

## **Affordable Housing Board 1998 Annual Report**

The following lists the major items the Affordable Housing Board was involved with during 1998:

1. **Development Impact Fee Rebate Program:** Continued discussions from 1997 concerning:
  - Changing from flat dollar rebates to percentage of fees paid rebates
  - How to assure the Rebate affects the rents/purchase prices of units within a specific project
  - Proposed policy changes to the Development Impact Fee Rebate (Offset) Program for affordable housing projects located inside city limits but receiving utility services from Special Purpose Districts.
2. **Private Activity Bonds:** Reviewed a request from Concord Capital for support of their applications for County and State PAB allocations.
3. **Public Awareness:** The Board's Subcommittee continued to meet during the year to develop mechanisms to further increase the general public's awareness of affordable housing issues in the community. Established a Web page on affordable housing in Fort Collins.
4. **School District Fee in Lieu of Land Dedication:** Reviewed and forwarded a recommendation to the City Council regarding a proposed new development impact fee by the Poudre School District.
5. **Roles and responsibilities:** Reviewed the differences in the roles of the Affordable Housing Board and the CDBG Commission regarding funding from HUD's Community Development Block Grant Program.
6. **Affordable Housing Needs Assessment and Priority Housing Needs and Strategies:** This was the major effort of the Board during 1998. The Board reviewed and evaluated staff's affordable needs study report and established new policy directions and implementation strategies for the City's affordable housing program.
7. **Larimer Home Improvement Program:** The Board received a progress report on this county-wide housing rehabilitation program that combines the efforts of the cities of Fort Collins and Loveland, the Fort Collins and Loveland Housing Authorities, and the Larimer County Department of Human Development. The program utilizes HOME Program funds from the State Division of Housing to rehabilitate owner-occupied housing units. Recommended to the City Council that funding for this program continue.
8. **Development Construction Permit:** The Board reviewed the Engineering Department's proposal to create a process establishing a Development Construction permit and forwarded a recommendation to the City Council.

9. **Choice Streets Proposal:** Reviewed and forwarded a recommendation to the City Council.
10. **Affordable Housing Program Revisions:** Reviewed revision to the Development Review Fee Waiver and Impact Fee Delay Programs and forwarded recommendations to the city Council.
11. **Parkway Townhomes.** The Board was updated monthly on the Parkway Townhomes project, an affordable housing home-ownership project, which was having difficulties closing the units to the potential purchasers.