

1996 AFFORDABLE HOUSING BOARD ANNUAL REPORT

The City of Fort Collins Affordable Housing Board is appointed by the City Council and given the charge of advising the Council on Affordable Housing Fund expenditures and affordable housing issues. In 1996, the Affordable Housing Board worked on a number of projects and issues. The following provides a summary of Board accomplishments:

1. Public Awareness Program for Affordable Housing

The Board formed a sub-committee to work on developing a program that worked on increasing public awareness for affordable housing in the community. Included in the sub-committee was representation from the Larimer Task Force on Affordable Housing. The sub-committee was active in organizing and facilitating a panel discussion on affordable housing at the 1996 Congress of Neighborhoods and producing a video entitled "The Many Faces of Affordable Housing". Both initiatives were very well received in the community. The sub-committee anticipates continuing their efforts in 1997.

2. Housing Affordability Index

The Board reviewed work undertaken to develop a single-family housing affordability index for Fort Collins. This project was completed in 1996. A multi-family housing affordability index will be presented before the Board in 1997.

3. Housing Dispersal/Relocation Policy

Staff presented information on both housing dispersal and relocation policy options to the Board for their review, discussion and comment. The Board has not yet formulated a position regarding these issues.

4. Priority Development Processing for Affordable Housing

The Affordable Housing Board was involved in facilitating the formulation of a means to provide a development "fast track" process for affordable housing projects.

5. Development Impact Fee Delay Program

In 1996, the Board recommended a change to the Delay program that would remove the requirement of a letter of credit in order to ensure payment of delayed fees. In its place, the Board recommended that issuance of a certificate of occupancy be based on full payment of delayed impact fees. This amendment to the program was adopted by the City Council.

6. Development Impact Fee Rebate Program

Changes to the Development Impact Fee Rebate Program were discussed by the Board and recommendations made to amend rebate schedule from a flat dollar rebate to a rebate that is based on a percentage of fees paid. Fine tuning to the amendment is being undertaken and staff anticipates bringing this item before City Council in 1997. The Board also recommended that the new capital expansion impact fees be added to the program as being eligible for rebate.

7. Multi-Family Housing Revenue Bonds

Three applications for Multi-Family Revenue Bonds were presented before the Board in 1996. The Board made a recommendation to Council to induce both the City's 1996 and 1997 bond allocation to the Country Ranch Limited Partnership. The third application, from the Brisben Companies, received support from the Board in securing bond financing from Larimer County and the State of Colorado.

8. Larimer Home Improvement Program

The Larimer Home Improvement Program application for 1997 funding was reviewed by the Board and several changes suggested. The Board made a recommendation to City Council to continue participation in the LHIP in 1997 by providing \$22,500 for the program.

9. Provincetowne SID

Staff kept the Board apprised of the Provincetowne affordable housing demonstration project.

10. Pioneer Mobile Home Park Relocation Efforts

Staff kept the Board apprised of the Pioneer relocation effort through a monthly report.

11. New Development Standards/Ordinances

The board reviewed and provided a recommendation on the following standards/ordinances: Handicap Ramps, Radon Gas Ordinance, Human Rights Ordinance, New Capital Expansion Impact Fees and a new Neighborhood Parkland Fee.

12. Affordable Housing Information System (AHIS)

The Affordable Housing Information System (AHIS) is a means of securing accurate and up to date information regarding the supply and demand of affordable housing in the community. The AHIS is a result of the collaborative efforts of local governments, public sector agencies and the private sector. The Larimer County Department of Human Development is responsible for administration of the system. As a continuation of previous years, the Affordable Housing Board reviewed AHIS data/reports and provided input to County staff.

13. City Plan Principles and Policies

The City Plan Principles and Polices was presented to the Board for their review and comment in 1996.