

**AFFORDABLE HOUSING BOARD**  
**1997 ANNUAL REPORT**

The following lists the major items the Affordable Housing Board was involved with in 1997:

1. Human Rights Ordinance = The Board reviewed the proposed Human Rights Ordinance for implication of impacts on affordable housing. Comments were forwarded to the City Attorney's Office and the Human Rights Commission.
2. Development Impact Fee Rebate Program = The Board reviewed and recommended approval to the Council of two changes to the City's Impact Fee Rebate Program. The first issue was to change the way rebates were made from a flat dollar amount to a percentage of fees paid. The second issue involved whether or not fees paid to special purpose utility districts should be included in the total amount of fees paid upon which percentage rebates would be based.
3. City Plan - New Land Use Code - Rezoning = The Board and staff discussed the policies of **City Plan** and the provisions of the new **Land Use Code** regarding the possible impacts on the development of affordable housing. Of special interest were the density allowances in the MMN Zone and the density limitations in the LMN Zone.
4. JFK SID Property = Two proposals for the purchase of the JFK SID property by affordable housing developers were reviewed and evaluated by the Board and a recommendation was forwarded to the Council.
5. Review and Discussion of the Fort Collins Housing Authority and Housing Corporation Programs = The Executive Director of the FCHA reviewed the agency's wide range of programs including Section 8 rental subsidies and new home-ownership housing development projects.
6. Increase in the Street Oversizing Fee = Engineering staff met with the Board and discussed the proposed increases in the City's street oversizing fee. An analysis was done which showed the fee increases would have a minor effect on affordable housing.
7. Larimer Home Improvement Program = The Board received a progress report on this county-wide housing rehabilitation program combining 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 to rehabilitate owner-occupied housing units.
8. Public Awareness of Affordable Housing Issues = The Board`s

subcommittee met throughout the year to develop mechanisms to increase the general public's awareness of affordable housing issues in the community. Some discussion centered on the holding of an annual "housing fair."

9. City Plan Indicators = Advance Planning staff reviewed the information to be included in the City Plan Indicators project designed to provide data and information to monitor progress towards achieving the goals of the City's Comprehensive Plan.
10. Review of City Council's 1997-99 Policy Agenda = The Board reviewed the Council's 1997-99 Policy Agenda and strategies for promoting additional affordable housing.
11. Preliminary 1998/1999 Budget Recommendations = The Board reviewed the City Manager's 1998/1999 Budget and recommended additional funding for the Affordable Housing Fund.
12. Density Bonus in the LMN Zone = The Board reviewed and recommended approval to the Council of a change to the **Land Use Code** which proposed allowing affordable housing projects in the designated "infill" area to have their density increased from 8 to 12 units per acre.
13. TRAC Update = The Board was updated monthly on the TRAC Parkway Townhomes project, an affordable housing home-ownership project which was having difficulties closing the units to the potential purchasers.
14. Funding Partners = The Executive Director of Funding Partners, a local Community Development Corporation (CDC), presented the agency's goals and programs and how they coordinated with efforts being made by the City.
15. Private Activity Bonds = The Board reviewed and recommended approval of a proposed use of the City's 1998 PAB allocation to be combined with funds from CHFA to create a \$5.2+ million pool of mortgage funds to help qualified buyers purchase new homes.
17. CDBG Program Land Acquisition Policy = The Board reviewed and commented to the CDBG Commission on a proposed policy to require sufficient funding to be in place to complete construction of affordable housing units before CDBG funds could be used to purchase property.
16. 1998 Work Program = The Board worked with staff in establishing the priority projects to be undertaken in 1998.