effects on low-income families trying to obtain rental housing.
19. **Larimer County Urban Street Standards:** Reviewed a report regarding the development of a single set of urban street standards to be applied to developments in Larimer County within a municipality's Growth Management Area.
20. **Street Oversizing Fee:** Reviewed the proposed changes to the City's Street Oversizing Development Impact Fee that increased the fees charged to housing development projects..
21. **Conflict of Interest:** Received the proposed changes to the City's Code regarding conflict of interest.